

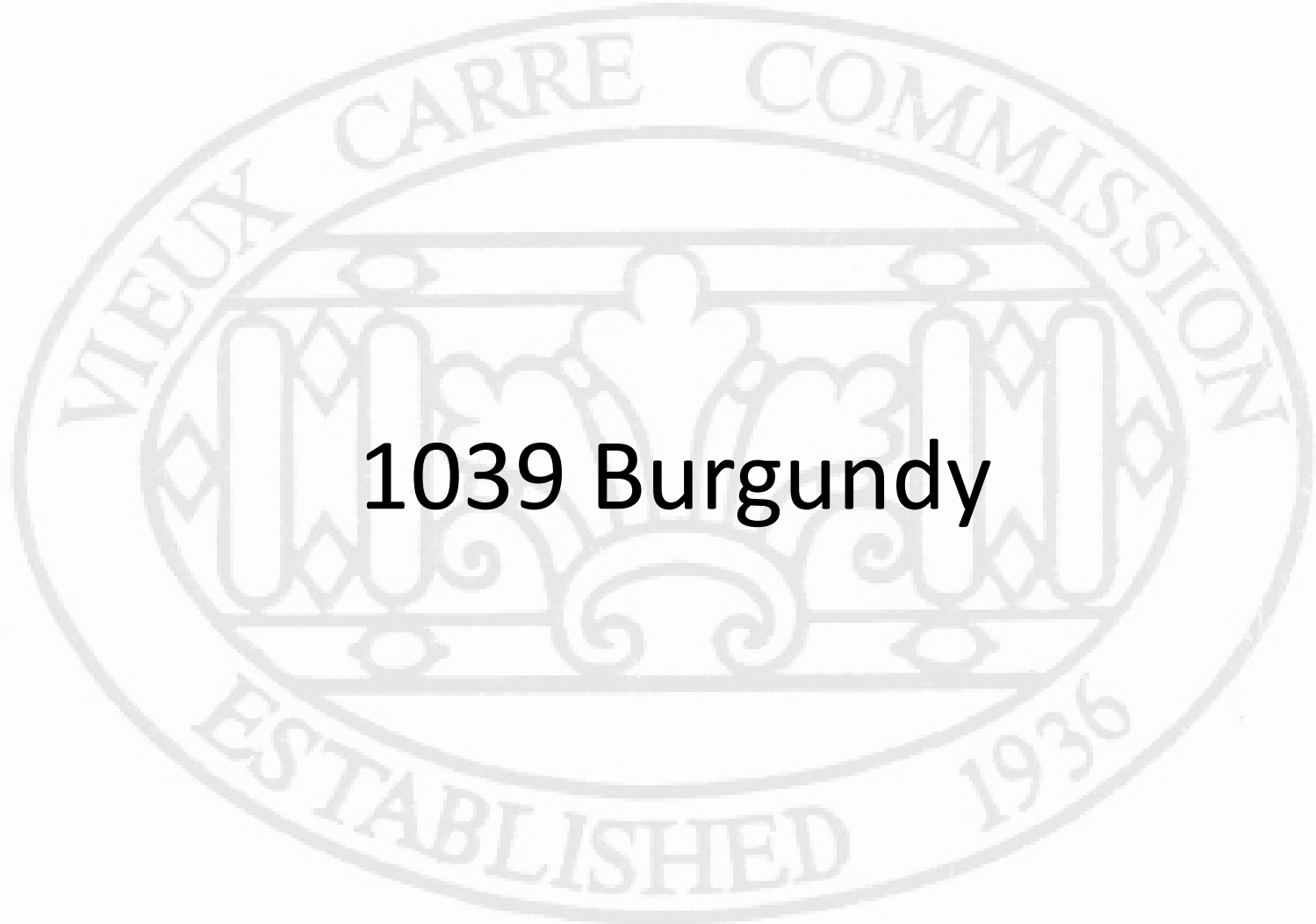


**Vieux Carré  
Commission Meeting**

**Wednesday, January 18, 2023**



**Old Business**



**1039 Burgundy**

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

**ARCHITECTURAL/HISTORICAL DESCRIPTION OF PROPERTY:**

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

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

**Vieux Carré Commission Meeting of** **01/18/2023**

**DESCRIPTION OF APPLICATION:** 01/18/2023  
**Permit #22-15634-VCGEN** **Lead Staff: Erin Vogt**

Proposal to construct addition on roof of orange rated garage, modify garage doors, modify millwork openings, and install roof deck, per application & materials received 05/24/2022 & 10/25/2022, respectively.

**STAFF ANALYSIS & RECOMMENDATION:** 01/18/2023

Staff notes that the only item under review at this hearing is the roof deck. The other items mentioned in the description of application are noted to provide context for the full scope of alterations proposed under this permit application. The roof top addition was already conceptually approved by the Commission on 08/17/2022. The millwork and other minor elements still require revision and further review at the staff and Committee levels. [Staff notes that structural drawings showing any required alterations or reinforcement for the orange rated building must be submitted as part of the construction document set so the Department of Safety and Permits can ensure the structural sufficiency of this 20<sup>th</sup> century structure. Any resulting exterior modifications would require further Committee and/or Commission review.] A second set of doors at the rear elevation of the historic main building is also proposed by the applicant, but was recently deferred at the Committee level. The Design Guidelines require Commission approval for the addition of new openings, so this item may return to the Commission once the Committee has made a recommendation.

**ROOFTOP ADDITIONS**

**THE VCC REQUIRES:**

- Compliance with the Comprehensive Zoning Ordinance (CZO) – A rooftop addition shall not require a variance for height limit or floor area ratios
- Review of all exterior items located on a roof surface including paving, railings and built-in furnishings

**THE VCC DOES NOT RECOMMEND:**

- A rooftop addition on a Green, Pink or Yellow rated building
- A rooftop addition on a building of less than three full stories in height

**THE VCC DOES NOT ALLOW:**

- A rooftop addition on a Purple or Blue rated building
- A rooftop addition on a building originally constructed as a residential building
- A rooftop addition on a roof with a pitch greater than 3-inches vertically in 12-inches horizontally and an existing parapet less than 18-inches in height – Except at a camelback shotgun
- A roof addition greater than one story and/or 12'-0" in height or with a roof form other than a flat or low-sloped roof – Excluding an elevator override

Roof deck at Orange rated garage:

The proposed roof deck was previously reviewed by the Commission and deferred for further Committee review in light of photos submitted by the applicant showing unauthorized use of the roof as a patio. The applicant has since increased the roof deck size slightly compared to when it was presented to the

Commission on 8/17. It is set back 3'-0" from the neighboring property at 1012 Ursulines (previously 3'-0 - 1/4" when reviewed at Commission and objected to by the neighboring owner), 4'-0" from Ursulines, and 3'-6" from Burgundy (previously set back 4'-6" when reviewed at Commission). The overall size is noted as 195 sq. ft. The decorative, cast-iron rail is shown.

The parapet is still shown raised approximately 5 courses. Staff notes that the neighboring property owner stated at public hearing that they were no longer concerned about the owner or their intention, but they were still concerned about the precedent, and that the applicant informed them they no longer intended to raise the parapet. Since these drawings do show the parapet raised by approximately 5 courses, staff requests that the applicant clarify whether the parapet height will be altered so the Commission can decide if they find this approvable or not.

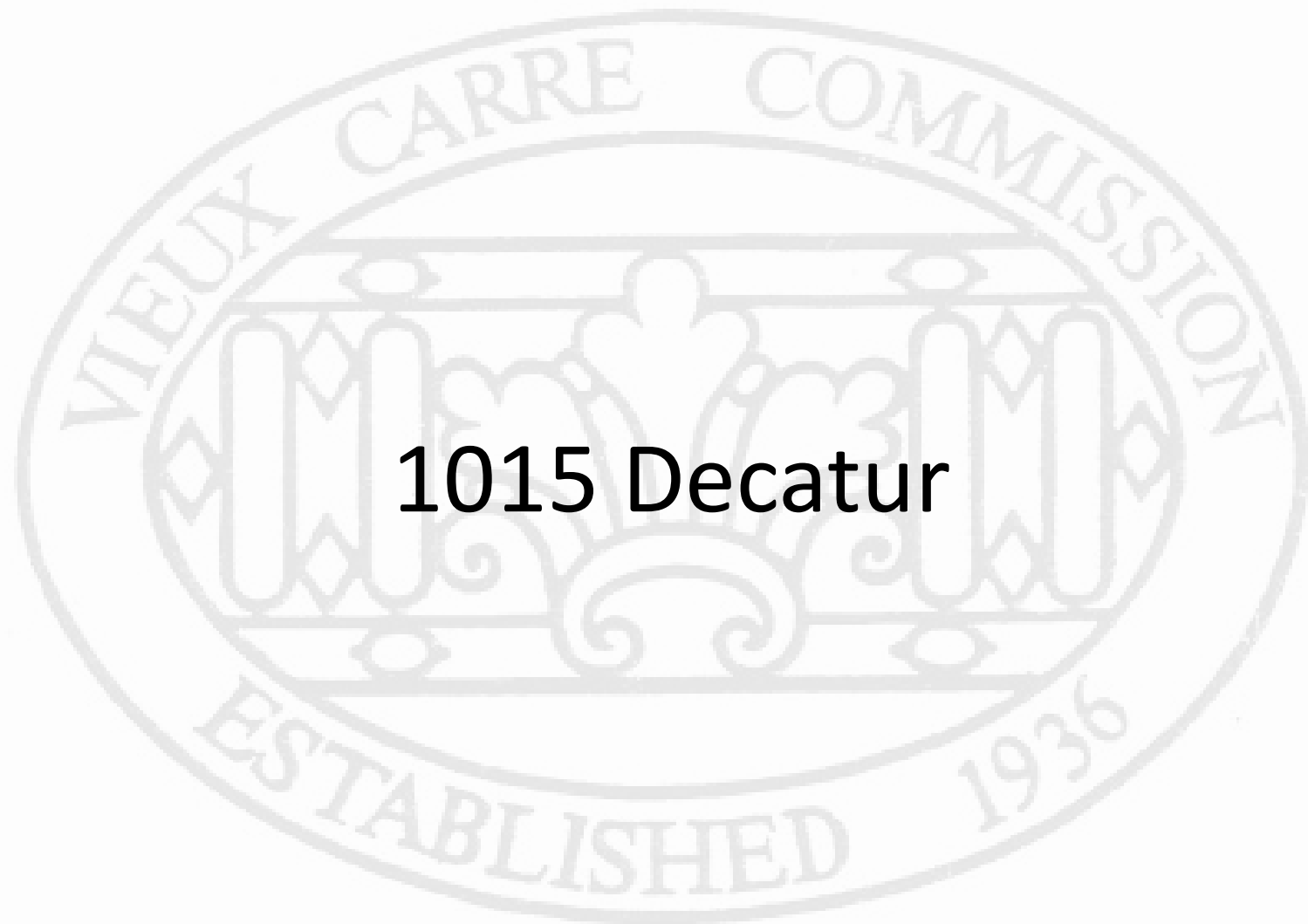
Since this is an exterior, activated, elevated space, staff remains concerned about missing the Design Guidelines criteria that a roof deck is not recommended for a building less than three full stories in height, particularly considering its location in the VCR-1 overlay district. Given the potential impact on the *tout ensemble*, which could continue well into future years after the current ownership no longer possesses the building, staff did not find the roof deck sufficiently compatible with the Design Guidelines. On 11/09/2022, the Committee moved to **conceptually approve** the roof deck as proposed and has forwarded a **positive recommendation** to the Commission.

**VIEUX CARRÉ COMMISSION ACTION:**

01/18/2023



**New Business**



**1015 Decatur**

ADDRESS:	1015 Decatur	APPLICANT:	Precision Contractors
OWNER:	Rahim Rashkbar	SQUARE:	20
ZONING:	VCC-1	LOT SIZE:	2987 sq. ft.
USE:	Commercial	OPEN SPACE-	
DENSITY-		REQUIRED:	896 sq. ft.
ALLOWED:	4 units	EXISTING:	0 sq. ft.
EXISTING:	Unknown	PROPOSED:	No change
PROPOSED:	No change		

**ARCHITECTURAL / HISTORICAL DESCRIPTION:**

One of three buildings constructed in 1828 by builder Joachim Courcelle for Pierre Laurans, Jean Roques and Cyprien Gros, this three-story brick building has French doors on the first and second floor and double-hung windows (originally also French doors), which open onto a wrought iron balcony, on the third floor. The courtyard area, however, is infilled with brown-rated construction. The 1828 building contract called for each building to have two full stories with an intermediate entresol level and an attic above. The original Transitional style detailing included delicately mullioned transoms, interior arched alleyways, five rear windows and 2-story rear service buildings with a two-story ell connecting it to the main building.

Main and rear buildings – Green  
Covered patio -- Brown.

**Vieux Carré Commission Meeting of** **01/18/2023**

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**DESCRIPTION OF APPLICATION:**

01/18/2023

**Permit # 22-32335-VCGEN**

**Lead Staff: Nick Albrecht**

Proposal to renovate building including the conversion of one existing third-floor double hung window to a side hinged window/door hybrid, per application & materials received 10/25/2022 & 12/07/2022, respectively.

**STAFF ANALYSIS & RECOMMENDATION:**

01/18/2023

The Architecture Committee has conceptually approved this overall renovation which will include renovations to the upper floors of this building which have been underutilized for many years. The proposal includes converting one of the existing third floor walkthrough windows to a door. The Guidelines require Commission level review for this kind of conversion on a green rated building.

Although the applicant originally proposed to remove the window and install new French doors, after recommendations from the Committee, the proposal has changed to installing essentially a side hinged window that should have a near identical appearance to the existing window but function as a typical side hinged door.

Although originally done without a permit, a similar side hinged window-door hybrid was approved for retention previously at 333 Bourbon St. and a photograph of that condition has been included in the presentation as an example of the finished appearance. Staff believes that this faux window condition will appear nearly identical to a normal window when the “door” is closed and that this condition may be more easily reversible in the future if desired.

Staff recommends approval of the window to door conversion as proposed with any details to be worked out at the staff level.

**VIEUX CARRÉ COMMISSION ACTION:**

01/18/2023



**Architecture Committee Meeting of****12/06/2022****DESCRIPTION OF APPLICATION:**  
**Permit # 22-32335-VCGEN**

12/06/2022

**Lead Staff: Nick Albrecht**

Proposal to renovate building including the installation of synthetic decking and conversion of one existing third-floor window to new French doors, per application & materials received 10/25/2022 & 11/21/2022, respectively.

**STAFF ANALYSIS & RECOMMENDATION:**

12/06/2022

The applicant has made some significant changes to the proposal since this application was deferred at the 11/09/2022 meeting. There is no longer a railing proposed at the second-floor entresol level. The doors to access this area are still shown as functional so it is unclear if there will be a future proposal for a railing. The doors at this level are noted as being repaired except for one leaf that is noted as needing to be replaced to match existing. The proposal still includes the removal of the existing sheet metal at this level and restoration of existing tongue and groove deck boards. If this is truly more of an overhang than a deck surface, staff questions if the existing sheet metal is more appropriate than exposed wood deck boards.

At the third floor, the applicant now proposes to retain windows in the two outer openings. These openings are noted as having the upper sashes repaired and the lower nine lite sashes replaced to match existing. The existing window of the center opening is proposed to be removed completely and new French doors with a transom window installed. Staff questions if installing a transom window in this opening would be successful or if having French doors the full height of the opening without a transom would be better. Alternatively, the Committee has recently commented about the possibility of joining and side hinging the window sashes to open as a door but retain the window appearance when the "door" is closed.

All other work appears to be as previously proposed or staff approvable. Staff welcomes the changes included in this proposal but requests commentary from the Committee regarding the top material of the second-floor overhang (metal vs finished tongue and groove boards) and the proposed window to door and transom conversion at the third floor.

**ARCHITECTURAL COMMITTEE ACTION:**  
**Draft**

12/06/2022

Mr. Albrecht read the staff report with Ms. Harmon and Mr. Brown present. Ms. Harmon stated that she agreed with staff and that they were fine with eliminating the transom, joining the two leaves and that they would rather have the wood decking. Mr. Bergeron asked about the window as a door on the third floor. Ms. Harmon stated that she had misunderstood but they would be fine with that, perhaps 6/9 but a swinging door.

There was no public comment.

Mr. Bergeron made the motion for conceptual approval of the window to door conversion with details at staff and the conceptual approval of the tongue and groove overhang. Ms. DiMaggio seconded the motion and the motion passed unanimously.

**Architecture Committee Meeting of****11/09/2022****DESCRIPTION OF APPLICATION:**  
**Permit # 22-32335-VCGEN**

11/09/2022

**Lead Staff: Nick Albrecht**

Proposal to renovate building including the installation of a railing at the second-floor entresol level, the installation of synthetic decking, and conversion of existing third-floor windows to new French doors, per application & materials received 10/25/2022.

**STAFF ANALYSIS & RECOMMENDATION:**

11/09/2022

A separate application was reviewed back at the 07/26/2022 meeting which included some of the same work now proposed under this new application.

**Rear Dormer**

The proposed work primarily occurs on the Decatur St. elevation with the exception of one note on the proposed roof plan at the rear dormer that reads, retain existing dormer, restore to match front per details. Staff notes that this property was previously cited for an inappropriate rear dormer window. The window was denied for retention at the 02/11/2020 Architecture Committee meeting but no permits were issued to correct this violation. Staff questions if it is the intent of the applicant to install a new appropriate six over

six window at this dormer.

### **Entresol Gallery**

The remainder of the work is proposed for the Decatur St. elevation and includes some significant changes. The history of this building notes that it, along with 1005 and 1011 Decatur, were all built to have two full stories with an intermediate entresol level. An 1852 plan book drawing of 1005 Decatur shows how that building, and likely 1015 Decatur, originally would have looked. No railings are seen at the entresol level from the time of its construction until 1970 for 1005 Decatur and 1979 for 1011 Decatur. The entresol level feature was historically an awning, possibly walkable to allow for unloading of materials from the street directly into the entresol level, but it was never meant or used as a leisure area for any of these buildings until the 1970s.

Staff did locate records that the VCC reviewed and approved the installation of a railing at 1011 Decatur St. in 1977, calling it, “certainly a twentieth century solution” but was unable to locate any records for the installation of the railing at 1005 Decatur. Regardless, staff does not feel that these existing conditions warrant the repeating of mistakes of the past.

The Guidelines state that, “*in select cases, the VCC might approve the installation of a new balcony, gallery, porch, or overhang provided that:*

- *There is documentary evidence supporting a balcony, gallery, porch, or overhang previously existed*
- *The installation is appropriate for the building type*
- *The installation does not destroy or conceal an important architectural feature of detail*
- *The proposed design is compatible in size, scale, and design to the building and surrounding streetscape.” (VCC DG: 08-9)*

Staff does not find that this proposal satisfies any of these listed requirements.

The plans note the removal of sheet metal membrane and wood deck boards and the replacement with new Aeratis synthetic boards. This existing construction is more typical of an overhang rather than a typical gallery. Perhaps a proposal that was less heavy handed than converting the existing overhang completely to a gallery feature may be a better solution.

### **Entresol Doors**

The applicant proposes to replace the existing entresol level French doors with new matching French doors. French doors are seen in these locations in a 1948 photograph, interestingly also with metal screens, but the plan book drawing of 1005 Decatur shows six over six windows at this level, at least in one opening. The doors do not appear to be in particularly bad condition so staff would recommend repair of the doors rather than replacement.

### **Third-Floor Door Conversion**

At the third-floor level, the applicant proposes to remove the existing six over nine windows and to install new French doors with a transom above in each of the openings. The plan book drawing of 1005 Decatur St. shows this level as having French doors in at least the middle opening; however, staff found no documentation of French doors ever existing at the third floor of this building. The plans note that these existing windows are slip head windows leading staff to believe that this is very likely an original condition given the amount of masonry work that would have been necessary to convert French doors to slip head windows. Therefore, staff recommends revisions to this aspect of the proposal, suggesting that the conversion of only one opening may be more welcome than the conversion of all three openings.

### **Summary**

Although staff welcomes the renovation of this building which has been underutilized on its upper floors for many years, staff is very concerned about aspects of the proposal that would completely change the original character of this building. Staff requests commentary from the Committee regarding the proposal, particularly at the entresol level.

### **ARCHITECTURAL COMMITTEE ACTION:**

11/09/2022

#### **DRAFT**

Mr. Albrecht read the staff report with Ms. Harmon and Mr. Brown present on behalf of the application. Ms. Harmon commented that at the third floor they would be happy to do one pair of French doors and repair the other windows. Ms. Harmon continued noting that the sister buildings had converted their overhangs to galleries and that they would be happy to repair the existing second floor doors rather than replace. Mr. Bergeron noted that the Committee had previously discussed side hinging a window at another property to function as a door and questioned if that could be done here. Mr. Brown stated that could be done.

Regarding the roof work, Ms. Harmon commented that the intention was to replace the dormer window on the rear to match the front dormer.

Mr. Fifield noted that the entresol is generally not an occupied level and that he was having trouble with that aspect from an architectural point of view. Mr. Fifield stated that it was confusing the traditional use of the floor.

Erin Holmes, representing VCPORA, expressed opposition to the railing at the entresol level. Ms. Holmes noted that there were only 18 entresol type buildings in the French Quarter and that it was a unique building type to New Orleans.

Nikki Szalwinski, representing French Quarter Citizens, expressed support and agreement with Ms. Holmes comments, adding that this was an opportunity to how this building historically functioned.

Mr. Bergeron moved to defer the application to revise the proposal based on the discussion at the meeting. Mr. Fifield seconded the motion, which passed unanimously.

### **Architecture Committee Meeting of**

**07/26/2022**

### **DESCRIPTION OF APPLICATION:** **Permit # 22-20581-VCGEN**

07/26/2022

**Lead Staff: Nick Albrecht**

Proposal to stucco exposed bricks of second and third floor and proposal to convert existing third floor windows to French doors, per application & materials received 07/11/2022.

### **STAFF ANALYSIS & RECOMMENDATION:**

07/26/2022

#### **Stucco**

Sometime between 1948 and 1964 the upper two floors of this building lost the majority of the previously existing scored stucco. There are photographs from 1948 and earlier which clearly show this building as fully stuccoed and the neighboring matching buildings at 1011 and 1005 Decatur still retain a fully stuccoed front elevation. Given the historic precedent and the added protection the application of correctly mixed and applied stucco offers, staff finds the application of scored stucco approvable. Staff requests documentation from the applicant indicating the score pattern and stucco details at openings prior to permit issuance.

#### **Window Conversion**

The second aspect of the proposal is the conversion of the existing third floor six over nine windows to new French doors with transom windows. This proposed new millwork would be modeled from the existing at 1015 Decatur St. Staff notes that the existing windows in these openings have badly degraded in just the past three years. Historic photographs all show the existing six over nine windows in these openings.

Interestingly, the sister building at 1005 Decatur St. is seen with the transom windows and doors in these comparable openings as early as 1947 and seemingly in a plan book drawing dated to 1852. However, there is no indication that the similar openings at 1015 Decatur ever had this type of millwork. The Guidelines do not allow for this type of conversion of a window to a door. (VCC DG: 07-9 & 07-13) Staff finds it particularly troubling that the proposal is to convert all three opening from windows to doors. Staff suggests that the conversion of only one of the openings to a door and the restoration of the windows in the other two openings may be more palatable.

#### **Summary**

Staff recommends approval of the proposed stucco application and deferral of the proposed new French doors.

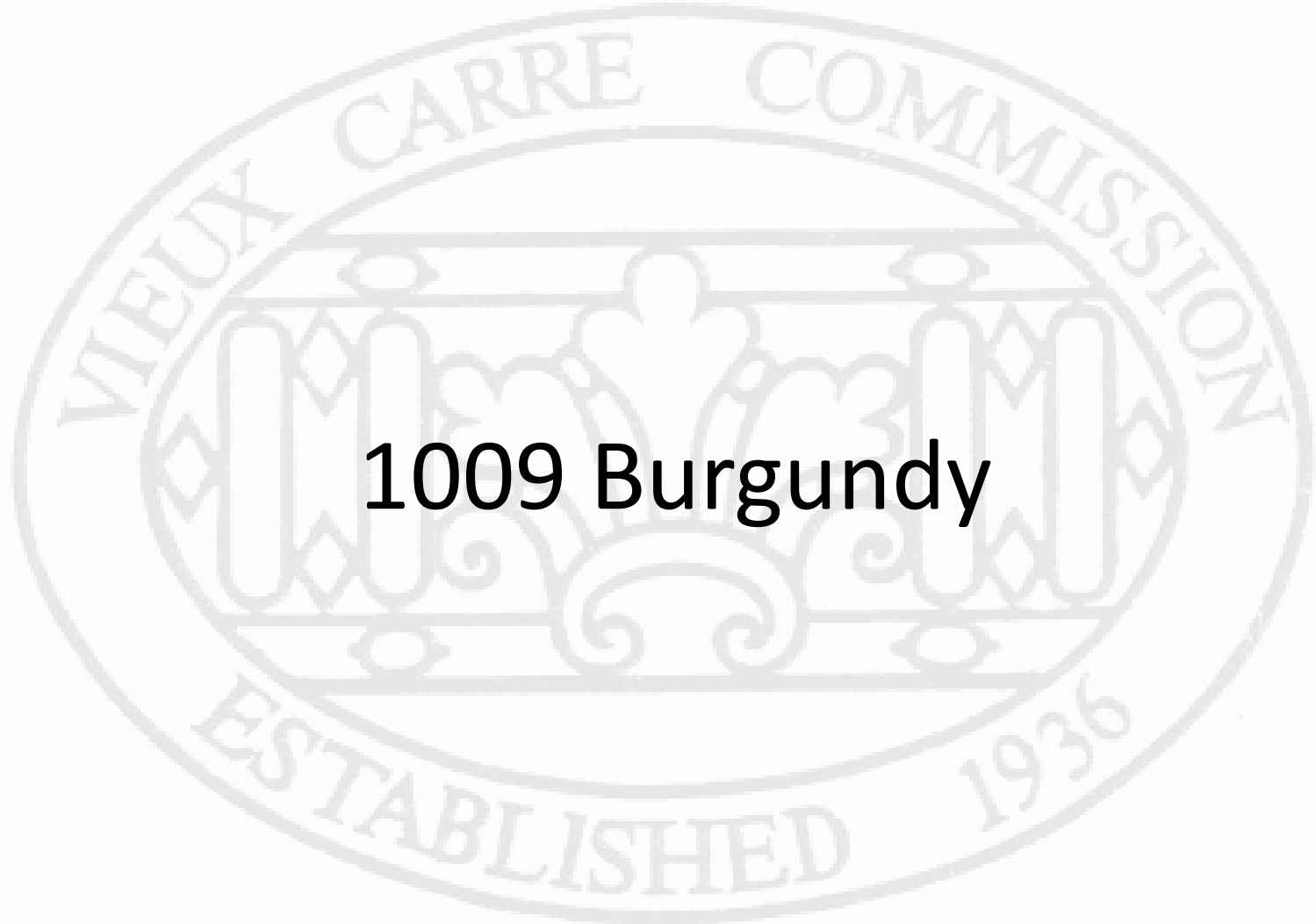
### **ARCHITECTURAL COMMITTEE ACTION:**

07/26/2022

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

There was no public comment.

Mr. Bergeron made the motion for the conceptual approval of the stucco with details at the staff level and the deferral of the window conversion. Ms. DiMaggio seconded the motion and the motion passed unanimously.



**1009 Burgundy**

ADDRESS: 1009 Burgundy  
 OWNER: Jeffery C Collins  
 ZONING: VCR-1  
 USE: Residential

APPLICANT: Michael Reid  
 SQUARE: 105  
 LOT SIZE: 4090 sq.ft.

DENSITY- ALLOWED: 3 Units  
 EXISTING: 1 Unit  
 PROPOSED: No change

OPEN SPACE- REQUIRED: 880 sq.ft.  
 EXISTING: 1887 sq.ft.  
 PROPOSED: 1777.5 sq.ft.

**ARCHITECTURAL/HISTORICAL DESCRIPTION:**

Rating:  
Main building **Green:** of Local Architectural or Historical Importance.  
Rear building **Yellow:** contributes to the character of the district.  
Link addition at rear of main building **Brown:** of no Architectural or Historical importance.

Constructed circa 1856, this masonry two-story townhouse is a late example of the Greek Revival style. It features a side-hall floor plan; square-headed, double-hung windows; side gables; and a recessed entrance with simple pilasters and entablature. Its covered balcony, fashioned in cast iron, is similar to ones seen on a number of buildings that date from the 1850s.

An unrated section of infill construction (ca 1990) currently links the main structure to the two story service building on the upriver side of the property. There appears to be a further unrated addition at the Rampart Street end of the service building.

**Vieux Carré Commission Meeting of** **01/18/2023**

**DESCRIPTION OF APPLICATION:** 01/18/2023  
**Permit # # 22-12103-VCGEN** **Lead Staff: Erin Vogt**

Proposal to construct new storage shed and install generator on roof, per materials received 04/12/2022 & 11/02/2022, respectively.

**STAFF ANALYSIS & RECOMMENDATION:** 01/18/2023

*See Staff Analysis & Recommendation dated 11/16/2022.*

**VIEUX CARRÉ COMMISSION ACTION:** 01/18/2023

**Vieux Carré Commission Meeting of** **11/16/2022**

**DESCRIPTION OF APPLICATION:** 11/16/2022  
**Permit # # 22-12103-VCGEN** **Lead Staff: Erin Vogt**

Proposal to construct new storage shed and install generator on roof, per materials received 04/12/2022 & 11/02/2022, respectively.

**STAFF ANALYSIS & RECOMMENDATION:** 11/16/2022

The applicant proposes to demolish a small, non-historic shed, construct a larger storage shed in the same location and install mechanical equipment, including a generator, on the roof of the new construction. An adjacent, non-historic brick fence will be increased in height.

The new storage shed will be installed on the Burgundy side of the rear service ell and addition, and is shown sharing a wall with the adjacent detached dependency at 1011 St. Philip. It measures approximately 12'-0" x 9'-0" and will have brick and VCC stucco walls and a five-ply built up roof system. A single louvered wood door, detailed to match the shutters installed by Frank Masson in a previous renovation, will be installed to provide passive ventilation on the inside of the storage building, with a leaded copper awning above. The applicant stated that there is a three-wythe brick wall separating the new building from 1011 St. Philip, with a Brick Industry Association sound transmission class of 59; he estimates that "the sound transmission through the party wall should be roughly 11 dB, which is less than 25 dB whisper." The structural system runs in the opposite direction so the new structure will not bear on the neighboring historic dependency.

The Design Guidelines state that "new construction in the Vieux Carre is a sensitive matter. As such, six to eight weeks is the minimum time required from the submission of a complete application for new construction and/or an addition until the issuance of a permit." (VCC DG: 14-2] Full Commission review is required for new construction for secondary buildings and structures, such as this storage shed. Staff notes that setbacks from the property line are not required in the French Quarter by the CZO, but construction against an adjacent building must be carefully undertaken. Since the shed will not be conditioned but passively ventilated through a louvered door and roof vent, there should not be any changes in temperature, or humidity concerns for the adjacent building. The provided survey shows the rear dependency wall is entirely on the 1009 Burgundy property.

Regarding construction of a new secondary building, the Design Guidelines state:

**SECONDARY BUILDINGS & STRUCTURES GUIDE**

**THE VCC REQUIRES:**

- Maintaining a historically and/or architecturally significant secondary building or structure as carefully as the principal building

**THE VCC RECOMMENDS:**

- Designing a new secondary building or structure to complement the period and style of the principal building and other buildings on the site – This includes using similar form, materials, colors and simplified detailing
- Locating a secondary building or structure, including a garage, storage building, shed, animal shelter or pool house away from the principal entrance or street elevation
- Constructing a new secondary building in a manner that does not damage other resources on the site and respects the footprints and foundation of all prior secondary structures, as well as potential archaeological resources
- Adapting a functionally obsolete building for new use such as converting a service building into additional living space or a shed into a laundry facility
- Referencing the *Small Structures, Sheds & Enclosures, Guidelines for Site Elements & Courtyards*, page 10-10, for structures or enclosures under 100-square feet in size

**THE VCC DOES NOT RECOMMEND:**

- Constructing a new secondary building or structure in a location that is highly visible from the street when a less prominent location is available

**THE VCC DOES NOT ALLOW:**

- Demolishing a Purple, Blue, Green, Pink or Yellow secondary building or structure – All alternatives to demolition must be explored
- Adding a pre-manufactured or metal shed, carport, enclosure or outbuilding

The Committee found the proposed storage shed to meet the requirements and recommendations established for new construction by the VCC, per chapter 14. [chart above: VCC DG: 14-19] Staff noted that the Guidelines for new construction do not directly address new construction against an adjacent historic wall, but it does specify that demolition of a structure that shares a party wall with an adjacent site should include details of a plan to protect the adjacent property. The Committee included a proviso in their motion that a temporary protection plan must be submitted. The applicant has submitted a plan referencing the National Park Service *Preservation Tech Notes* for the temporary protection of historic structures during adjacent construction, which involves extensive documentation, surveying, communication, and protection measures such as the use of hand tools or only small power tools.

While not required by the Design Guidelines, staff is aware that generator setbacks are required by Zoning and Plan Review to ensure life safety. Safety and Permits Plans Examiner Meghan Murphy reviewed their previous permit application and informed staff of the following placement requirements at that time. The proposed generator placement nearly meets all clearance requirements, but will need to move 3" away from St. Philip to provide 2'-0" clear space to the sky between the generator and the adjacent dependency wall. Both the generator and the proposed HVAC condenser will be installed on

Thybar vibration isolation curbs to inhibit noise and vibration. The equipment will be hidden behind lattice screening on the Ursulines side and a brick parapet on the Burgundy side. The generator is a Generac model. Sound emissions are noted by the manufacturer as 61 dBA at 23' in exercise mode, and 70 dBA at 23' when operating at normal load. At the neighboring property owner's request, the applicant investigated use of a sound shield for the unit, but found that Kohler and Generac do not offer them for residential units of this size.

The Committee recommended **conceptual approval** of the new shed and equipment, with provisos that:

- the structural details must be reviewed by the Committee, and
- a plan must be submitted for protection of the neighboring building, with the overall new construction proposal to be forwarded to the Commission.

If found approvable by the Commission, the application will be forwarded to the Committee for final review of these items prior to permit.

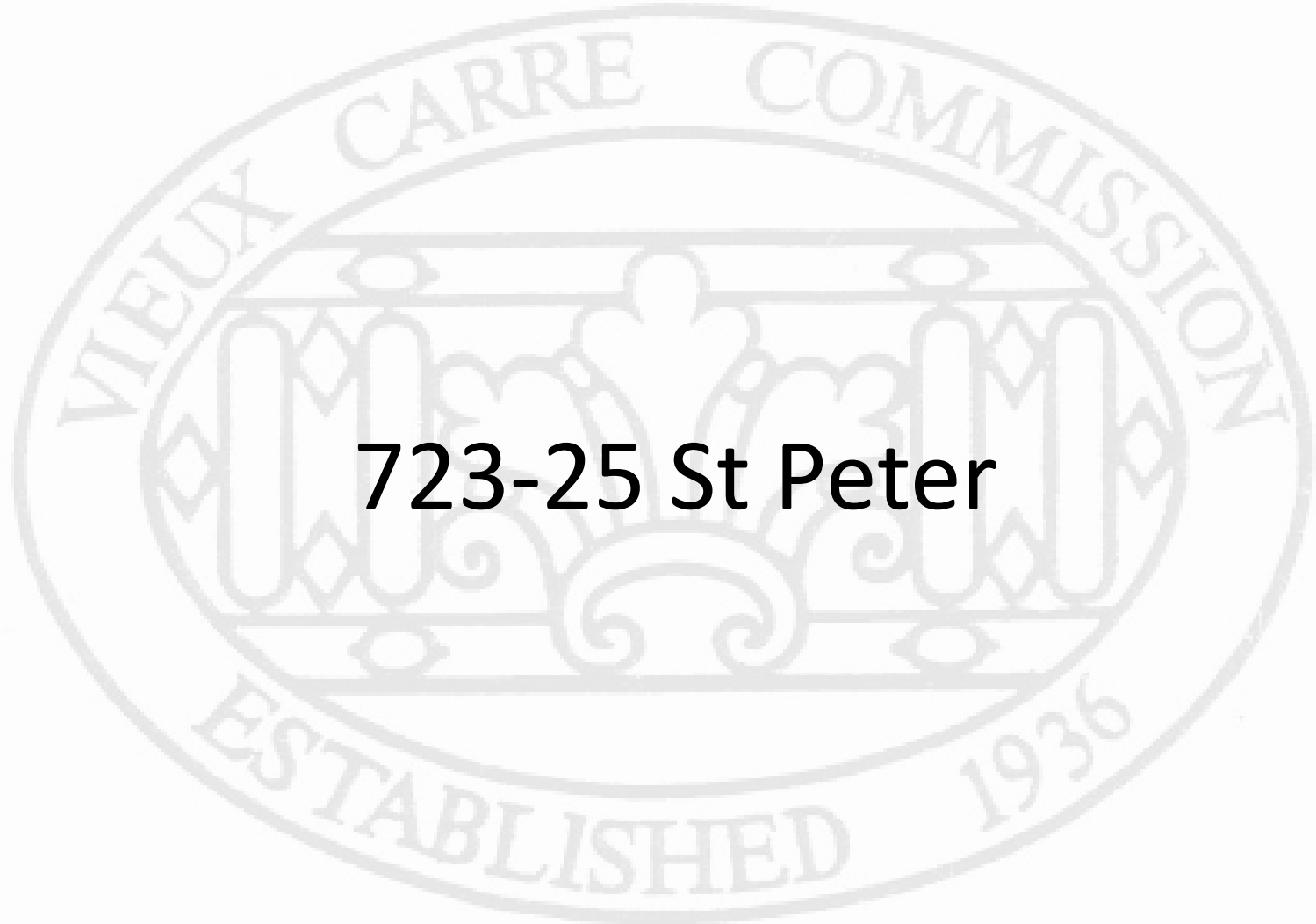
**VIEUX CARRÉ COMMISSION ACTION:**

11/16/2022



# Change of Use Hearing





723-25 St Peter

ADDRESS:	723-25 St. Peter Street		APPLICANT:	Emily Flagler, Architect, LLC
OWNER:	FQ Voodoo LLC		SQUARE:	60
ZONING:	VCC-2		LOT SIZE:	– sq. ft.
USE:	Commercial		OPEN SPACE:	
DENSITY:			REQUIRED:	– sq. ft.
ALLOWED:	Unknown		EXISTING:	Unknown
EXISTING:	None		PROPOSED:	No change
PROPOSED:	No change			

**ARCHITECTURAL/HISTORICAL DESCRIPTION OF PROPERTY:**

Main building & service building: **Green**, of local architectural and/or historic significance.

A c. 1817 double masonry Creole cottage with dormers with arched glazing and a detached 2-story service building.

**Vieux Carré Commission Meeting of** **01/18/2023**

**DESCRIPTION OF APPLICATION:** 01/18/2023  
**Permit #22-30724-VCGEN** **Lead Staff: Erin Vogt**

Proposal to modify alley gate and install light fixtures in conjunction with a **change of use** from *retail* to *restaurant (standard)*, per application & materials received 10/11/22.

**STAFF ANALYSIS & RECOMMENDATION:** 01/18/2023

*See Staff Analysis & Recommendation dated 11/16/2022.*

**VIEUX CARRÉ COMMISSION ACTION:** 01/18/2023

**Vieux Carré Commission Meeting of** **11/16/2022**

**DESCRIPTION OF APPLICATION:** 11/16/2022  
**Permit #22-30724-VCGEN** **Lead Staff: Erin Vogt**

Proposal to modify alley gate and install light fixtures in conjunction with a **change of use** from *retail* to *restaurant (standard)*, per application & materials received 10/11/22.

**STAFF ANALYSIS & RECOMMENDATION:** 11/16/2022

Very little exterior work is being proposed in conjunction with this change of use, as no cooler or hood vents will be installed. The kitchen will be located on the first floor of the rear dependency, where no work is proposed. In the courtyard, brick pavers will be removed and reinstalled to allow for the installation of subsurface electrical service. A metal gate at the rear of the Royal-side alley will be removed. The jamb of the wooden front gate on this side will be modified to allow the gate to swing out for egress. Staff notes that the Departments of Property Management and Public Works will have to review and approve this change, as it will swing into the public right of way.

Two small light fixtures are shown installed on the Royal elevation of the main building, over the alleyway. Fixture specs and lamping information must be submitted for review, but can be handled at staff level. Staff notes that the applicant indicated that existing historic millwork will be restored by modifying the interior, as the rear dormers and doors on the Royal and Chartres elevations were blacked out with unpermitted paneling on the interior.

Multiple demolition by neglect violations are present on this property and additional work without permit violations were discovered during a recent site visit, which was the first time VCC staff had inspected the full site since 2011. The property recently changed hands, and the new owner stated intent to address these violations, but they will not be handled as part of this scope of work as they are unrelated to the proposed change of use.

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.*

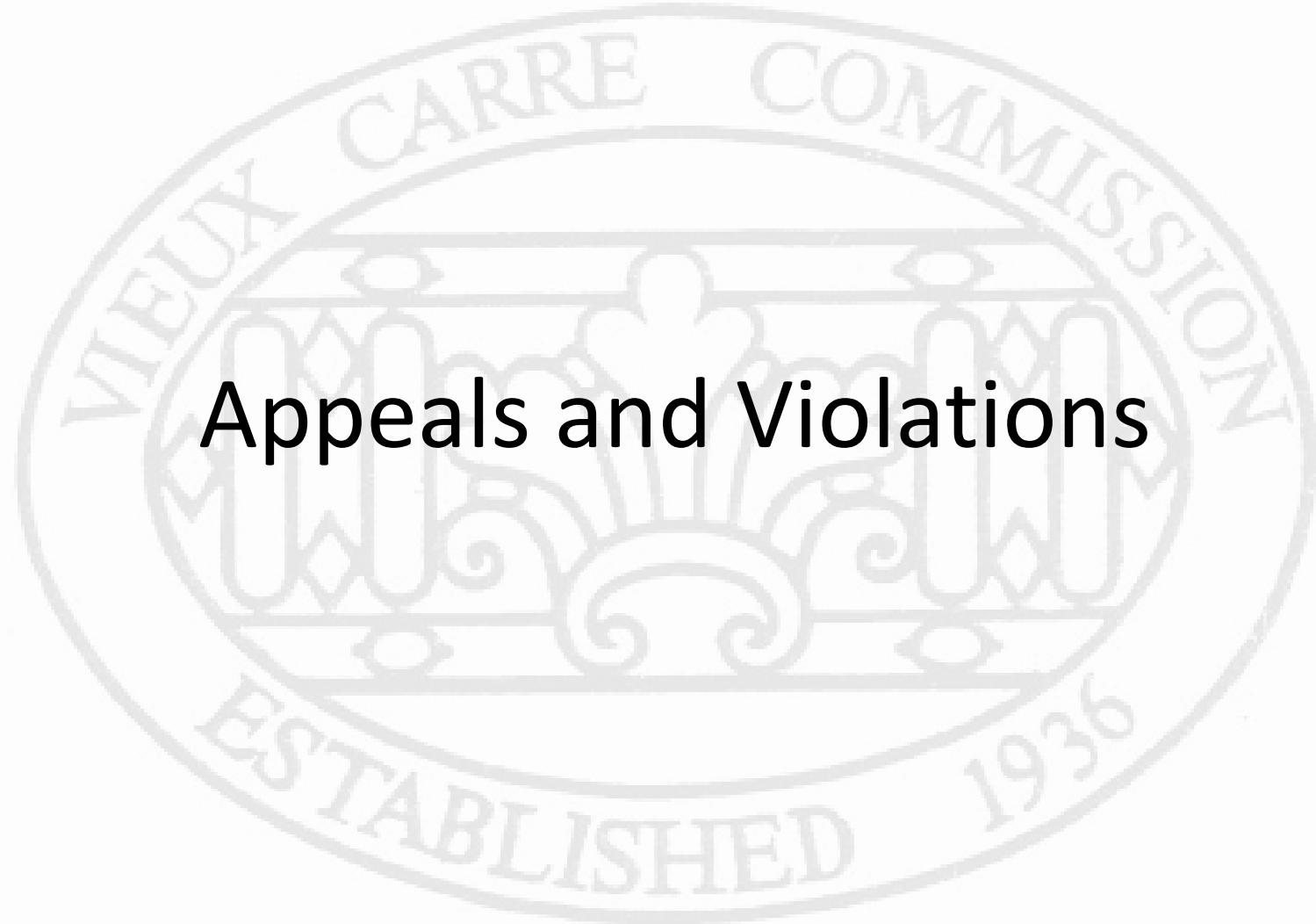
*[...] Where any change in exterior appearance is contemplated, the Vieux Carré Commission shall hold a hearing, and if it approves such change, it shall issue a special permit to continue the same use, or for any other use not otherwise prohibited in the district, subject to the following conditions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

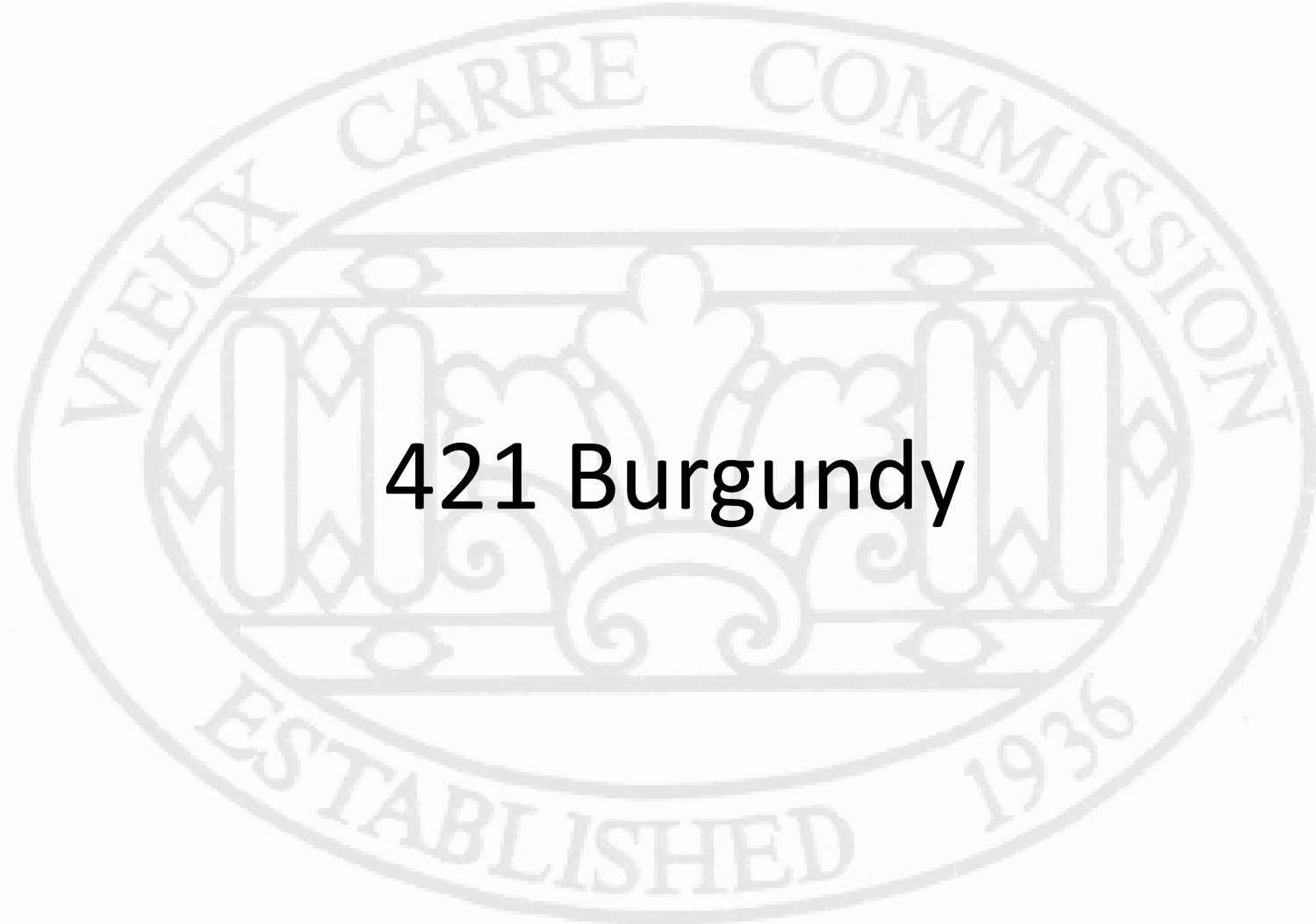
The Committee found the work **conceptually approvable**, with lighting to be handled at staff level and with clear notes indicating which openings on the side elevations will be restored to remove interior paneling. Since the work in conjunction with the **change of use** is much less invasive than typically needed for a *restaurant (standard)*, the Committee recommends the Commission forward a **positive recommendation** to the Director of Safety and Permits.

**VIEUX CARRÉ COMMISSION ACTION:**

11/16/2022



# Appeals and Violations



**421 Burgundy**

ADDRESS:	421 Burgundy Street	APPLICANT:	Ernest Goodwin William
OWNER:	Scott Brown, et. Al	SQUARE:	98
ZONING:	VCR-1	LOT SIZE:	2,708 sq. ft.
USE:	Residential (Condominiums)	OPEN SPACE-	
DENSITY-		REQUIRED:	812 sq. ft.
ALLOWED:	3 Units	EXISTING:	679 sq. ft.
EXISTING:	6 Units	PROPOSED:	No Change
PROPOSED:	No Change		

### **ARCHITECTURAL / HISTORICAL DESCRIPTION OF PROPERTY**

Rating: Green - of local architectural and/or historical importance.

One of two 2½ story brick buildings in the Greek Revival style built by builder Francis Gott in 1840. The building has an attached service ell and a detached building at the rear of the property. Its details include attic frieze windows, double-hung windows on the first and second floors, a carriageway entrance, and a post-supported cast iron gallery that was added after the original construction date.

**Vieux Carré Commission Meeting of** **01/18/2023**

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**DESCRIPTION OF APPLICATION:** 01/18/2023  
**Permit # 22-31875-VCPNT** **Lead Staff: Nick Albrecht**

Proposal to install alternative roofing material to natural slate as per application & materials received 10/21/2022.

**STAFF ANALYSIS & RECOMMENDATION:** 01/18/2023

*See Staff Analysis & Recommendation of 11/16/2022.*

**VIEUX CARRÉ COMMISSION ACTION:** 01/18/2023

**Vieux Carré Commission Meeting of** **11/16/2022**

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**DESCRIPTION OF APPLICATION:** 11/16/2022  
**Permit # 22-31875-VCPNT** **Lead Staff: Nick Albrecht**

Proposal to install alternative roofing material to natural slate as per application & materials received 10/21/2022.

**STAFF ANALYSIS & RECOMMENDATION:** 11/16/2022

Staff placed a stop work order at this property back on September 30, 2022, as roof work was observed and no permits were in place. In discussions with the applicant, it was revealed that a contractor had been hired to install a new slate roof, the contractor removed the existing roof, the majority of the funds were paid to the contractor, and the contractor disappeared before the installation of the new roof. The insurance company for the property had paid a large sum intended for the replacement roof but that money was paid to the contractor who did not complete the job. The property owners have hired an attorney and are taking action to attempt to recoup money from the contractor but in the meantime the entire property is sitting with only underlayment acting as roofing. It is unclear when or if any money may be recovered.

A permit was issued back in September 2000 for the installation of a new natural slate roof but evidently this work was not done at that time. A permit was then issued in 2013 to replace broken or missing Fire Free synthetic slates with new natural slate shingles. Typically, once repairs are begun using natural slate the expectation is for the entire roof to eventually be replaced with natural slate. Being a green-rated property that did not have a full slate roof, the Guidelines specify that any new roof should be traditional slate, contemporary slate, or a cement, slate-type shingle.

Given the series of events with the contractor and funding for this project, the applicant is seeking a hardship and proposes to install an alternative material. The applicant has stated that they do not have the funds available to pay for a new slate roof. No specifics were presented in the submittal except for the

mention of receiving an estimate for a standing seam metal roof that may be within budget for the condo association. In discussions with the applicant the installation of a non-cement, slate type shingle, such as DaVinci Inspire has also been mentioned. Inspire shingles are an approvable material for yellow and lesser rated buildings but is not an approvable for a green-rated building, such as this one. It is unclear what the price difference would be between this material and an approvable slate or cement, slate type shingle would be.

Staff surveyed the visibility of these roofs and found that the Burgundy facing slope of the main building was not visible from the street, although it is likely visible from neighboring properties. The rear slope of the main building is visible from N. Rampart and the roof of the service ell is visible from Conti. Additionally, staff notes that both the main building and rear building form continuous roof slopes with the neighboring building at 425 Burgundy St. The neighboring 425 Burgundy was previously permitted for the installation of a new slate roof in 2019. If an alternative material is installed at 421 Burgundy, it is unclear how these two materials would meet and transition.

Staff is concerned that if a lesser material is approved for installation on a temporary basis, it may be difficult to enforce the end date of any such temporary approval. In the interest of the preservation of the building, staff would like to see this building be fully watertight as soon as possible, but given the requirements of the Guidelines any material less than a cement, slate-type shingle is not approvable for installation on these roofs. Staff requests commentary from the Commission regarding this proposal.

**VIEUX CARRÉ COMMISSION ACTION:**

11/16/2022

This item was deferred due to time constraints on the meeting.



**Old Business**





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 19<sup>th</sup> 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**

**01/17/2023**

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

01/17/2023

**Lead Staff: Nick Albrecht**

Proposal to shore the St. Ann elevation of the main building, demolish the front masonry wall, construct new foundation, and reconstruct the St. Ann elevation, per application & materials received 07/27/2021 & 12/21/2022, respectively.

**STAFF ANALYSIS & RECOMMENDATION:**

01/17/2023

This application was previously before the full Commission at the 09/17/2022 meeting where the Commission voted to defer the proposal until adequate documentation was provided. Such drawings were provided and reviewed at the 01/10/2023 Architecture Committee meeting. Staff notes that the current plan set includes significant additional drawings and details for the existing and proposed conditions. This includes much more detailed elevation drawings of the existing and proposed conditions with numerous notes and several details of existing window and door headers and footers. Some additional details that may still need to be documented include the partial cornice above the gallery roof on both sides of the building.

The Committee requested an updated engineer’s letter, and one was submitted to staff on 01/17/2023. The letter references the initial inspection made by the engineer on 10/27/2020 as well as a site visit on 07/13/2022. No changes were made regarding the recommendations found in the letter compared to previous iterations. The engineer notes the damage to the footing of the front wall and movement in this wall. He calls for the wall to be removed so that a new footing can be constructed, and the wall rebuilt. The letter continues noting that based on visual observations made during the 2022 site visit that the wall is experiencing continued movement.

Overall, staff finds the submitted drawings much more substantial than prior submittals. Given the previous accounts of structural engineer’s regarding the condition of this wall, as well as the submitted updated letter, staff finds it appropriate to move this current proposal of demolition and reconstruction forward to construction documents. Staff recommends that if approved by the Commission, the final construction documents return to the Committee prior to permit issuance. The Committee forwarded this proposal to the Commission with a recommendation for conceptual approval provided that the applicant provide: a demo schedule and schedule regular inspections of the work, samples of mortar color and any bricks to be used for repairs, as well as an updated engineer’s letter. The demo schedule, inspections, and samples have not been provided but can be finalized with the staff following approval. Staff recommends approval of the proposal to return to the Architecture Committee for final review of construction documents prior to permit issuance.

**VIEUX CARRÉ COMMISSION ACTION:**

01/17/2023

**Architecture Committee Meeting of****01/10/2023****DESCRIPTION OF APPLICATION:**

01/10/2023

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

Proposal to shore the St. Ann elevation of the main building, demolish the front masonry wall, construct new foundation, and reconstruct the St. Ann elevation, per application & materials received 07/27/2021 & 12/21/2022, respectively.

**STAFF ANALYSIS & RECOMMENDATION:**

01/10/2023

The current plan set includes significant additional drawings and details for the existing and proposed conditions. This includes much more detailed elevation drawings of the existing and proposed conditions with numerous notes and several details of existing window and door headers and footers. Some additional details that may still need to be documented include the partial cornice above the gallery roof on both sides of the building. The applicant clarified that because of the arrangement of the gallery roof, this detail only exists for a short span. Still, the details of this element should be documented and reproduced.

The side wall detail on the Bourbon side does not match the curved detail of the Dauphine side and the applicant proposes to leave these sides mismatched. Staff finds this appropriate as there is no documentation showing that these wall details previously matched.

Regarding the masonry coursing, staff sees a header course every six courses, at least near the base of the building. This should be confirmed to be consistent throughout the wall and noted on the elevation for the reconstruction.

Overall, staff finds the submitted drawings much more substantial than prior submittals. Given the previous accounts of structural engineer's regarding the condition of this wall, staff finds it appropriate to move this current proposal of demolition and reconstruction forward to the Commission for review. Staff recommends that if approved by the Commission, the final construction documents return to the Committee prior to permit issuance. Staff recommends conceptual approval of the proposal to be forwarded to the Commission for review.

**ARCHITECTURAL COMMITTEE ACTION:**

01/10/2023

**DRAFT**

Mr. Albrecht read the report with Mr. Saxon, Mr. Williams and Ms. Conner present on behalf of the application. Mr. Williams stated that they would be happy to work with staff on the details. Mr. Fifield asked if staff had received an updated structural letter. Both Mr. Block and Mr. Albrecht stated no. Mr. Fifield stated that he would like an updated letter that stated why this situation was unique so as to avoid establishing precedent. Ms. Bourgoigne stated that she believed the last letter to be from 2021. Mr. Saxon agreed.

Ms. DiMaggio stated that her main item was detailed documentation of the façade and that she now felt that these drawings satisfied that requirement. Mr. Bergeron asked if the gallery was to remain in place during the rebuilding. Mr. Saxon stated yes that the gallery and roof would remain in place.

Mr. Bergeron stated that an elevation without the gallery could be helpful in order to see and document what it obscured by the gallery, noting that the gallery may extend behind the gallery roof. Mr. Block asked that the any motion please contain the wording for scheduled inspections and notification to staff if anything changed on site. Ms. DiMaggio asked if it would make sense to ask for a schedule for the demolition. Mr. Block replied that it would and with scheduled inspections of the progress.

Mr. Fifield asked what the plan was for replacing the bricks, noting that they featured a unique "shaved" condition. Mr. Williams stated they would use whole bricks. Mr. Block asked for clarification. Mr. Williams stated they would save and reuse the old bricks. Mr. Block stated that staff would make sure this was in the report and permit and staff could inspect any potential replacement bricks.

Mr. Bergeron made the motion for conceptual approval with the application to be forwarded to the full Commission provided that the applicant provides:

a demo schedule and schedule regular inspections,  
samples of mortar color and any bricks to be used for repairs,  
a new updated structural letter (waiving the 2-week requirement for submittals.)

Ms. DiMaggio seconded the motion and the motion passed unanimously.

**Architecture Committee Meeting of****11/09/2022****DESCRIPTION OF APPLICATION:**

11/09/2022

**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 & 10/26/2022, respectively.

**STAFF ANALYSIS & RECOMMENDATION:**

11/09/2022

This application was deferred at the 09/21/2022 Commission meeting with the request that the necessary architectural drawings and a report documenting if the building was currently static or moving be submitted for review and that an application for bracing be filed immediately.

Staff notes that an application was submitted for bracing the front wall on 10/12/2022. VCC staff issued the VCC permit the same day. The associated building permit for the bracing is still pending awaiting the submittal of a signed contract and clearance from the Department of Public Works. Staff encourages the applicant to satisfy these requirements from the Building Department as soon as possible in order to secure the permit and brace the building.

Regarding the requested drawings and documentation, a simple line drawing was sent to staff on 10/26/2022 but the drawings included no notes or details. Staff returned the drawing the same day and received a revised version with a few notes added. Staff again returned the drawing and requested that the set should include both the existing and proposed conditions. Staff noted in an email to the applicant that, “nothing goes back together quite how it came apart and there are some details that need to be documented so that they can be referenced for reconstruction. Things like the depth or projection of millwork elements in the masonry, details on the masonry cornice at the top of the wall, and any notable brick coursing details.” Staff has not received any additional drawings following this request.

Staff does not see how this project can effectively move forward without this requested information. This is not an uncommon request for a project of this scale. Staff requests commentary from the applicant and Committee regarding the proposal.

**ARCHITECTURAL COMMITTEE ACTION:**

11/09/2022

Mr. Albrecht read the staff report with Mr. Williams, Ms. Conner, and Mr. Saxon present on behalf of the application. Mr. Williams stated that the retails were in progress and that they will show how they will take the building wall apart and keep the gallery intact. Mr. Williams continued that the contractor was ready to pick up the bracing permit and concluded that their intent is to remove the window and doors. Mr. Block noted that the Architecture Committee would need to approve the details and then forward the proposal to the Commission. Mr. Fifield noted the applicant’s unwillingness to expose the foundation.

Commissioner Bergeron noted that the VCC had received another engineer’s report that corroborated the first report and that the Architecture Committee was not really qualified on structural elements. Commissioner Bergeron continued that at the last Commission meeting they acknowledged that two reports said the wall had to come down.

Nikki Szalwinski, representing French Quarter Citizens, stated that she did not think they exposed the foundation and that she was curious how many other projects the engineers worked on with Mr. Williams.

Mr. Saxon stated that the foundation brick corbeling was removed by street contractors. Commissioner Bergeron stated that the submitted drawings need to be as detailed as possible with section cuts and documentation of every single bit of the elevation. Mr. Fifield added the drawings need to have foundation drawings of the new foundation compared to the existing corbeled foundation.

Commissioner Bergeron moved to defer the application to allow the applicant time to further revise the drawings and photo document the conditions. Mr. Fifield seconded the motion, which passed unanimously.

**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

Mr. Albrecht read the staff report with Mr. Williams present on behalf of the application. Mr. Williams gave a history of the project. Ms. Bourgogne read the motion from the last VCC hearing. Ms. DiMaggio asked why there was still no bracing. She went on to say that it was the building owner's responsibility and that this was not in good faith. Mr. Block stated that this was not the VCC's fault, and that staff had been requesting shoring for months- let the record show.

Public comment: Nikki Szalwinski, representing French Quarter Citizens, asked if it is in danger of collapse as the applicant states, where is the requested shoring?

Mr. Bergeron stated that there was a foundational issue here but that the VCC needed a plan for how all of this was to be put back together. Mr. Block stated that he believed the 3<sup>rd</sup> party engineer was acting in good faith, but that staff need a path forward. Ms. DiMaggio stated that she would like to make the same motion as the last meeting with the potential to waive the 30-day layover and immediate bracing applied for and installed. Mr. Block asked for clarification- so deferral but we need drawings? Ms. DiMaggio stated yes. Mr. Williams stated again that they needed conceptual approval before he would do drawings. Ms. DiMaggio stated, "we cannot grant conceptual approval on something that we don't have drawings of."

A roll call vote was taken, and the motion passed with all Commission members voting in the affirmative.

**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 3<sup>rd</sup> 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.

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**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

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.

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**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 3<sup>rd</sup> 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:**

03/22/2022

**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:**

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.

**VIEX 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

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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

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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

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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

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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

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**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 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 used 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 stated 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. Bourgoigne 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.