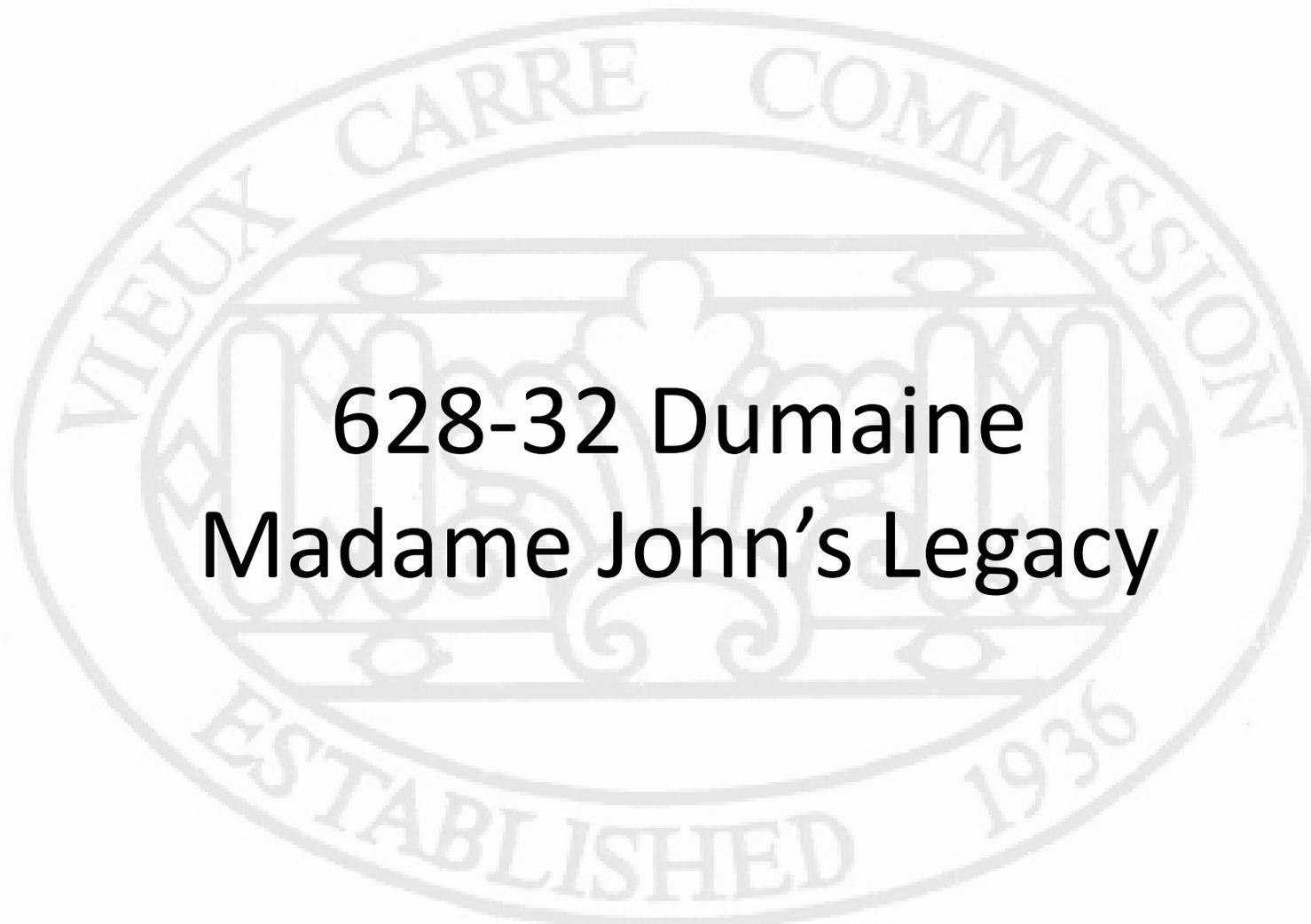
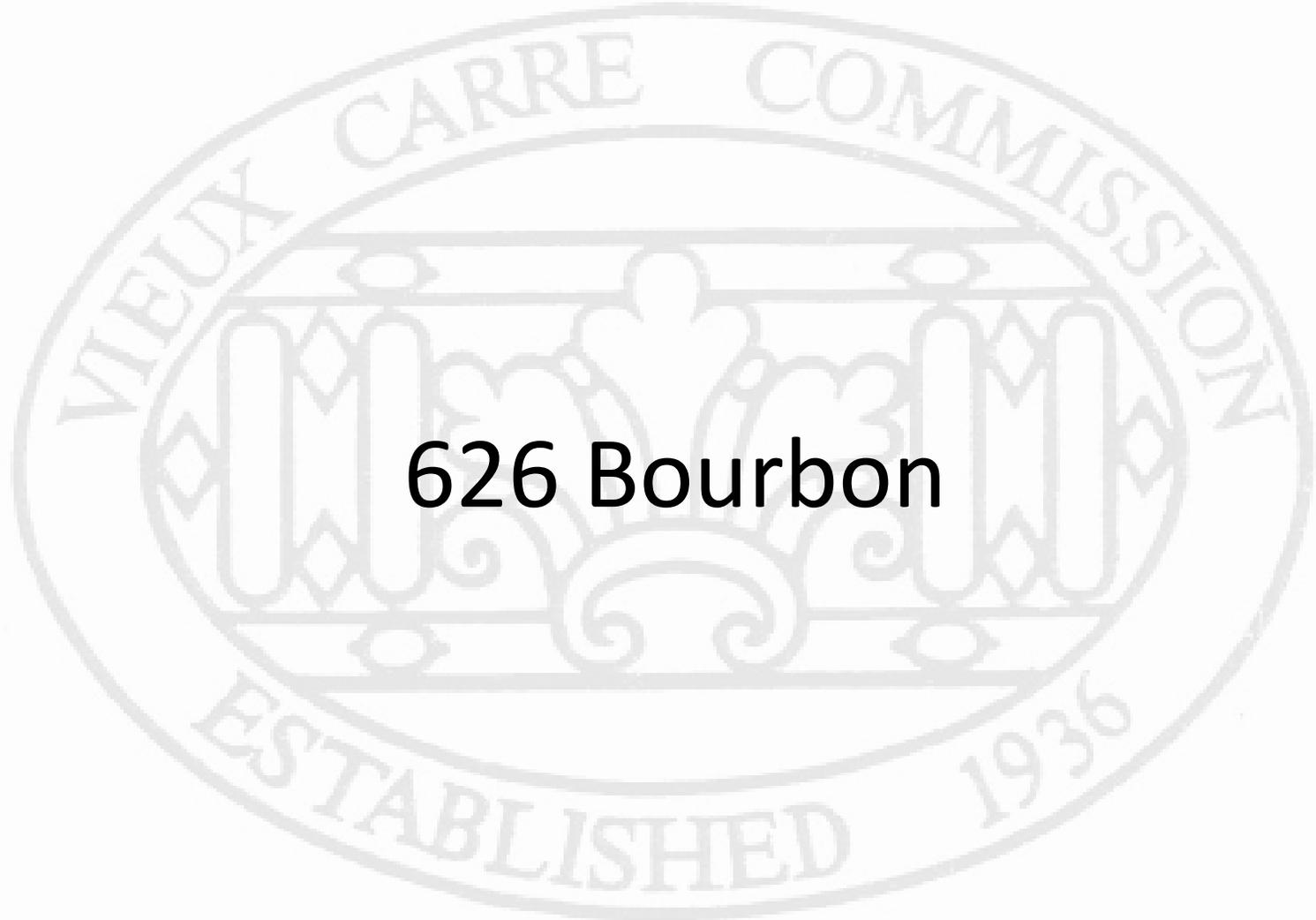


**Vieux Carré
Commission Meeting**

Wednesday, September 21, 2022



**628-32 Dumaine
Madame John's Legacy**



626 Bourbon

ADDRESS:	626 Bourbon	APPLICANT:	None
OWNER:	The Marie Laveau Foundation	SQUARE:	61
ZONING:	VCE	LOT SIZE:	1280 sq. ft.
USE:	Commercial – retail	OPEN SPACE	
DENSITY		Required:	384 sq. ft.
Allowed:	1 Unit	Existing:	None
Existing:	None	Proposed:	None
Proposed:	No change		

ARCHITECTURAL / HISTORICAL DESCRIPTION OF PROPERTY

Rating: Main building: yellow, contributes to the character of the district

This unusual 2-story building began as a 1-story building, constructed between 1876 and 1896. Then in the 20th century (c. 1920) a frame second floor was added, and a new porch (now infilled) was added.

Vieux Carré Commission Meeting of **09/21/2022**

DESCRIPTION OF APPLICATION: 09/21/2022
Lead Staff: Erin Vogt

Review of Staff recommendation to downgrade building from Yellow rated to Brown rated, per 2018-2021 renovation and modifications.

STAFF ANALYSIS & RECOMMENDATION: 09/21/2022

Prior to the most recent renovation, this building had already undergone significant changes during its lifetime. This unusual 2-story Yellow rated structure began as an unrecognizable 1-story, two bay building, constructed between 1876 and 1896, with an awning, large display window and a stoop. A first-floor porch and a second story were added c. 1920; it is unclear if the second floor was wood frame at that time as noted in the Description of Property, but by c. 1950, the building had masonry structure on both stories, a raised first floor, a wood balcony, and awning. By 1964, the wooden balcony rail had been replaced with a cast iron one, and the first-floor porch had been enclosed. The building then remained largely unchanged until the scope of work was exceeded in a 2017 interior demolition permit, and a renovation that began in 2018. Staff inspection of the masonry in 2017 indicated that the only remaining 19th century structure on the site at that time was one wall of the one-story rear service building, so it is unclear if the c. 1920 alterations were a true addition, or if anything remained of the 19th century structure at that time. Staff finds it possible that the Yellow rated main building was entirely new c. 1920 construction.

The owner purchased the property and in March 2017 proposed to lower the first floor to provide ADA access to a new retail business. At this time, no other changes were proposed. While this was considered a substantial alteration, it appeared that the only impact would be on the first-floor openings at the street. Since this building is yellow rated and the first floor was significantly altered mid-20th century, it was not considered detrimental to historic fabric. Over four Committee meetings, several options were proposed for new doors and windows on this façade, and the Committee encouraged the applicant to retain the stoop and keep the residential access to the upper floor raised, to reflect how the building changed over time. With much discussion about how to best provide accessibility, the Commission conceptually approved lowering the floor of the retail space.

Following five hearings where reviews were limited to the front elevation, the applicant returned with a significantly expanded scope of work in August 2017, including:

- Increasing the height of the rear building so it could accommodate two stories on the interior, and the addition of a small rear roof deck,
- Removal of casement windows, to be filled with masonry,
- Removal of wood infill in arched openings, to be filled with masonry, and
- Significant alteration to the Royal elevation openings on the rear of the main building.

While these items were under review, the applicant obtained a permit for interior demolition, and the scope of work was substantially exceeded. The first floor, front elevation was demolished. All millwork was removed from the St. Peter elevation, and the structural stability of the building was questioned. It was at this time that staff discovered that very little to no historic fabric remained, as the vast majority of remaining masonry appeared to be early 20th century. The building was shored, and the Stop Work Order remained in place until plans to remediate the exceeded scope were approved in January 2018 following many reviews. A permit to stabilize and enclose the building was issued March 2018, and plans to renovate the building were issued in July 2018.

In January 2019, nearly two years after reviews began, the applicant returned to the Committee, proposing to replace the Bourbon balcony with a gallery. Given the building's rating and because the original 20th century balcony had been altered and was not of substantial age, it was found approvable by the Commission. It was then discovered that substantial street and sidewalk work undertaken by Public Works and the Sewerage and Water Board had relocated a storm drain in front of the building, and the gallery footings could not be located as approved. Considering the approval had been based on information presented by the applicant that was found to be incorrect, approval for the gallery was revoked under Section XII of the Commission By-Laws. The gallery was restructured so the foundation could avoid the storm drain, and the Commission once again approved the gallery.

As recently as October 2020, repeated Committee reviews were required for changes that the applicant brought to the VCC incrementally and not as a comprehensive proposal, including a complete demolition and restructuring of the main building roof, extension of the cast iron gallery rail, and further millwork modification. The 20th century wood awning over the gallery was required to be retained, but was removed without permit by the owner. When staff issued a violation for this removal, the applicant appealed to retain the removed condition in July 2021. The Commission denied this appeal, requiring reinstallation of the awning. This work has not been done, and it is unclear where the awning is or what condition it has been left in. All told, the Committee and Commission reviewed this project at thirty one separate public hearings between 2017 and 2021.

Due to this years-long renovation, the character and appearance of the building have once again changed dramatically. As noted by staff previously, very little to no historic 19th century fabric remained as of the 2017 Stop Work Order, prior to the implementation of any approved changes. While most of the work completed was eventually permitted and the Committee and Commission were able to restrain some of the owner and applicant's more aggressive proposals, many of the alterations began without approval and staff feels that the VCC's hand was forced on numerous occasions. Since the work was presented for review incrementally, many small changes were considered within the Design Guidelines for a Yellow rated building when applied on an individual scale. But when taken all together, these changes were significant and detrimental to the integrity of the overall building. The Previous and current Committee members commented on multiple occasions that they would not have considered the overall scope of work approvable had it been presented comprehensively, and that they were disappointed in the outcome of this renovation.

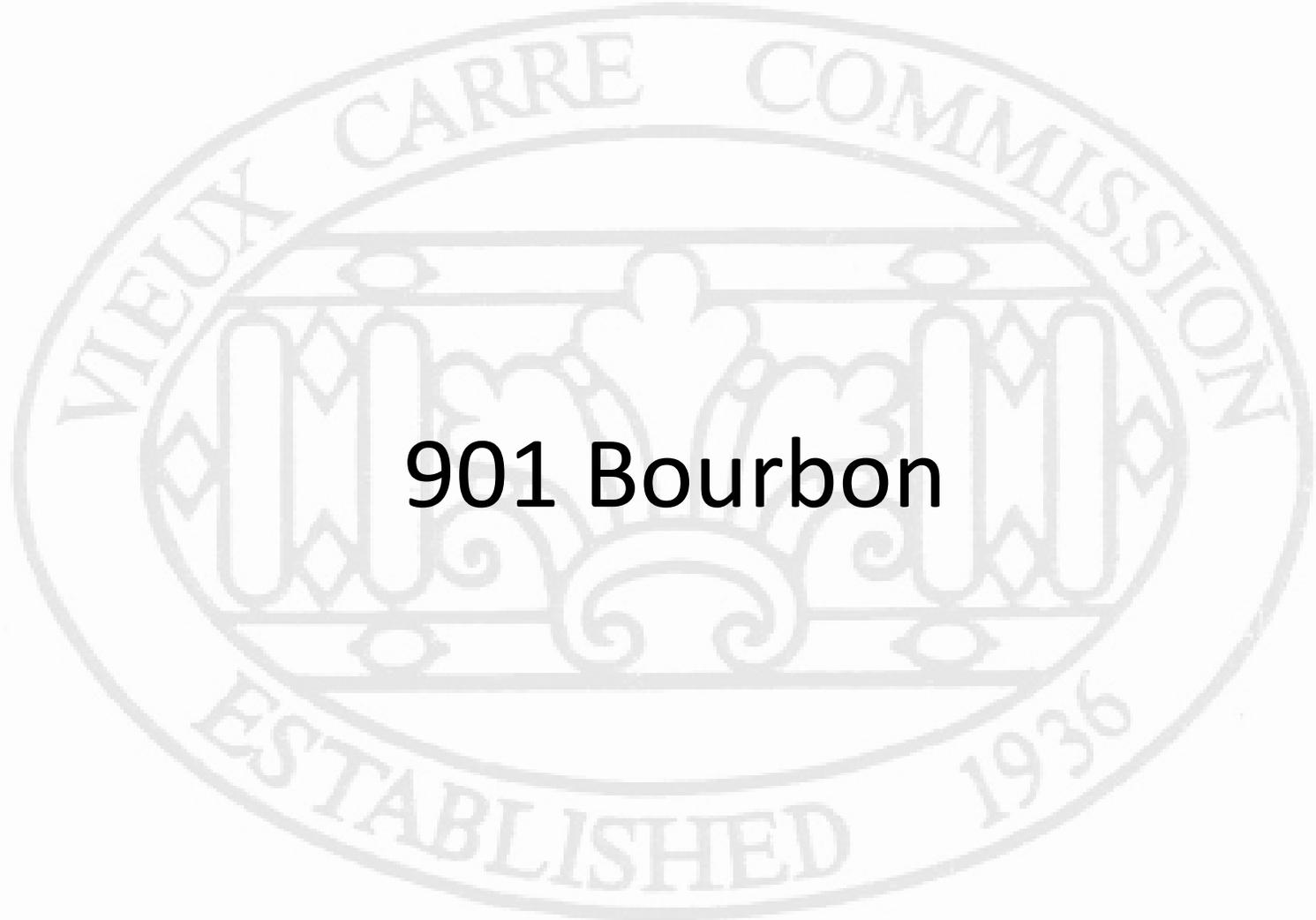
Considering the substantial alterations to this building in both the 20th and 21st centuries, and the lack of remaining historic material and character, staff regrettably recommends that this building be **downgraded** from **Yellow** (contributes to the character of the District) to **Brown** (detrimental, or of no architectural and/or historic importance).

VIEUX CARRÉ COMMISSION ACTION:

09/21/2022



Old Business



901 Bourbon

ADDRESS:	901-03 Bourbon/801-05 Dumaine		
OWNER:	901 Bourbon LLC	APPLICANT:	Patrick Tucker
ZONING:	VCR-1	SQUARE:	76
USE:	Commercial (bar)	LOT SIZE:	2,001 sq. ft.
DENSITY-		OPEN SPACE-	
ALLOWED:	3 Units	REQUIRED:	400 sq. ft.
EXISTING:	1 Unit	EXISTING:	0 sq. ft.
PROPOSED:	No Change	PROPOSED:	No Change

ARCHITECTURAL/HISTORICAL DESCRIPTION:

Main building--Green: Of Local Architectural or Historical Importance; rear one-story addition (Dumaine Street side)--Brown: Objectionable or of no Architectural or Historical Importance.

In the early 1970s, the typical frame corner store at this address was transformed into its current appearance by the addition of brick veneer and stucco, the addition of a post-supported iron gallery (rather than the previously existing shed roof), and the modification of some of its millwork.

<u>Vieux Carré Commission Meeting of</u>	<u>09/21/2021</u>
<u>DESCRIPTION OF APPLICATION:</u>	09/21/2021
Permit # 21-28356-VCGEN	Lead Staff: Nick Albrecht

Proposal to construct new roof over existing gallery, per application & materials received 10/11/2021 & 09/14/2022, respectively.

STAFF ANALYSIS & RECOMMENDATION: 09/21/2022

This application was last heard at the 12/15/2021 Commission hearing where it was deferred to allow the applicant time to explore architectural opportunities to mitigate any sound spread that might result with the addition of a gallery cover to this building. The applicant has submitted a sound level report and VCC staff received a third-party report from another interested party, all of which was compiled into the materials available for download for this meeting. The report from the applicant responded directly to the third-party report so staff will attempt to summarize both reports noting that the VCC jurisdiction is related to the architecture of the building, not about use of the space.

Third-Party CSTI Report

The third-party report notes that, “the roof will reflect sound headed towards the sky back down to the deck and street, where it will scatter in all directions including towards the residences.” The report estimates that the sound directed towards the neighborhood will increase “by about 50%, resulting in a sound-level increase of about 2 dBA in the adjacent community.” Additionally, the report states that the roof will create a more inviting experience, which will draw more people and increase the sound level. Increase use of the gallery will result in the door to the space being open more often, also increasing sound levels. The increased sound level from these factors will cause the patrons on the gallery to raise their voices, described as the “cocktail party effect,” further increasing the overall sound levels.

The third-party report continues that currently without a roof the gallery use is reduced during and immediately after rainy days. The addition of the roof will allow for increased use during these times. The increased use of the gallery may lead to music being played on the gallery or doors and windows left open to allow music to be heard outdoors. The report summarizes that these possible effects are cumulative, “so the total increase in community noise from the bar is expected to be up to 8 dBA.”

Applicant’s RWA Report

The report from the applicant addresses these points stating that, “the calculations are reasonable, however the assumptions that drive the calculated increase in sound are speculative.” The report notes that the hours for access to the gallery will remain the same as they are now, only open Thursday through Sunday, with access closing at 2am Thursday, Friday, and Saturday, and 11pm on Sunday. The report notes that on an average night the peak usage is estimated to only be about 6 people at a time. Doubling this number will still maintain a spread-out crowd and should not induce a cocktail party effect. The report notes that environmental sound during moderate rains or severe weather will mask voices on the gallery that may be raised due to the noise of the rain.

Finally, the report notes that no loudspeakers are used outdoors, and the overall upstairs sound levels are noticeably lower than the downstairs. All these items are described for normal usage and do not consider increased usage during Mardi Gras and Southern Decadence.

Staff Summary

Regarding the gallery roof proposal, staff had previously stated that similar proposals had been made and approved in 1992 and again in 1995. It was discovered that there was an error in the property report and the minutes in the report did not match the complete minutes from the 1995 Commission meeting. At the 1995 Commission meeting there was a motion to approve the proposal, but the motion did not carry enough votes to pass and failed.

This proposal was last reviewed by the Architecture Committee at the 12/07/2021 meeting, where the Committee moved to conceptually approve option A, noting that the existing gutters and downspouts would remain in place with this option, rather than draining the entire roof surface via the proposed gallery spitters. Concerns over sound had been mentioned during this review as well, although staff noted that the role of the Committee was to discuss the architecture of the proposal.

Staff notes that this building was heavily altered in the 1970s with the change from wood weatherboard siding to brick veneer and stucco and the removal of the suspended metal awning and installation of the existing gallery. As such, staff does not consider the gallery to have historic significance and suggests that the entire building's rating could be considered for a downgrade.

Staff notes that if the roof is approved, the property owner will likely need to pay air rights for the new projecting structure.

Staff requests commentary from the Commission regarding the proposal.

VIEUX CARRÉ COMMISSION ACTION:

09/21/2022

Vieux Carré Commission Meeting of**12/15/2021****DESCRIPTION OF APPLICATION:**

12/15/2021

Permit # 21-28356-VCGEN**Lead Staff: Nick Albrecht**

Proposal to construct new roof over existing gallery, per application & materials received 10/11/2021 & 11/17/2021, respectively.

STAFF ANALYSIS & RECOMMENDATION:

12/15/2021

The applicant proposes to install a new column supported roof above the existing wraparound gallery of this building. Staff notes that this building was heavily altered in the 1970s with the change from wood weatherboard siding to brick veneer and stucco and the removal of the suspended metal awning and installation of the existing gallery. As such, staff does not consider the gallery to have historic significance and suggests that the entire building's rating could be considered for a downgrade.

Regarding the gallery roof proposal, staff discovered that similar proposals to install a roof above this gallery were made in 1992 and again in 1995. The proposals were approved both in 1992 and 1995, although there was considerable opposition to the proposal in 1995 due to concerns over sound.

At the 12/07/2021 Architecture Committee meeting, the applicant proposed two new options for the proposed gallery roof. After some discussion, the Committee moved to conceptually approve option A, noting that the existing gutters and downspouts would remain in place with this option, rather than draining the entire roof surface via the proposed gallery spitters. Concerns over sound have been mentioned during this review as well, although staff noted that the role of the Committee was to discuss the architecture of the proposal.

The Committee moved to grant the proposal conceptual approval included forwarding this proposal to the Commission for commentary on its effect on the tout ensemble.

VIEUX CARRÉ COMMISSION ACTION:

12/15/2021

Mr. Albrecht read the staff report with Mr. Tucker present on behalf of the application. Mr. Tucker stated that he agreed with the staff report and didn't feel the need to add anything. With nothing left to discuss, the Commission moved on to the next agenda item.

Public Comment:

All these galleries that have been added in the vieux carre these last few years have muddled the history of the district...of anything this is the false sense of history that the VCC seeks to avoid. I also know from experience that additional hard surfaces are only making things louder for neighbors.

Terrence jacobs

We oppose the addition of an awning to this building which has already been so drastically altered it no longer resembles the corner store it was. Rather than allow this and other buildings to be further altered VCC should encourage restoration of original features not further bastardization. This pervasive addition of galleries and awning where they never existed is creating a false sense of history and disrupting the tout ensemble. In this case the awning will also act as an amplifier for a 24 hour bar's music and rowdy patrons.

We also wish to point out that this building is an altered 19th century building and thus NOT a candidate for French Quarter Revival style mentioned in the ARC as a reason to allow this addition. Please deny this proposal and protect the tout ensemble not just visually but audibly as this body was founded to do.vcc

Nikki

Szalwinski

FQ Citizens

My wife and I own and reside in our home at 923 Bourbon Street.

We are strongly opposed to the application by the owner of the bar at 901 Bourbon Street for authorization to construct a new roof over the existing gallery of the building, for the following reasons:

First, the building is located in a residential zone and its use as a bar is a nonconforming use. Construction of a new roof over the gallery would constitute an illegal expansion of the existing nonconforming use. It would illegally add additional enclosed space to the use of the bar. Second, there is no showing that a roof existed on that building at any time in the past. The proposed addition of a roof over the gallery is not consistent with the history of the building. Approval of the construction of a roof as proposed would be contrary to the Commission's duty to maintain the existing *tout ensemble* of the Vieux Carre. The addition of a roof over the gallery is plainly proposed only for the purpose of increasing revenue to the existing business by increasing the number of people who can be accommodated and thereby increasing the sale of drinks, and not for any other purpose.

The solely economic incentive of the proposal does not constitute a sufficient reason to grant such a major change to the building's exterior.

Finally, the expansion of the size of the building, and the resultant expansion of the use of the building as a bar would increase the noise and traffic in the residential neighborhood that surrounds this nonconforming use, and would be inconsistent with the residential character of the neighborhood.

My wife and I respectfully urge the Commission to reject the referenced application.

Galen Brown

I live at 915 Bourbon Street, practically next door to Lafitte's in Exile and would like to speak against any plan to put a roof or covering over the 901 balcony. The building has not had a covered balcony or gallery and allowing it would make it out of compliance with architectural history. It would also spoil the appearance of the building and decrease the ambiance of our block. Allowing a roof over the balcony would set a dangerous precedent- it would be difficult or impossible to prevent other bars and perhaps even private homes from doing the same thing. From the historical and architectural points of view, the concept of allowing a roof over the balcony of 901 Bourbon Street is a poor idea and the application should be denied. Thank you very much

Bernard M. Jaffe, MD

I own and reside at 914 Bourbon Street. I strongly oppose the proposed balcony roof at 901 Bourbon Street.

It will negatively affect the quality of life, increase the noise and crowd size as well as the appearance of the building. It will also have a negative affect on the value of my property.

I Appreciate your attention to this matter. Thanks for your help.

Sincerely,
Karen Major

I urge that the commission deny this application, as we believe it was denied in the past.

One of our members who has owned nearby property a very long time told me she did not want to speak today because when this application previously came before the VCC, she found the applicant to be “menacing” in tone - that’s a quote - in reaction to opposition. But the neighbor is willing to sign an affidavit attesting that the application was denied at that time – in contradiction to information in the staff report.

This bar is in the residentially-zoned portion of Bourbon Street - in an otherwise generally quiet area. Over the decades, there have been many complaints about noise from this particular bar.

The Commissioners have been provided with a written opinion by CSTI Acoustics, a recognized, licensed sound expert. It was their prediction that sound levels will be magnified because:

- The sound be reflected downward by the roof.
- This will cause people on the gallery to speak louder, known as “the cocktail party effect”
- The covering will increase the number of days, hours and patrons outside, as well as the number of times the doors open -- allowing loud, recorded inside music to spill out.

The calculations predict an increase in sound levels by 75%.

In the city Comprehensive Zoning Ordinance, it says that the Vieux Carré Commission should not only consider architectural appropriateness but also your decisions are “subject to the following safeguards:

1. The historic character of the Vieux Carré shall not be injuriously affected.
4. The value of the Vieux Carré as a place of unique interest and character shall not be impaired.”

This application will forever “impair” and “injuriously affect” the “character” of this residential portion of our historic Vieux Carré.

Nathan Chapman

President, Vieux Carre’ Property Owners, Residents and Associates (VCPORA)

Note on public process: We presented our comments at the previous Architectural Review committee during the 30 minute recess period for public comment. Due to a timing lapse on the receiving end, they were not available to be read into the meeting. Unfortunately, the minutes including our comments were not yet available for review today, given the quick turnaround of meetings. We do hope that in the future, every effort will be made to increase the availability of public participation with this body, including the ability to present our comments verbally, in our own voice, within the two minute time frame.

Comments Regarding 901 Bourbon:

At its November 1st meeting, the VCPORA Board of Directors voted overwhelmingly to urge the denial for a gallery roof at 901 Bourbon Street. This proposed addition is unsupported both architecturally and historically. The addition of this new, large roof feature will change not only the building, but also the streetscape and, thus, the tout ensemble.

Per the design guidelines, the VCC does not allow: “Adding a new balcony, gallery, porch or roof overhang on a building at a street elevation where it did not exist previously or where it is historically inappropriate.” Yet this is the third application for a gallery roof where one did not previously exist this year, the first two being at 740 Dauphine (Good Friend’s Bar) and 616 St Peter (Tableau), both of which were approved. All applicants have been commercial establishments seeking to expand the use of their exterior spaces. The precedents have already been set, and the applications to add these prominent additions to our historic architecture will continue. At what point will they be considered inappropriate?

The VCC staff has suggested that this property should be down-graded because of alterations in the 1970’s. It is concerning that, as more changes are noted in the recent past to our locally significant buildings, this body would use these modifications as justification for more to be applied.

Finally, this building is in a residential zoning district and exists as a legal nonconformity. They addition of the roof will increase patronage, thereby expanding its usable space, which grants a special privilege to a non-conforming use, and is prohibited by the CZO.

For these multiple reasons, VCPORA urges the commission to deny this request.

Erin Holmes

VCPORA

This building has been significantly altered by the addition of exterior plaster and a gallery. However, what it retains is it's original roof form, fenestration and door openings. I encourage the commission to evaluate the extent to which the addition of a gallery roof will obscure the view of those same historic characteristics from the right of way.

Thank you,

Nathan Lott
 Policy Research Director & Advocacy Coordinator
 Preservation Resource Center of New Orleans

Discussion and Motion: Mr. Fifield made the motion to defer the application to allow the applicant to explore architectural opportunities to mitigate any sound spread that might result with the addition of a gallery cover to this building. Mr. Bergeron seconded them motion and the motion passed unanimously.

Architecture Committee Meeting of	12/07/2021
DESCRIPTION OF APPLICATION:	12/07/2021
Permit # 21-28356-VCGEN	Lead Staff: Nick Albrecht

Proposal to construct new roof over existing gallery, per application & materials received 10/11/2021 & 11/17/2021, respectively.

STAFF ANALYSIS & RECOMMENDATION: 12/07/2021

This application was deferred at the 10/26/2021 meeting to allow the applicant to revise the proposal for the new gallery roof. The applicant has submitted elevations for two proposed gallery roof concepts. The primary difference between submitted options “A” and “B” is where the roof would tie-in with the existing building.

In option A, the gallery roof would attach below the existing roof gutters and the gutters would remain in place. Approximately 10” of the wall above the window and door headers would remain exposed.

In option B, the existing gutters would be removed, and the new roof would attach as high up on the wall as possible. This would leave approximately 19” of the wall above the window and door headers exposed.

Although slightly more invasive because of the removal of the existing gutters, staff prefers the finished look of option B. Given that this building was so heavily and detrimentally altered in the 1970s, staff does not find the continued proposed alteration to be any more detrimental. As the pipe columns in option B would be slightly taller, staff questions if a slightly larger diameter pipe column might be preferred.

The proposal still requires continued detailing, but staff finds the conceptual drawings potentially approvable. Staff recommends conceptual approval of the proposal with the Committee to comment on the limited details.

ARCHITECTURAL COMMITTEE ACTION: 12/07/2021

Mr. Albrecht read the staff report with Mr. Tucker present on behalf of the application. Mr. Fifield inquired if spitters were being proposed in both proposals. Mr. Tucker responded that yes, they were. Mr. Bergeron mentioned there was a note in the plans about relocating the existing fire escape pulley and asked the applicant to clarify. Mr. Tucker responded that the pulley would be relocated down lower and that this was a required means of egress.

Ms. DiMaggio mentioned that concerns over the funneling of noise had been previously brought up. Mr. Fifield inquired if there had been any sound analysis done. Mr. Tucker responded that they had not performed any sound analysis and that he was unsure of what could be done. Mr. Block stated that he thought the Committee needed to be careful discussing this aspect of the proposal, noting that they were here to discuss the architecture of the proposal.

Mr. Fifield inquired if using spitters to drain the roof into the street was allowed. Mr. Block responded that it was common but might be a good idea to avoid draining the entire roof that way. Mr. Tucker noted that there were currently gutters with downspouts installed around the main roof and that proposed option A would retain that existing drainage. Mr. Block stated that it is more typical just to drain a gallery roof with spitters. With nothing left to discuss the Committee moved on to the next agenda item.

Public Comment:
Nikki Szalwinski
FQ Citizens

We oppose the continual transformation of this building and other s throughout the district, several of

which are owned by the same applicant. Allowing buildings too be further changes because they are already “detrimentally altered” seems to be counter to preserving the Vieux Carre which is why this body was founded. Further the changes proposed will effect the tout ensembles BOTH visually and audibly. If the commercial sector continues to creep into teh residential areas the neighborhood will becomes unlivable and cease to exist as it was built. Please deny this change as well as future requests throughout the area and preserve the Quarter as it was meant to be...with a residential component.

Discussion and Motion: Mr. Bergeron moved to conceptually approve the proposed option A with the proposal to be forwarded to the full Commission for commentary on its effect on the tout ensemble. Ms. DiMaggio seconded the motion, which passed unanimously.

<u>Architecture Committee Meeting of</u>	<u>10/26/2021</u>
<u>DESCRIPTION OF APPLICATION:</u>	10/26/2021
Permit # 21-28356-VCGEN	Lead Staff: Nick Albrecht

Proposal to construct new roof over existing gallery, per application & materials received 10/11/2021.

STAFF ANALYSIS & RECOMMENDATION: 10/26/2021

The applicant proposes to install a new column supported roof above the existing wraparound gallery of this building. Staff notes that this building was heavily altered in the 1970s with the change from wood weatherboard siding to brick veneer and stucco and the removal of the suspended metal awning and installation of the existing gallery. As such, staff does not consider the gallery to have historic significance and suggests that the entire building’s rating could be considered for a downgrade.

Regarding the gallery roof proposal, staff discovered that similar proposals to install a roof above this gallery were made in 1992 and again in 1995. The proposals were approved both in 1992 and 1995, although there was considerable opposition to the proposal in 1995 due to concerns over sound.

The submitted materials show the gallery roof in a very conceptual form only with one option showing an exposed structure underside and the other showing the underside closed in with a soffit. The attachment to the building is shown at approximately the location of the existing gutters, with new gutters shown on the proposed new roof.

Significantly more details would be needed prior to any permit issuance but given the significant alterations to this building and the prior approvals of the Commission, staff finds the proposal conceptually approvable and recommends that the applicant develop more detailed plans to return to the Committee.

ARCHITECTURAL COMMITTEE ACTION: 10/26/2021

Mr. Albrecht read the staff report with Mr. Tucker present on behalf of the application. Mr. Tucker stated that he had no questions and that he agreed with the staff report. He went on to say that they were looking for conceptual approval before proceeding. Ms. DiMaggio stated that the Committee had recently seen another proposal that staff did not find to be conceptually approvable but that she was inclined to support staff in this case. Mr. Bergeron stated that he found all the alterations done over time to the building to be very sad, but that he agreed with Ms. DiMaggio. Mr. Fifield stated that he questioned the proportion of the bays. He went on to say that it seemed elongated and that he wondered if it could be detailed less long and skinny. Mr. Tucker stated that in reference to the roof height and column spacing- the spacing was following existing and that he believed the roof height would be lower as they did not wish to tie into the existing roof line. Mr. Tucker then asked if they had a preference on the soffit- beadboard or exposed. Ms. DiMaggio stated that staff would have the knowledge of this and that it could be worked out in the detailing. With nothing else to discuss, the Committee moved on to the next agenda item.

Public Comment:
Erin Holmes
Executive Director

Vieux Carré Property Owners, Residents and Associates

VCPORA would like to express our concern for the proposed gallery roof installation for 901 Bourbon. Residents have contacted our office to express their opposition to this addition, for the same reasons they opposed it 20 years ago. This business is located in a residential zoning district. The addition of the roof will

encourage more crowding on the gallery space, leading to excessive sounds emanating into the surrounding residential corridors.

Nikki Szalwinski, FQ Citizens

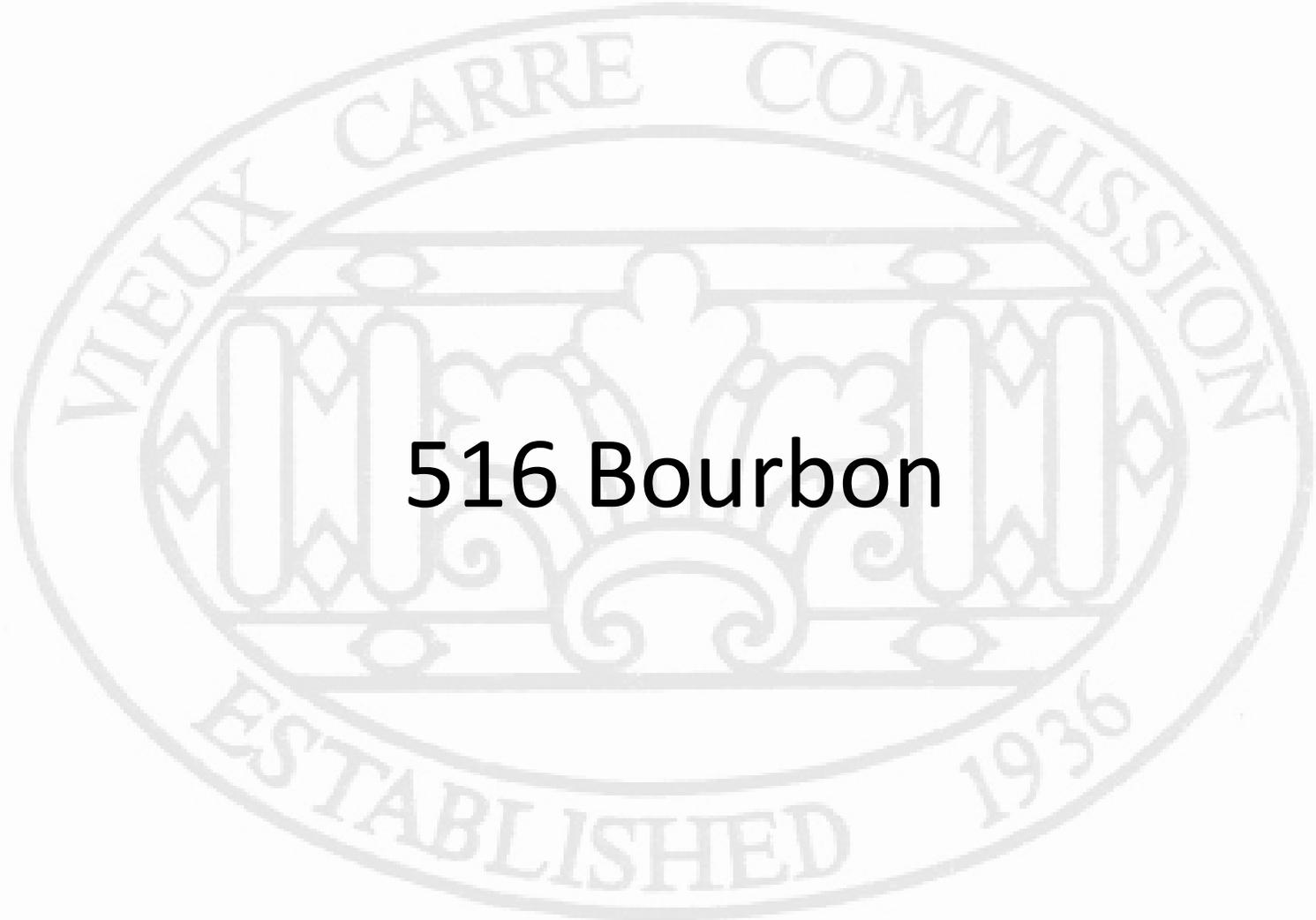
We agree with Comm. Bergeron that the alterations to this building are unfortunate. Recently a similar request was approved for the same business owner for an awning at another heavily altered address on Dauphine. At that time we noted it would lead to additional applications for awnings where not only none previously existed but also where a significant facade alteration to a historic building allowed a gallery where one had not previously existed. Today the staff report suggests a color downgrade to this building because of these changes which while warranted based on the current condition may only end to further alterations being more easily approved down the road. This is also not desirable with respect to the tout ensemble. We ask that the committee consider halting further changes to this and other buildings like 901 Bourbon so as to preserve what diminishing number of original, unmolested structures in remaining in the district. We further note that the loss of the stereotypical corner store building with residential space above throughout New Orleans has over time contributed to a lack of affordable housing citywide as much as changed the nature of our neighborhoods.

Discussion and Motion:

Mr. Bergeron made the motion to defer this matter to allow the applicant time to revise the proposal base on today's discussion. Ms. DiMaggio seconded the motion, which passed unanimously.



New Business



516 Bourbon

ADDRESS: 508-16 Bourbon Street
 OWNER: Anglade 500 Properties, LLC APPLICANT: Erika Gates
 ZONING: VCC-2 SQUARE: 62
 USE: Commercial LOT SIZE: 5721 sq. ft.

DENSITY		OPEN SPACE	
Allowed:	9 Units	Required:	1716 sq. ft.
Existing:	Unknown	Existing:	2160 sq. ft.
Proposed:	No Change	Proposed:	2160 sq. ft.

ARCHITECTURAL/HISTORICAL DESCRIPTION OF PROPERTY:

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

C. 1831 2½-story brick building and separate, brick carriage house, which were built as dependencies of the Samuel Kohn House (510 Bourbon). Alterations include the ground floor granite columns and lintel (c. 1840-50) and the upper floor, which obliterates the hip roof and one half attic floor.

Vieux Carré Commission Meeting of **09/21/2022**

DESCRIPTION OF APPLICATION: 09/21/2022
Permit #21-21062-VCGEN **Lead Staff: Erin Vogt**

Proposal to reconstruct courtyard structure, per application & materials received 07/21/2021 & 08/08/2022.

STAFF ANALYSIS & RECOMMENDATION: 09/21/2022

Two structures currently exist in the courtyard of 508-16 Bourbon; a bar structure towards the front of the site, and a gazebo that the applicant is proposing to demolish and replace with higher quality materials and more appropriate detailing. The existing gazebo was installed in 2011 following Committee approval, but final drawings were not stamped and no permit was issued. The structure also differed from what was approved by the Committee, as it was built from unapprovable materials and was not elevated to be used as a stage, but simply provided a covered area for the courtyard. The applicant appealed to retain the 20’ x 20’ structure, but was willing to modify it to better comply with the Guidelines. They then returned with a proposal to completely rebuild the structure, improving the materials, roof pitch, scale, and drainage, which was conceptually approved by the Committee on 08/23/2022.

The gazebo meets the open space requirements for the site, reducing it from 53% to 41%, but still well within the 30% required by the CZO. It will be offset from the adjacent historic buildings so it is completely freestanding and does not interfere with existing drainage or foundations. Staff and the Committee found it to be compliant with the Design Guidelines for New Construction, fitting the design principles that must be considered:

DESIGN PRINCIPLES	NEW CONSTRUCTION & ADDITIONS
Scale: Height & Width	Proportions and size of the new building/addition compared with neighboring buildings/existing building
Building Form & Massing	The three-dimensional relationship and configuration of the new building/addition footprint, its walls and roof compared with neighboring buildings/existing building
Setback	Distance of the new building/addition to the street or property line when compared with other buildings on the block/existing building
Site Coverage	Percentage of the site that is covered by a building/addition, when compared to nearby sites of compatible size
Orientation	Location of the front of the new building/addition and principal entrance relative to other buildings on the block
Alignment, Rhythm & Spacing	Effect the new building/addition will have on the existing patterns on its block
Architectural Elements & Projections	Size, shape, proportions and location of each entrance, balcony, gallery, porch, roof overhang, chimney, dormer, parapet and other elements that contribute to the building’s overall shape and silhouette relative to neighboring buildings
Façade Proportions: Window & Door Patterns	Relationship of the size, shape and location of the new building/addition façade and building elements to each other, as well as when compared to other buildings on the property, block/existing building
Trim & Detail	Mouldings, decorative elements and features of a building that are secondary to major surfaces such as walls and a roof and how they relate to the neighboring buildings/existing building
Materials	Products with which an addition or new building is composed or constructed and how these relate to neighboring buildings/existing building

The Committee recommends **conceptual approval** of the structure. Provisos were included that require minor revisions, including roof and drainage materials and column capital proportions. Foundation details will also be needed prior to final review and permit issuance.

VIEUX CARRÉ COMMISSION ACTION:

09/21/2022



Change of Use Hearings



715 Bienville

ADDRESS:	715 Bienville Street	APPLICANT:	Jennifer Taylor
OWNER:	320 Grinnell LLC	SQUARE:	x
ZONING:	VCE	LOT SIZE:	Unknown – irreg.
USE:	Vacant (retail)	OPEN SPACE:	
DENSITY:		REQUIRED:	Unknown
ALLOWED:	Unknown	EXISTING:	Unknown
EXISTING:	None	PROPOSED:	No change
PROPOSED:	None		

ARCHITECTURAL/HISTORICAL DESCRIPTION OF PROPERTY:

Main building: **Orange**, post 1946 construction.

New construction (1971) two-story masonry commercial building designed in imitation of a Creole style building with a c. 1850 type cast iron gallery.

Vieux Carré Commission Meeting of **09/21/2022**

DESCRIPTION OF APPLICATION: 09/21/2022
Permit #22-23590-VCGEN **Lead Staff: Erin Vogt**

Proposal to install mechanical equipment and modify first floor millwork and railing height in conjunction with a **change of use** from *retail* to *bar*, per application & materials received 08/08/2022 & 08/30/2022, respectively.

STAFF ANALYSIS & RECOMMENDATION: 09/21/2022

Article 2.10 of the Comprehensive Zoning Ordinance states that: *The Vieux Carré Commission shall have no jurisdiction over use, except as provided in the paragraph below.*

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

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

The work includes modifications to this Orange rated 1971 building in conjunction with the proposed **change of use** from *retail* to *bar*. The Committee conceptually approved this work at the 09/13/2022 hearing, with provisos for certain revisions and items to be handled at staff level.

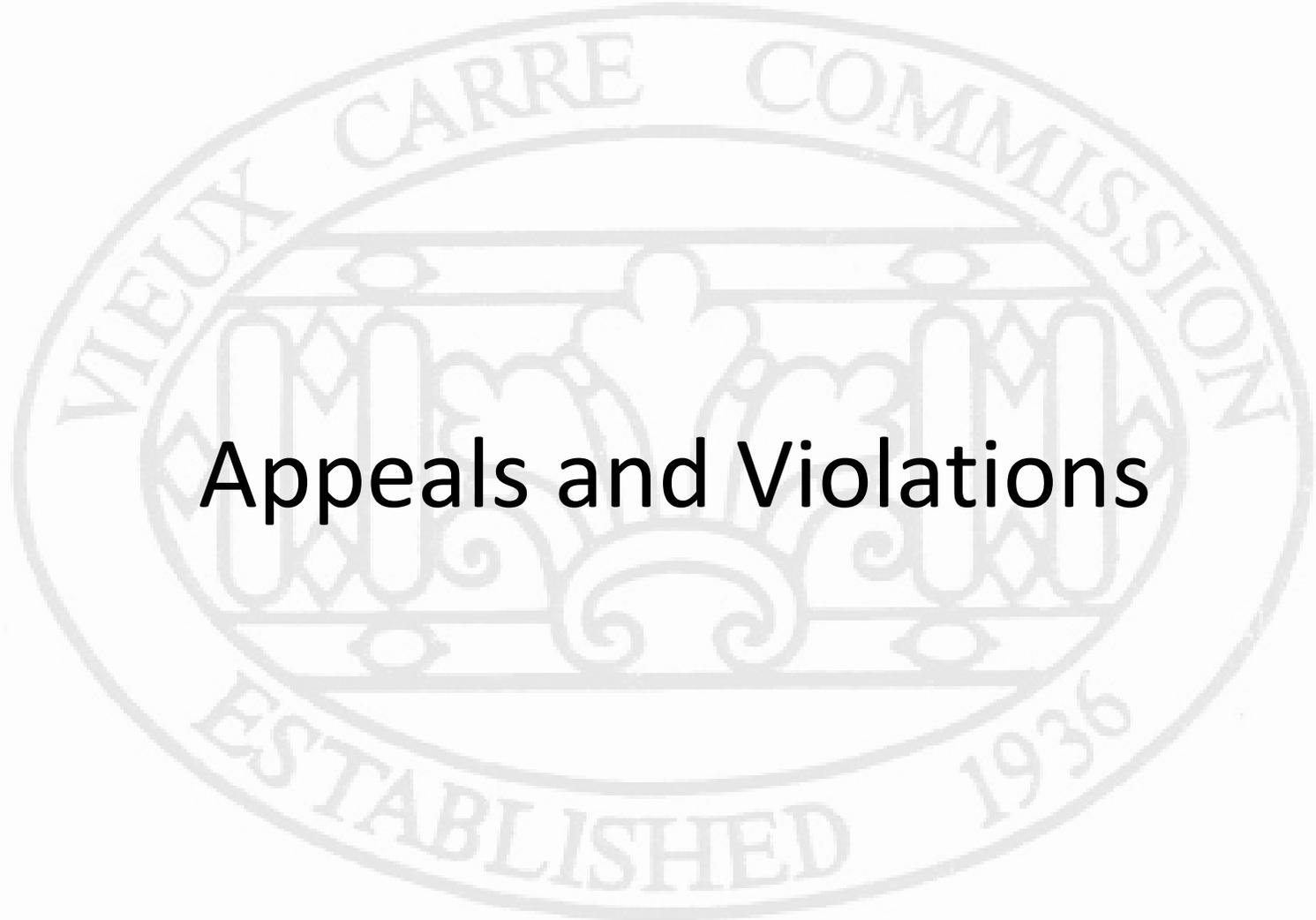
The gallery rail will be revised so that it is left unmodified, but a simple bar will be added above the existing rail so it is a code compliant overall height. The intention is that this bar will be painted out to minimize its visibility, rather than raising the entire decorative rail as currently shown in the drawings.

The applicant is proposing to remove the six lite display window from the Royal-side bay and install new millwork to allow for building egress. The millwork as shown in the drawings would have allowed the panic bar to be visible through the glass, and was off center in the opening. This will be revised to a solid, 3’-0” wide, outswinging paneled wood door with no glass, centered on the fan light above.

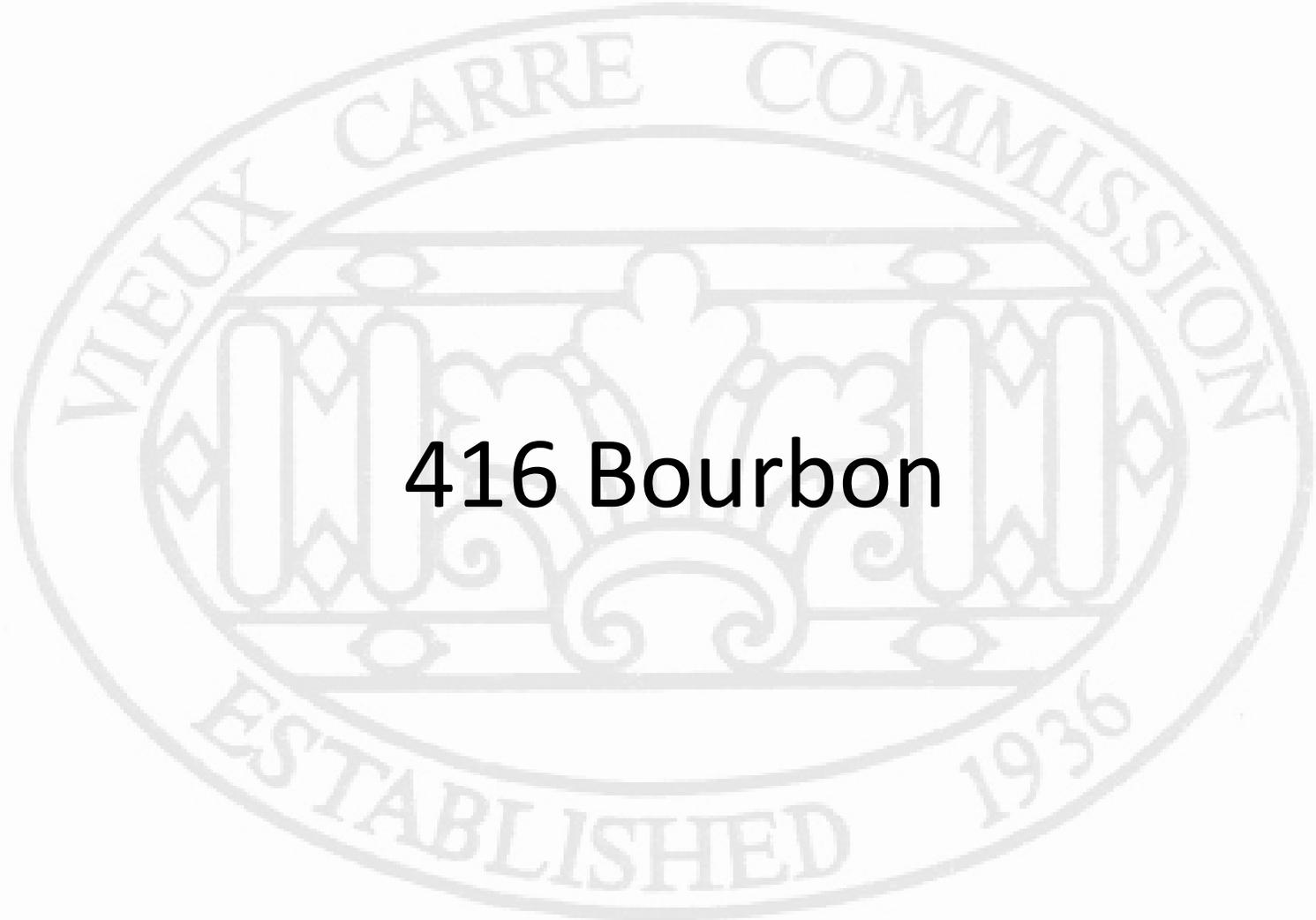
Three new 5-ton condensers and a cooler compressor are shown at the rear of the roof, but HVAC is noted as being in a separate permit scope. However, since it should be considered in conjunction with the change of use, the Committee conceptually approved installation in this location due to limited visibility. A roof hatch and a screened railing will be added, and will be reviewed at staff level along with equipment specifications.

The Committee did not find any of the work in conjunction with the proposed change of use to be detrimental to the 1971 Orange rated building, and recommends the Commission forward a **positive recommendation** for the **change of use** from *retail* to *bar* to the Director of Safety and Permits.

VIEUX CARRÉ COMMISSION ACTION: 09/21/2022



Appeals and Violations



416 Bourbon



815 St Ann

ADDRESS:	813-815 St. Ann	APPLICANT:	John C Williams
OWNER:	Sandra Sachs, Lisa Sindere,	SQUARE:	75
ZONING:	VCR-1	LOT SIZE:	3,672 sq. ft.
USE:	Residential	OPEN SPACE-	
DENSITY-		ALLOWED:	5 Units
ALLOWED:	5 Units	REQUIRED:	1,102 sq. ft.
EXISTING:	3 Units	EXISTING:	1,198 sq. ft.
PROPOSED:	No Change	PROPOSED:	No Change

ARCHITECTURAL / HISTORICAL DESCRIPTION OF PROPERTY

Ratings:

- Main building: **Green**, or of local architectural and/or historical significance.
- Rear shed: **Brown**, or of no architectural or historical significance
- Extreme rear kitchen: **Blue**, or of major architectural and/or historical significance.

This two-story brick Greek revival building, which was constructed c. 1852, has exposed brick, an entrance with a crossette enframement, a post-supported cast iron gallery, and a blue-rated brick kitchen, which dates from circa 1810. At that time, this property, along with the adjacent early 19th century building at 817-19 St. Ann, was part of the holdings of the Cazalars, a free family of color who figured in the early development of the French Quarter.

Vieux Carré Commission Meeting of **09/21/2022**

DESCRIPTION OF APPLICATION: 09/21/2022
Permit # 21-21655-VCGEN **Lead Staff: Nick Albrecht**

Proposal to shore the St. Ann elevation of the main building, remove the front masonry wall, construct new foundation, and reconstruct St. Ann elevation, per application & materials received 07/27/2021 & 09/16/2022, respectively.

STAFF ANALYSIS & RECOMMENDATION: 09/21/2022

Staff received an updated engineer’s report from Carubba Engineering at the end of last week and, as such, has not been able to fully review the new materials. Staff did note the following after a quick read of the report.

The report notes that the second floor, second floor ceiling, and roof have not been braced as per the previous recommendation of the engineer. Staff wants to make it clear that there is no opposition to temporary bracing for this structure and staff has similarly encouraged such temporary stabilization work and is prepared to permit such work immediately upon receipt of a stabilization proposal.

Following the note about the lack of bracing the report continues, “consequently, the condition of the front wall has deteriorated further since our prior observations, and in our opinion, is in eminent danger of collapse.” Staff questions if these conditions would have deteriorated to this level if action had been taken to temporarily brace the wall at the time of the first observation by the engineer noted as being in December 2019.

The report summarizes the proposed actions from MMI which includes:

- Temporary shoring of the floor framing
- Stabilization of the existing masonry wall
- Demolition of the wall, salvaging the brick
- Construction of a new concrete spread footing
- Reconstruction of the existing wall, utilizing salvaged brick
- Repair of ancillary masonry cracks using Helifix products

The Carubba report opines that these proposed repairs are appropriate for the level of damage and instability of the existing front wall and that performing repairs any less than those proposed would provide, at best, a sub-par stabilization of the wall, and at worst, continued failure of the wall.

Staff requests commentary from the applicant and Commission regarding the proposal and possible paths forward. Staff encourages the applicant to apply for temporary shoring work as soon as possible and notes that full architectural drawings are still needed regardless of the path forward to repair this building.

VIEUX CARRÉ COMMISSION ACTION: 09/21/2022

Vieux Carré Commission Meeting of**07/20/2022****DESCRIPTION OF APPLICATION:**

07/20/2022

Permit # 21-21655-VCGEN**Lead Staff: Nick Albrecht**

Proposal to shore the St. Ann elevation of the main building, remove the front masonry wall, construct new foundation, and reconstruct St. Ann elevation, per application & materials received 07/27/2021 & 06/27/2022, respectively.

STAFF ANALYSIS & RECOMMENDATION:

07/20/2022

The Architecture Committee has reviewed proposals for the front wall of this building since 08/24/2021 and the Commission previously reviewed a similar proposal at the 12/15/2021 Commission meeting. As a reminder, the applicant proposes to completely deconstruct the St. Ann elevation in order to pour a new concrete foundation. The wall would then be rebuilt re-using the existing bricks, millwork, trim, etc. The applicant has stated that the existing gallery could be braced and left in place while the masonry work was going on but not architectural drawings have been submitted to relate that.

At that 12/15/2021 Commission meeting, the Commission voted to defer the application to allow for consultation of the wall with a third-party engineer. Although a reasonable request, staff found that the legal requirements of securing such a third-party opinion were onerous. As such, no engineer was willing to sign the required documents and give a professional opinion regarding the situation.

Additional reviews followed at the Architecture Committee level with the Committee requesting additional materials and reports, including an updated engineer's report based on a new inspection by the applicant's engineer. A new report was submitted but it still referenced the inspection completed by the engineer on October 27, 2020. The Architecture Committee was hoping to determine if there had been any changes to the building since the 2020 inspection and if the current conditions are static. This cannot be determined without an updated engineer's inspection.

Staff and the Architecture Committee view the proposed complete removal of this wall as an extreme action and one that should only be undertaken if completely necessary. Without enough documentation and analysis to support that no alternatives are available besides the proposed demolition and reconstruction; the Committee reached an impasse and forwarded the proposal to the Commission.

As the applicant and their engineer do not appear to be willing to modify their proposal and the staff and Architecture Committee agree that they have not received any information that would lead them to modify their position, this project is at an impasse. Staff recommends that the Commission either defer the matter requiring more information for their review or deny the application as proposed.

VIEUX CARRÉ COMMISSION ACTION:

07/20/2022

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

Mr. Williams stated the following: I am here to represent all parties. Staff has recommended denial and the ARC wanted to push it here to get you all to make a recommendation. We have a good team, and they want me to get this through VCC. I am relying on the engineer's opinion here. I don't want to create drawings until we get conceptual approval. We would like approval not a deferral or denial. It is a volatile situation with no insurance, there is a time element here. Please do not deny or defer.

Mr. Fifield stated the following: this is one of the most extreme requests the ARC has ever seen and that the Commission needs to consider what kind of assurances can be put in place that this will actually be rebuilt. The ARC has never seen any documentation of the conditions of the foundation from the structural engineer. We have asked if the building is still moving or is static- the engineer has given us no information. The ARC is frustrated and that is why we are here. It has not been established that this is necessary, and the applicant has again provided zero information for this drastic action. This wall is in bad shape, yes. And it has been badly managed with prior unsympathetic renovations. We are given a false choice with no information to support it.

Mr. Bergeron stated that the matter was very serious and that nothing ever goes back the way it comes apart. He went on to say that they just didn't have enough information and again this matter highlighted the necessity for an engineer on the ARC. Ms. DiMaggio state that she agreed with Mr. Fifield and asked again for documentation.

PUBLIC COMMENT:

Erin Holmes, representing VCPORA, stated that since this application was first reviewed, the City had

been hit by Hurricane Ida and this building had survived. She continued that the complete demolition of this wall could not be the only way to renovate the building. She noted that the engineer had not reinspected the property since the initial 2020 inspection. Ms. Holmes concluded noting that no alternative proposals were submitted, and that approval here would set a bad precedent. A more sensitive approach was needed.

Nikki Szalwinski, representing French Quarter Citizens, stated that she was in a similar position with her own renovation and that this could be fixed. Ms. Szalwinski stated that she supported the staff report.

Mr. Williams stated that the information added at the last Architecture Committee meeting was the photos of the footings. He continued that the owners' representatives determined that Hard Rock Construction was responsible for the damages.

Mr. Fifield asked Mr. Williams if he was engaged as the architect for the project. Mr. Williams stated that he was the architect but that he did not engage the engineer or contractor, the owner did. Mr. Fifield asked if Mr. Williams and the owner could hire a 3rd party engineer, noting that information from an additional engineer could break the current stalemate. Mr. Williams stated that he could not speak for the owner but wanted to move forward. Ms. DiMaggio stated that due diligence would help, and that the Commission and Architecture Committee needed information and their questions answered. Mr. Bergeron stated that this was actually a demolition and that there were different rules for a demolition. Ms. Bourgogne stated yes, and a 30-day layover period. Ms. Vogt stated that guidelines required drawings for any demolition.

Ms. DiMaggio made the motion to defer in order for the applicant's team to provide the information requested and to address this application as a demolition with the necessary architectural drawings to be submitted and a report documenting if the building was currently static or moving. Ms. Veneziano seconded the motion and the motion passed unanimously.

Architecture Committee Meeting of

07/12/2022

DESCRIPTION OF APPLICATION: **Permit # 21-21655-VCGEN**

07/12/2022

Lead Staff: Nick Albrecht

Proposal to shore the St. Ann elevation of the main building, remove the front masonry wall, construct new foundation, and reconstruct St. Ann elevation, per application & materials received 07/27/2021 & 06/27/2022, respectively.

STAFF ANALYSIS & RECOMMENDATION:

07/12/2022

Following the deferral at the 06/16 Architecture Committee meeting with the request that the applicant investigate alternative methods for shoring and include an updated structural engineer's report, the applicant submitted some revised materials. The submitted framing and bracing plans appear to be identical to those previously reviewed. An engineer's letter dated June 27, 2022 has been submitted but it still references the inspection made on October 27, 2020. It does not appear from the letter that any new inspections were performed that might offer insight as to if there has been any movement in the wall since that 2020 inspection. Determining if this was a static or dynamic situation was one of the requests of the Architecture Committee.

Some new photographs have been submitted from where the front entrance steps have been removed that offer a view of the base of a portion of the wall beyond. However, it is difficult to gain much insight from these photographs without any kind of accompanying report.

Finally, a new annotated photograph has been submitted which notes the various locations of cracks, movements, and separations in the front wall. The photo shows a circled area under the gallery and notes, "needle beams thru wall can only be placed in this area. Would remove approximately 40% of the masonry to do so."

Staff still finds that additional information is needed including an engineer's report based on a new inspection and information on the possibility of installing interior shoring to allow for the safe exploratory demolition around the wall footing.

ARCHITECTURAL COMMITTEE ACTION:

07/12/2022

DRAFT

Mr. Block read the staff report and noted that it seemed an impasse had been reached. Mr. Block recommended moving this application to the full Commission.

Mr. Bergeron stated that this was an aggressive solution and moved to forward the proposal to the Commission.

Architecture Committee Meeting of

06/16/2022

DESCRIPTION OF APPLICATION:
Permit # 21-21655-VCGEN

06/16/2022

Lead Staff: Nick Albrecht

Proposal to completely deconstruct the St. Ann elevation of the main building, construct new foundation, and reconstruct St. Ann elevation, per application & materials received 07/27/2021 & 11/04/2021, respectively.

STAFF ANALYSIS & RECOMMENDATION:

06/16/2022

At the 03/22/2022 Architecture Committee meeting the Committee deferred this application to allow for an exploratory demolition permit to be issued to investigate the condition of the footings. Since that time, the applicant has informed staff that the contractor stated that exploratory demolition work could not be performed without risking collapse of the wall. With no additional information to present, staff seeks commentary from the Committee, applicant, and structural engineer for the project.

ARCHITECTURAL COMMITTEE ACTION:

06/16/2022

Mr. Albrecht read the staff report with Mr. Capeloa, Mr. Wolfe and Mr. Avery present on behalf of the application. Mr. Wolfe stated that they could not do exterior demo to look at the footing as it would be unsafe. Mr. Avery stated that they were concerned with ANY demo without shoring. Mr. Block stated “without shoring?” He went on to say couldn’t you shore to stabilize and then do the exploratory demo. Mr. Block then stated that the building should be shored now if there was this much concern. Mr. Avery stated they could not shore from the outside because of the street. He went on to say that the foundation had completely failed and they were going to shore internally. Mr. Block stated “so we are preserving the interior to rebuild the exterior. That is not what we do here.” Mr. Avery stated again “the foundation has totally failed.” Mr. Bergeron asked about the 3rd party engineer. Mr. Block stated the staff had had an informal conversation with an engineer on site but there was no formal report due to liability concerns.

Public comment- Nikki Szalwinski, representing French Quarter Citizens noted that this is drastic. She then discussed her own home on St Philip and how she went to this site with a level which showed that the wall was close to plumb.

Mr. Fifield stated that they had no drawings- existing or proposed. He went on to say that they needed to shore from the inside and that they had just given the Committee the answer. Mr. Avery stated that they had not really considered that approach and he was still concerned about dealing with a wall that had greatly moved. He went on to say that he would have to come up with a shoring plan. Mr. Fifield stated that he believed that was a reasonable request. Ms. DiMaggio questioned what interior elements they were concerned about losing. She went on to say that it seemed to her it could all be replicated. Mr. Wolfe stated that they would have to shore 15’ back on the interior, scaffold and then do the same thing on each level. Mr. Fifield then asked, so after all that and you do determine it is the foundation, then what? Has the structural engineer been monitoring this. Mr. Wolfe stated that he was unsure and would have to ask. Mr. Fifield stated “we need to know if it is stable now.” Ms. Vogt stated “we have no report since 2020.”

Mr. Bergeron made the motion to defer in order to allow the applicant time to investigate alternative methods for shoring. Ms. DiMaggio asked to amend the motion to include actual materials for review. Mr. Bergeron agreed to the amendment. Mr. Fifield amended the amended motion to include an updated structural engineer’s report. Mr. Bergeron agreed to the amendment. Ms. DiMaggio seconded the twice amended motion and the motion passed unanimously.

Architecture Committee Meeting of

03/22/2022

DESCRIPTION OF APPLICATION:
Permit # 21-21655-VCGEN

03/22/2022

Lead Staff: Nick Albrecht

Proposal to completely deconstruct the St. Ann elevation of the main building, construct new foundation, and reconstruct St. Ann elevation, per application & materials received 07/27/2021 & 11/04/2021, respectively.

STAFF ANALYSIS & RECOMMENDATION:

03/22/2022

In the time since this property was last reviewed staff and members of the Architecture Committee have been able to perform further observations of the wall. These observations included some exploratory interior demolition to get a better view of the interior side of the masonry wall. Staff also had the opportunity to discuss this proposal with a third-party professional engineer. The engineer stated that the building is not in imminent danger of collapse.

Upon further study, staff does not believe that a complete deconstruction of this masonry wall is necessary. The condition of the wall near the base of the wall is in poor shape, but the masonry conditions appear to improve higher up on the wall. Considerable work is required for the wall, but staff believes this can be accomplished without a complete deconstruction of the wall.

Staff requests commentary from the Committee regarding the proposal.

ARCHITECTURAL COMMITTEE ACTION: 03/22/2022

Mr. Albrecht read the staff report with Mr. Williams present on behalf of the application. Mr. Williams stated that their initial reports from the structural engineer and leveler suggested the deconstruction and reconstruction approach of work. Mr. Williams continued that the third party engineer suggested a reconstruction without full deconstruction. Mr. Williams thought it may be possible to hold the building at the second floor and to rebuild underneath.

Mr. Fifield asked if the footings were currently exposed. Mr. Williams stated no but that Abry thought the whole footing would need to be replaced. Mr. Fifield stated that there was quite a bit of deferred maintenance on the masonry and the intervention had not been done well. He went on to say that the second floor was in better condition. Mr. Williams stated that the last slide before the plans showed a photograph with 1”-1 ½” separation between the bricks. He went on to say that they could work with MMI and Abry to come up with a plan but they first needed to look at the footing. Mr. Williams stated that they would be happy to do the exploratory demo and come back. Mr. Block stated that the second floor was remarkably intact, so the idea of removing a whole wall to examine a footing is a bad precedent. Ms. Bourgogne then explained the problems with the request for an independent engineer with legal. Mr. Block stated that to be fair, Abry and their engineer could come back after the exploratory demo.

Public Comment:

Erin Holmes, representing VCPORA, stated that she appreciated the due diligence being paid by the VCC and applicant and stated her concern with replicating a building element compared to renovating it.

Nikki Szalwinski, representing French Quarter Citizens, stated that she agreed with Ms. Holmes and was generally against the proposal to completely remove the wall and rebuild new.

Mr. Williams stated that he believed they should get the exploratory permit.

Motion: Ms. DiMaggio made the motion to defer to allow the exploratory demo after the permit was submitted, approved and issued by staff and to use that information to formulate a plan, with the structural engineer to be in attendance for the next time this proposal was heard. Mr. Bergeron seconded the motion and the motion passed unanimously.

Vieux Carré Commission Meeting of 12/15/2021

DESCRIPTION OF APPLICATION: 12/15/2021
Permit # 21-21655-VCGEN **Lead Staff: Nick Albrecht**

Proposal to completely deconstruct the St. Ann elevation of the main building, construct new foundation, and reconstruct St. Ann elevation, per application & materials received 07/27/2021 & 11/04/2021, respectively.

STAFF ANALYSIS & RECOMMENDATION: 12/15/2021

The Architecture Committee has reviewed this proposal to completely demolish the St. Ann elevation of the main building a few times since August of this year. Although limited documentation has been

provided to date, based off of staff observations and photographs the Committee found that this proposed work was warranted and that less extreme alternatives may not be successful.

The applicant proposes to completely deconstruct the St. Ann elevation in order to pour a new concrete foundation. The wall would then be rebuilt re-using the existing bricks, millwork, trim, etc. The applicant has stated that the existing gallery could be braced and left in place while the masonry work was going on.

Staff had the opportunity to visit and inspect the interior of 815 St. Ann back on 11/04/2021. The interior inspection was very insightful as the problems experienced by the wall are much more evident on the interior side. There is significant cracking along the interior side of the first floor of the front wall as well as possible separation from the front wall and the perpendicular side and interior walls. The floor level immediately behind the front wall has sunk by an estimated 2” and there appears to possibly be a rolling effect of the wall below the windowsill. Similar cracking, spacing, and other damage was also observed at the second-floor level, though not to the extreme seen at the first.

Staff still requires significant documentation prior to permit issuance and final approval but overall staff has been convinced that the concept proposed by the applicant appears to be the most viable option for the renovation of this building.

The Committee found the proposal conceptually approvable at the 11/09/2021 meeting and forwarded the proposal to the Commission for review. Staff recommends conceptual approval of the deconstruction and reconstruction with the applicant to provide documentation including detailed drawings, a catalog of existing material to be salvaged and reinstalled, and a breakdown of approximate timeline and order of operations.

VIEUX CARRÉ COMMISSION ACTION:

12/15/2021

Mr. Albrecht read the staff report with Mr. Williams and Mr. Saxon present on behalf of the application. Mr. Williams stated again that there was limited documentation because they wanted to make sure their strategy would be ok and get conceptual approval before they did all the drawings. He went on to say that if approved they would develop the plans for the deconstruction and reconstruction with the gallery in place and they would detail it stage by stage. Ms. Gasperecz asked if there were any questions from the Commission. Mr. Fifield stated that it was very unfortunate that this had happened and perhaps routine maintenance could have prevented this tragedy. He went on to say that the ARC was not and should not be allowed to review something as structural as this in nature and that it would be beneficial in the future to have access to an independent engineer. Ms. Gasperecz asked if the neighboring buildings and the right of way would be in jeopardy. Mr. Bergeron asked if perhaps once they started it might not be as bad as they initially thought. Mr. Saxon stated "doubtful." He went on to say that he thought it would in fact be worse and that there has been a significant amount of movement. Mr. Saxon again stated that his was from the street and sidewalk construction done not lack of maintenance. He went on to say that they had actually removed part of the building's footing when doing the street and sidewalk construction. With nothing left to discuss, the Commission moved on to the next agenda item.

Public Comment:

I am writing to express my concern about the proposed demolition of the facade at 815 St. Ann. While I was attending the Harvard Graduate School of Design, there was a problem with the historic homes in the Beacon Hill area. The water table had subsided and the original Oak pilings on the homes rotted. It would have been convenient to simply demolish the historic structures and build anew. The neighborhood association required excavation and new foundations laid beneath the homes without disturbing the original facades. One of the advantages of brick masonry construction is the ability to repoint and repair. I have been doing this work on my home and feel it is appropriate here.

Respectfully,
Terrence Patrick Jacobs

We vehemently oppose this proposal which sets a terrible precedent in an area where numerous buildings desperately need maintenance and repointing. In fact 800 Royal has already filed a similar request for the wall adjacent to 808 which collapsed in 2014 after many years of neglect.

Our concerns:

Was foundation inspected 8-10 feet down where it steps out under the public right of way?

Why not shore the facade and repoint/repair the facade and foundation in kind as others have done and as required? The building withstood Ida and we question how unstable it really is that repair is not an option. Why not test a section? Look at other buildings that repaired similar damage by repointing?

A concrete foundation will introduce differential settling relative to side and rear walls and is in conflict with the design guidelines which requires “replacing masonry that matches the historic masonry in type, color, texture, size, shape, bonding pattern and compressive strength.”

What guarantees do we have that this will be completed once it is taken down and materials will be reused? Will they be required to escrow funds to guarantee work will be completed in a timely fashion?

If the entire facade is replaced how will this affect the current vcc rating?

If damage was done by Hard Rock Construction and they are in litigation have they had any structural analysis done? Why are the properties not suffering the same damage?

We agree with Comm. Fifield that it is imperative that VCC have access to independent engineers as the commission and public have no way of knowing what was actually discussed with the engineer to arrive at this drastic intervention. Please deny this proposal and ask for one that repairs rather than demolishes history.

Nikki Szalwinski
FQ Citizens

We want to reiterate the concerns we previously submitted about this very drastic intervention. The structure has suffered deferred maintenance in the years prior to the damage from the recent construction work. The applicant seemed to immediately pursue a full deconstruction, rather than a traditional shoring and repointing remediation measure that historic property owners typically resort to. If the commission chooses to allow this to move forward, we hope that every effort will be made to repurpose all usable building materials, including the original brick, and that the façade be rebuilt in an exact manner and appearance as it was originally. Further, the disruption to the surrounding properties must be mitigated to avoid any other collateral damage to this block.

Lastly, this brings up a larger issue for the VCC and the preservation of this important district. How can this body and the city work to prevent this kind of damage to our historic inventory resulting from insensitive and destructive contract work for city services?

Erin Holmes
Executive Director

With regard to the proposed plans for 815 St. Ann please note my objection and comments. This plan will set a bad precedent for this historic neighborhood. I am aware of at least one other similar request already and this plan has not yet even been approved. Has the VCC met with the structural engineer to determine why he feels this is the only plan? Have shoring and repointing as alternatives been discussed? What will this do to the building’s current rating if the entire façade is replaced? If this building is so unstable that drastic measures are required, how did it survive IDA? There are many more questions that should be answered by the VCC before this type of “overhaul” is allowed – this is a slippery slope and if allowed no doubt many more such applications are in the wings.

Angie Bowlin
French Quarter resident/property owner

Angela M. Bowlin

Good afternoon. I don't always participate in VCC meetings because the commissioners and my colleagues at VCPORA and French Quarter Citizens do such reliably good work. I joined today, however, because a concerned resident of the Quarter reached out to PRC about this project.

I want to endorse Mr. Fifield's suggestion that the commission retain a third-party structural engineer to

advise on situations such as this one. Morphy Makofsky is a very respectable firm, but that may not be the case in other situations. Perhaps the VCC can coordinate with the Historic District Landmarks Commission to retain an independent evaluator to advise and consult in all the city's historic districts. I am sure the HDLC would benefit as well.

Regarding the deconstruction and reconstruction, I would advise that all historic doors, windows, trim and bricks be cataloged and reinstalled and that staff inspect the process to ensure they are retained.

Thank you,

Nathan Lott
Policy Research Director & Advocacy Coordinator
Preservation Resource Center of New Orleans

Discussion and Motion: Mr. Bergeron made the motion to defer in order for staff to consult with a third-party engineer. Mr. Fifield seconded that motion and the motion passed unanimously.

Architecture Committee Meeting of

11/09/2021

DESCRIPTION OF APPLICATION:
Permit # 21-21655-VCGEN

11/09/2021

Lead Staff: Nick Albrecht

Proposal to completely deconstruct the St. Ann elevation of the main building, construct new foundation, and reconstruct St. Ann elevation, per application & materials received 07/27/2021 & 11/04/2021, respectively.

STAFF ANALYSIS & RECOMMENDATION:

11/09/2021

Staff had the opportunity to visit and inspect the interior of 815 St. Ann following the last Architecture Committee meeting. The interior inspection was very insightful as the problems experienced by the wall are much more evident on the interior side. There is significant cracking along the interior side of the first floor of the front wall as well as possible separation from the front wall and the perpendicular side and interior walls. The floor level immediately behind the front wall has sunk by an estimated 2” and there appears to possibly be a rolling effect of the wall below the windowsill. Similar cracking, spacing, and other damage was also observed at the second-floor level, though not to the extreme seen at the first.

Given the previously submitted engineer’s report as well as staff’s own observations, staff is comfortable moving forward with the proposed deconstruction and reconstruction method suggested by the applicant. Staff still requires significant documentation prior to permit issuance and final approval but overall staff has been convinced that the concept proposed by the applicant appears to be the most viable option for the renovation of this building.

Staff recommends conceptual approval of the deconstruction and reconstruction with the applicant to provide documentation including detailed drawings, a catalog of existing material to be salvaged and reinstalled, and a breakdown of approximate timeline and order of operations.

ARCHITECTURAL COMMITTEE ACTION:

11/09/2021

Mr. Albrecht read the staff report with Mr. Williams and Mr. Abry present on behalf of the application. Mr. Williams stated that staff had taken a lot of time to visit the site and walk through the building. Mr. Bergeron stated that he had been hesitant to approve this application as he was not sure this was completely necessary however, after seeing the photos he felt more confident that this was the correct path. Mr. Abry stated that they could keep the gallery in place and do the work around it. Mr. Williams that they wanted to start and work through the process together. Mr. DiMaggio thanked everyone for attending the meeting. She went on to thank staff as the photos were a “huge help.” With nothing left to discuss, the Committee moved on to the next agenda item.

Public Comment:

Nikki Szalwinski

FQ Citizens

While there is no denying that this building is in dire need of maintenance which has been absent for decades, we still believe this is a drastic intervention: One that not only sets a bad precedent but also raises concern that additional changes will be offered along the way of this proposal, resulting in a significantly different building.

The existing foundation for a building of this type is typically a number of feet below street level and

likely steps out, in this case under the public right of way. Today's presentation does not make clear how the foundation will be rebuilt given the depth of the historic foundation, if it will be rebuilt in kind and how they will deal with the public utilities below the sidewalk. We are also extremely concerned that this proposal will result in damage to the existing foundations of the rest of the building and the eventual loss of the entire structure. If this proposal is allowed to go forward what guarantees do the VCC and more importantly the public have that the work will use salvaged or period materials AND be completed versus abandoned or drawn out over many years, causing significant disruptions?

We note numerous properties throughout the city have suffered settling and have been restored and kept in use without tearing down a facade. The applicant could stabilize and rebuild only the failing cracks and instead repair the interior to account for the settling as numerous other properties owners have done. Please consider another approach to this issue than what is offered currently.

Discussion and Motion: Ms. DiMaggio moved to conceptually approve the proposal to be forwarded to the Commission for review. Mr. Bergeron seconded the motion, which passed unanimously.

Architecture Committee Meeting of

10/12/2021

DESCRIPTION OF APPLICATION: **Permit # 21-21655-VCGEN**

10/12/2021

Lead Staff: Nick Albrecht

Proposal to completely deconstruct the St. Ann elevation of the main building, construct new foundation, and reconstruct St. Ann elevation, per application & materials received 07/27/2021 & 09/27/2021, respectively.

STAFF ANALYSIS & RECOMMENDATION:

10/12/2021

This proposal was last reviewed at the 08/24 Architecture Committee meeting where the Committee noted that much more information was needed in order to review a proposal this extreme. The applicant has arranged for a structural engineer to be on the call and has submitted an engineer's letter which states the following:

“At the time of our inspection, Tuesday, October 27, 2020, we could see displacement of the front façade wall and cracking in the masonry wall. The lower section of the wall tilts outwards, and the masonry towards the Dauphine Street side has cracked and begun to separate. The front wall has actually buckled which occurred when the footing under the front wall was undermined and likely rotated. Above the second floor we can also see significant horizontal movement across the wall resulting in large cracks above and adjacent to the windows. In addition, the front wall is separating from the side and central walls.

In consideration that the lower half of the wall needs to be removed to allow for the total replacement of the footing, and theoretically, significant sections removed to allow for needle beams to be installed to support the upper portions and finally portions of the upper wall need to be removed and rebuilt to restore the integrity; the portion that would remain is insignificant and would be very difficult to maintain during all the renovations. In view of this extent of work, the entire front façade will need to be removed and rebuilt. This also provides the safest means of restoration of the front façade...”

Despite requests from staff, no additional drawings have been submitted besides the engineer's drawings that were present at 08/24/2021 meeting. Given the extreme nature of this work staff is hesitant to make any recommendations until a full scope of work can be reviewed so that it becomes clear how this work will proceed. This is much more complicated than if it were simply a solid brick wall as this front elevation contains windows, doors, trim, a cast iron gallery, etc. Staff is concerned how all these elements will be treated to ensure a rebuilt condition would be indistinguishable compared to the previously existing.

Additionally, staff considers this demolish and rebuild strategy essentially an option of last resort and questions if there are any less extreme alternatives that may offer long term stability for the building. Staff requests commentary from the Committee regarding the proposal.

ARCHITECTURAL COMMITTEE ACTION:

10/12/2021

Mr. Albrecht read the staff report with Mr. Williams, the architect, Mr. Saxon, the structural engineer, and Mr. Abry present on behalf of the application. Mr. Williams stated that he had all parties present and that they were looking for conceptual approval before he went through and did all the drawings. Mr. Saxon stated that the wall was very buckled- 5'-6' above grade. He went on to say that all the windows and doors would have to come out. He then stated that they were going to shore the roof, floors and gallery. Mr. Abry stated that he agreed with Mr. Saxon and that they just felt there wasn't enough material left at the end so to rebuild seemed the right way to go. Mr. Fifield asked Mr. Williams if he would supply all

the drawings. Mr. Williams stated yes and method and means. For clarification Mr. Fifield asked Mr. Williams if he was looking for an agreement that this concept was ok. Mr. Williams stated yes. Mr. Bergeron asked if the building was in imminent danger of collapse. Mr. Saxon stated that given the right circumstance, yes. Mr. Fifield stated that he was in this building a decade ago and at that time he was concerned. Mr. Block stated that that they needed to figure out if this needed to go to the full Commission. Mr. Fifield state that that was a procedural issue for staff. Mr. Block agreed. Mr. Williams stated that he was fine going to Commission. With nothing left to discuss the Committee moved on to the next agenda item.

Public Comment:

Erin Holmes

Executive Director

Vieux Carré Property Owners, Residents and Associates

We echo the Review Committee's concerns regarding the drastic nature of this request. If dismantling the full facade and reconstructing it in place is the only possible solution, we would hope that the applicants will submit a component catalogue, or something similar, indicating all historical elements that will be salvaged, repaired, and reused.

Nikki Szalwinski

FQC

This building has arrived at this unfortunate state due to lack of maintenance over many decades but this request is an extreme and drastic request which lacks prepared drawings to truly evaluate. While we do not deny that this building needs masonry repairs and repointing, a complete facade demolition is a harsh approach which sets a terrible precedent. After all numerous buildings in the district could use this same approach rather than simply preserving what exists. Demolition shouldn't be a substitute for repointing. The current owners purchased units in 2013 and 2015 and are only now claiming this is a necessary intervention. We note that one of the present owners was cited and fined \$3000 by the city short term renting Unit 1. One stop shows this fine remains unpaid.

Lastly granting conceptual approval when the applicant has provided NO drawings has been used by others in the past gain approvals from other city agencies as well as advantages in litigation. Please deny.

Motion and Discussion:

Mr. Bergeron made the motion to defer the application in order to have the opportunity to ask the applicant further questions. Ms. DiMaggio seconded the motion and the motion passed unanimously.

Architecture Committee Meeting of

08/24/2021

DESCRIPTION OF APPLICATION:
Permit # 21-21655-VC GEN

08/24/2021
Lead Staff: Nick Albrecht

Proposal to completely deconstruct the St. Ann elevation of the main building, construct new foundation, and reconstruct St. Ann elevation, per application & materials received 07/27/2021 & 08/18/2021, respectively.

STAFF ANALYSIS & RECOMMENDATION:

08/24/2021

The applicant has submitted limited engineering drawings and have discussed completely demolishing the St. Ann elevation of the main building in order to pour a new concrete foundation. The wall would then be rebuilt re-using the existing bricks. The plans also include several references to masonry repairs utilizing helical ties but it is unclear where these repairs are being proposed.

The proposed deconstruction and reconstruction is obviously a major act for the c. 1852 building and staff questions why such a major intervention is needed. The Guidelines note that, "*once a historic resource or building that contributes to the community's heritage is destroyed, it is generally impossible to reproduce the design, texture, materials, details, special character and interest of the resource in the Historic District.*" (VCC DG: 14-20) Staff questions if all alternatives to the proposed demolition and reconstruction have been explored by the applicant.

If the Architecture Committee finds the proposal conceptually approvable, staff requests that architectural drawings are provided that completely document the existing conditions and details as well as the plans and details for the reconstruction.

Staff seeks the advice of the Committee regarding the proposal.

ARCHITECTURAL COMMITTEE ACTION:

08/24/2021

Mr. Albrecht read the staff report with Mr. Williams present on behalf of the application. Mr. Fifield

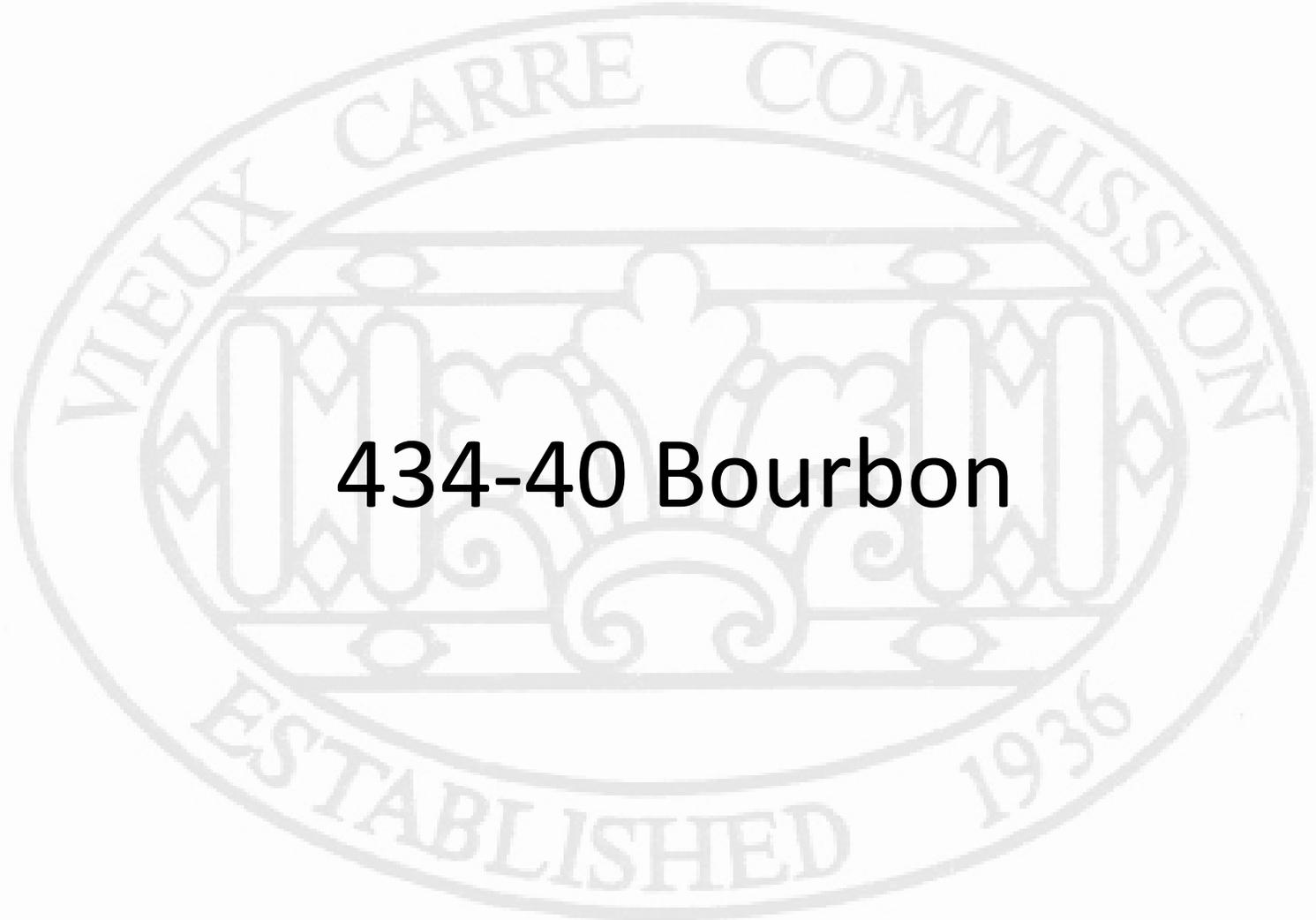
commented that the drawings appeared to be out of order. Mr. Fifield stated that there didn't seem to be much to talk about here. He asked the applicant if there was a collapse here. Mr. Williams stated no, that it was from the street construction. Ms. DiMaggio stated that she would like to hear from a structural engineer in order to determine if this was the only course of action. Mr. Fifield asked the Committee if they agreed there was not enough information presented by the applicant. Mr. Bergeron agreed. Ms. Bourgogne asked that the motion include a staff inspection. The Committee agreed. With nothing left to discuss, the Committee moved on to the next agenda item.

Public Comment:

Nikki Szalwinski, FQ Citizens

We agree with the staff report that this is a drastic intervention.

Discussion and Motion: Ms. DiMaggio moved to defer the application noting that much more information was needed before something this extreme could be approved. Ms. DiMaggio noted that structural engineer reports or letters need to be submitted and that the engineers should be present for future meetings. Finally, staff will perform an inspection in the interim. Mr. Bergeron seconded the motion, which passed unanimously.



434-40 Bourbon



532-534 N Rampart

ADDRESS:	532-534 N Rampart	APPLICANT:	Kurt Werling
OWNER:	Mercier Realty Co	SQUARE:	99
ZONING:	VCC-2	LOT SIZE:	3,696 sq. ft.
USE:	Residential	OPEN SPACE-	
DENSITY-		REQUIRED:	1,108.8 sq. ft.
ALLOWED:	6 Units	EXISTING:	657 sq. ft.
EXISTING:	Unknown	PROPOSED:	No Change
PROPOSED:	Unknown		

ARCHITECTURAL / HISTORICAL DESCRIPTION OF PROPERTY

532 N Rampart

One in a row of four, c. 1850, 3 ½-story, Greek Revival, brick townhouses.

Rating: **Blue**, of major architectural and/or historical significance.

534 N Rampart

The second in a row of four, c. 1850, 3 ½-story, brick, Greek Revival townhouses.

Rating: **Blue**, of major architectural and/or historical significance.

Vieux Carré Commission Meeting of

09/21/2022

DESCRIPTION OF APPLICATION:

09/21/2022

Permit # 22-08856-VCGEN

Lead Staff: Nick Albrecht

Violation Case #20-20872-DBNVCC

Inspector: Marguerite Roberts

Appeal of Architecture Committee denial of proposal to install new wood framing and stucco at the rear enclosure, per application & materials received 03/24/2022 & 07/15/2022, respectively.

STAFF ANALYSIS & RECOMMENDATION:

09/21/2022

This application was deferred at the 08/17/2022 Commission meeting as there were some questions regarding the review of the neighboring sister buildings at 538 and 540 N. Rampart and the approval of stucco on the rear walls of those buildings. As a summary for our new Commissioners, the Architecture Committee approved the majority of the renovation work for this building with the exception of the proposal to remove the rear wall of the main building and construct a new frame wall with a stucco finish. It is noted that the matching neighboring buildings at 538 and 542 N. Rampart were approved to stucco this wall when those buildings were being reviewed for a full renovation back in 2015-2017. During the more recent review of 532 and 534 N Rampart it was discovered that the rear of all four of these buildings originally had open-air balconies and stairs that were all enclosed at some point in the past. As such, the Architecture Committee felt it important to convey that message of being an infilled non-original element rather than possibly presenting a false sense of history. Retaining and restoring the existing vertical wood boards or installing new horizontal weatherboards would both successfully convey that message.

The review of 538 and 540 N. Rampart took place initially in 2015 and staff at that time focused on the proposed demolition of the second floor of brown-rated courtyard infill, reframing of sloped roofs on the main building to replace existing flat roofs, proposed modifications to door openings, and proposed use of a waterproofing sealant on the masonry. From reading the reports and minutes for those properties it does not appear that the application of stucco to the rear wall was every discussed as the focus remained on those other items.

In hindsight, knowing that the rears of these building were enclosed long ago but were originally open air, not reviewing the stucco application in greater detail was unfortunate. Had staff realized the conditions the recommendation would have likely been different and along the lines of distinguishing this portion of the building as a later modification. There is no denying that these four buildings were all built at the same time and were originally all matching. It should be noted that the proposed renovation work for 532 and 534 N Rampart will not bring these buildings back to a matching condition with 538 and 540 N. Rampart. The flat roofs of the main buildings of 532 and 534, for example, are not proposed to be restored to sloped slate roofs as was done at 538 and 540.

As noted during a previous review, the detailing of stucco around windows and doors may be more complicated than the current condition of a wood framed wall. If stucco is approved staff will need to see additional details on this prior to permit issuance.

Although this similar treatment was previously approved at the matching neighboring building, based on the information that was revealed during the review of this project staff agrees with the Committee that differentiating materials would be appropriate and in keeping with the Guidelines that state, “*the VCC does not allow installing stucco over brick, stone, or a wood-framed building that was not intended to be stuccoed.*” (VCC DG: 06-12)

Staff recommends that the Commission uphold the denial of the Committee and that the applicant revise the proposal to repair the existing wood material or install a new wood siding material.

VIEUX CARRÉ COMMISSION ACTION: 09/21/2022

<u>Vieux Carré Commission Meeting of</u>	<u>08/17/2022</u>
<u>DESCRIPTION OF APPLICATION:</u>	08/17/2022
Permit # 22-08856-VCGEN	Lead Staff: Nick Albrecht
Violation Case #20-20872-DBNVCC	Inspector: Marguerite Roberts

Appeal of Architecture Committee denial of proposal to install new wood framing and stucco at the rear enclosure, per application & materials received 03/24/2022 & 07/15/2022, respectively.

STAFF ANALYSIS & RECOMMENDATION: 08/17/2022

The Architecture Committee approved the majority of the renovation work for this building with the exception of the proposal to reframe the rear wall of the main building and construct a new frame wall with a stucco finish. It is noted that the matching neighboring buildings at 538 and 542 N. Rampart were approved to stucco this wall when that building was being reviewed for a full renovation back in 2017. During the more recent review of 532 and 534 N Rampart it was discovered that the rear of these buildings was originally open-air balconies and stairs and was enclosed at some point in the past. As such, the Architecture Committee felt it important to convey that message of being an infilled non-original element rather than possibly presenting a false sense of history. Retaining and restoring the existing vertical wood boards or installing new horizontal weatherboards would both successfully convey that message.

The applicant is appealing that Architecture Committee ruling and seeks to install a new wall with stucco as originally proposed. Although this similar treatment was previously approved at the matching neighboring building, based on the information that was revealed during the review of this project staff agrees with the Committee that differentiating materials would be appropriate and in keeping with the Guidelines that state, "*the VCC does not allow installing stucco over brick, stone, or a wood-framed building that was not intended to be stuccoed.*" (VCC DG: 06-12)

Staff recommends that the Commission uphold the denial of the Committee and that the applicant revise the proposal to repair the existing wood material or install a new wood siding material.

VIEUX CARRÉ COMMISSION ACTION: 08/17/2022

Mr. Albrecht read the staff report with Mr. Werling present on behalf of the application. Mr. Werling stated that they were just asking for the same consideration as the neighboring building since they were sister buildings.

Ms. Tombs made the motion for the deferral of the application in order for more information to be obtained on the sister building. Ms. DiMaggio seconded the motion and the motion passed unanimously.

<u>Architecture Committee Meeting of</u>	<u>07/26/2022</u>
<u>DESCRIPTION OF APPLICATION:</u>	07/26/2022
Permit # 22-08856-VCGEN	Lead Staff: Nick Albrecht
Violation Case #20-20872-DBNVCC	Inspector: Marguerite Roberts

Proposal to install fiber cement board siding at rear enclosure, per application & materials received 03/24/2022 & 07/15/2022, respectively.

STAFF ANALYSIS & RECOMMENDATION: 07/26/2022

This property was last before the Committee at the 04/12/2022 meeting to review the overall renovation plans of the property. The Committee approved the overall proposal with the exception of the siding material at the rear of the building being stucco with a preference for an infill type material such as the existing wood cladding. The applicant recently reached out to staff stating that he is having difficulty sourcing wood weatherboards that could be used in this location. The applicant proposed using fiber cement board siding as cladding stating that it would clearly read as a modern material.

The VCC has only approved fiber cement or Hardie board siding in very limited circumstances, generally

when there is essentially no access for maintenance when walls are very near to neighboring buildings. In this instance the wall under consideration is readily accessible from the service ell or from the courtyard and staff does not find the use of the proposed material justified in this instance. Additionally, this is a blue rated building which should be held to a high standard.

Following the issuance of the agenda for this meeting, the applicant reached out to staff noting that the first preference would be for the originally proposed stucco wall. As that proposal has already been reviewed by the Committee, the use of stucco in this area would need to be reviewed by the full Commission as an appeal and can be placed on the August 17th agenda if necessary.

Staff recommends denial of the proposed material and that the applicant return with a proposal for an approvable material which could include repairs to the existing wood cladding. As nearly all other details of the overall project for this property have been resolved, staff would be inclined to issue a permit so that work can begin while this final detail is under review, if necessary.

ARCHITECTURAL COMMITTEE ACTION:

07/26/2022

Mr. Albrecht read the staff report with Mr. Werling present on behalf of the application. Mr. Werling noted that the twin building next door was granted approval for the application of stucco in the same area. Mr. Bergeron stated that he would like more information on the neighboring building. Mr. Albrecht noted that the application of stucco was already reviewed and denied by the Committee and would need to be appealed to the Commission. Mr. Albrecht continued that the application under review today was for the installation of the Hardie plank material.

There was no public comment.

Ms. DiMaggio made the motion to deny the proposal to install Hardie plank siding in the proposed location. Mr. Bergeron seconded the motion and the motion passed unanimously.

Architecture Committee Meeting of

04/12/2022

DESCRIPTION OF APPLICATION:

04/12/2022

Permit # 22-08856-VCGEN

Lead Staff: Nick Albrecht

Violation Case #20-20872-DBNVCC

Inspector: Marguerite Roberts

Proposal to renovate building including installation of a new standing seam metal roof and reconstruction of portion of masonry wall, per application & materials received 03/24/2022.

STAFF ANALYSIS & RECOMMENDATION:

04/12/2022

A similar application was reviewed in February 2021 and was deferred to allow the applicant a chance to make some changes based on the staff report and discussion during that meeting. Staff's previous concerns regarding the proposal included the siding material on the rear elevation of the main building, the reconstructed roof condition and slope on the rear service ell, atypical French doors used to access the existing service ell roof, possible modifications to a parapet wall, and the details of the proposed new TPO roof on the main building.

Siding Material

The previously proposed repairs to the atypical vertical board cladding on the rear elevation have been removed from the scope. The applicant now proposes a new stucco wall finish. This material is likely approvable and more consistent with the original conditions. Staff only requests a section detail through the wall noting the existing wall construction and how the stucco would be applied (direct to masonry? lath over wood frame? Etc.)

Service Ell Roof

The service ell roof is now noted as being a new raised-seam metal roof system over a new roof deck and framing and a detail has been provided noting the rebuilt roof framing at a 3 in 12 pitch. Staff finds this rebuilt roof with additional pitch much more preferred and appropriate compared to the existing near flat condition.

French Door Roof Access

The existing atypical French doors currently used to access the roof of the service ell are now proposed to be removed. New side hinged 12 lite windows are proposed in their place. These windows are not detailed but are noted as swinging into the building with details to match existing adjacent windows. Staff finds the proposed windows an improvement over the existing atypical existing doors but notes that these are likely not consistent with the original conditions in this location. Additional eyebrow style windows would be more appropriate.

The note on the proposed new windows notes that the size is to enable roof access for maintenance. Staff

questions if additional work is proposed for this roof, such as mechanical equipment, that would necessitate more frequent maintenance access.

Parapet Wall Modifications

The previous note about modifying the parapet has been removed and the plans now indicate that the leaning fourth floor parapet wall will be reconstructed to match existing.

Main Building TPO Roof

Staff previously noted that a TPO roof on the main building would be approvable provided that the color and finish of the roof was consistent with Guidelines. The applicant expressed a willingness to comply with these Guidelines. The submitted plans do not note a color or finish so staff requests this information be specified in the plans and be consistent with the Guidelines.

Summary

Staff finds the vast majority of the proposed work approvable but requests commentary from the applicant and Architecture Committee regarding the stucco application on the rear of the main building and the proposed new windows on the fourth floor of the rear of the main building.

ARCHITECTURAL COMMITTEE ACTION:

04/12/2022

Mr. Albrecht read the staff report with Mr. Werling present on behalf of the application. Mr. Werling noted that the proposed TPO would be a light gray. Regarding the rear wall, Mr. Werling noted that the existing tongue and groove wall was standalone without additional framing. He continued that the window proposed to access the lower roof would be to allow ladders to be brought out to access the upper roof. Mr. Fifield asked if the roof of the rear building had been altered. Mr. Albrecht responded that it was very likely that both the roof of the service ell and the main building had been altered.

Mr. Bergeron asked what was behind the tongue and groove wall. Mr. Werling stated that there was nothing, just the tongue and groove. Mr. Werling noted the proposal to install a new wall with a stucco finish and that the neighboring matching building had gone to this condition. Ms. DiMaggio asked if there was a way to minimize the awkwardness of the proposed window, such as a door with glazing to match the adjacent eyebrow windows.

Public Comment: Hank Smith noted that he did the matching building next door and the rear was once a gallery, likely enclosed around the turn of the century.

Ms. DiMaggio made the motion for **approval** with the exception of the siding material being stucco in light of the information discussed and a preference for an infill type material such as the existing wood cladding with details at staff including a new roof access. Mr. Bergeron seconded the motion and the motion passed unanimously.

Architecture Committee Meeting of

02/09/2021

DESCRIPTION OF APPLICATION:

02/09/2021

Permit # 21-01164-VCGEN

Lead Staff: Nick Albrecht

Violation Case #20-20872-DBNVCC

Inspector: Marguerite Roberts

Proposal to renovate building including installation of a new standing seam metal roof and reconstruction of portion of masonry wall, per application & materials received 01/14/2021.

STAFF ANALYSIS & RECOMMENDATION:

02/09/2021

The applicant submitted drawings that address the badly deteriorating rear service wing of these two buildings. The work at the lower levels of the service wings appears to all be staff approvable and consists of replacing broken glass in existing windows, repair or replacement of missing balcony elements, painting, etc. Staff finds these aspects of the proposal generally approvable. Staff notes that the rear elevation of the main building appears to have an inappropriate sheet type siding which is noted in the plans as 2x6 tongue and groove. Staff seeks clarification on the exact nature of this existing material.

At the roof of the service ell the applicant proposes to replace the existing low sloped built up roofing with a new standing seam metal roof. Staff finds this proposal generally approvable but questions if the pitch of the existing roof will be altered. The existing roof appears to be nearly flat while the drawings show the new roof as pitched 3" in 12". If this is the case, staff does not object to the change but they do seek to clarify the details of the slope and underlying structure.

Additionally, staff notes that existing French doors of both buildings currently access the flat roof. As shown on the drawings, these doors would now be above the roof surface necessitating someone to step down onto the metal roof. As this creates a dangerous situation in which the Building Department might require the installation of railings and as doors in this location are atypical, staff questions if these doors should be removed in favor of windows matching the immediate adjacent openings.

The plans note that the masonry parapet at the extreme rear of the fourth floor of the service ell will be modified and reconstructed. Staff agrees that work is needed to stabilize this element as soon as possible but questions what the modification will be.

The final aspect of the proposed work is a new TPO roof on the flat roof of the main building at 532 N Rampart. Staff finds this aspect of the proposal generally approvable but questions the color and finish of the proposed TPO material noting that “*white, very light, and/or highly reflective coatings are not permitted in the Vieux Carré.*” (VCC DG: 04-6)

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

ARCHITECTURAL COMMITTEE ACTION:

02/09/2021

Mr. Albrecht read the staff report with Mr. Werling and Mr. Bendernagel present on behalf of the application. Mr. Werling stated that the doors were there for roof access, at least that is what he assumed. He went on to say that he was ok with their removal as long as they could find another access point for the roof. Mr. Bendernagel stated that at some point the roof was reframed and that it was now flat. He went on to state “personally he believed the roof needs to be reframed with a more sloped roof, in a traditional style and that would eliminate the need for the doors.” Mr. Werling stated that he was ok with this as long as they still had roof access. Ms. DiMaggio inquired as to the color of the TPO. Mr. Werling stated that they would be fine with whatever color was recommended by staff or the Committee. With nothing left to discuss, the Committee moved on to the next agenda item.

Public Comment:

Susan Klein, Resident & North Rampart Main Street Officer

I am very pleased that the building at 532 North Rampart Street is being renovated. However, I am requesting that any mechanical equipment for these units be placed as far as possible from the rear lot line. The properties to the rear of this building are occupied by full-time residents and the noise generated from any mechanical equipment would have an adverse effect on our sleep and quality of life.

Also, I did not receive a NPP meeting notice, if one was required and generated.
Thank you for your consideration of this request,

Discussion and Motion:

Ms. DiMaggio made the motion to defer the application in order to allow the applicant time to make the changes based on today’s comments. Mr. Bergeron seconded the motion and the motion passed unanimously.