

VIEUX CARRÉ COMMISSION ARCHITECTURAL COMMITTEE

Mitchell J. Landrieu
MAYOR

CITY OF NEW ORLEANS

Bryan Block
INTERIM DIRECTOR

Architectural Committee meeting of **Tuesday, May 24th, 2016**

Committee Members Present: Daniel Taylor, Nick Musso, Rick Fifield

Committee Members Absent: Dennis Brady, George Hero,

Staff Present: Bryan Block, Interim Director; Renee' Bourgogne, Architectural Historian; Nicholas G. Albrecht, Plans Examiner; Erin Vogt, Plans Examiner; Erika Gates, Building Inspector;

Others Present: Meg Lousteau, Hank Smith, Jeff Harwood, Heidi Rains, Robert Mortenson, Chris Mortenson, Susan Guillot, Betty Norris, Robert Cangelosi, Carol Gnaidy, Kirk Fabacher, Chuck Berg, Jill Shingledecker, Natan Diacon-Furtado, John Williams, Alex Antonovic, Tony Stafford, Jr., Mark Thomas, Henry Hanisee, Nicolette Jones, Jeff Poree, Larry Guice, Jeremire Henderson,

AGENDA

Old Business

336 Decatur St: Mark Thomas, applicant; Joseph C Paciera, owner; Proposal to demolish existing yellow-rated structure and construct new three-story building with rooftop terrace, per application & materials received 07/04/15 & 05/17/16, respectively.

Mr. Albrecht gave the staff presentation with Messrs. Thomas and Hanisee present on behalf of the application. Mr. Musso mentioned the recently released flood elevation requirements. Concerning the BZA requirements, Nicolette Jones, from the City Planning Commission, noted that the BZA staff has received the application, that the hearing will be June 13th, and that the BZA staff was still performing their analysis. Ms. Jones continued that there may be new zoning requirements in place (VCE-1) and that although the BZA did approve a similar proposal in 2013 she couldn't say what the final analysis will be depending on the perceived hardships.

Mr. Musso inquired if Safety & Permits administers the flood plain requirements. Mr. Block responded that it was. Mr. Block asked if there were any other questions regarding the BZA process. Mr. Fifield inquired if the BZA takes into account the galleries over the sidewalk. Mr. Musso noted that the previous proposal was not out that far over the sidewalk. Mr. Fifield continued that the floor area was nearly doubled by the galleries. Mr. Musso noted that this increases the density.

Mr. Taylor noted that the Commissioners stated that build-out at the 4th floor didn't bother them as much as the open, activated 4th floor terrace and, under the current proposal, they will continue to face resistance at the Commission level. Mr. Taylor noted that the proposal has not substantially changed from the previous Commission review.

Mr. Fifield noted that the project should feature architecture of merit and a building to be proud of recommending that the designers need to "sell" the project to the AC and Commission. Mr. Fifield continued that there have been small tweaks but no real changes in design stating that more realized details were needed. Mr. Fifield concluded that there has been little response to the comments of the Commission.

Mr. Fifield moved to **defer** the application pending the BZA review and recommended the applicant consider a redesign of the fourth floor and better detailing of the proposal for the next presentation. Mr. Musso recommended the applicants research the potential new elevation requirements and seconded the motion, which passed unanimously.

511 Toulouse St: Jennifer Rowe, applicant; Apasra Properties, LLC, owner; Proposal to remove courtyard infill, install new courtyard balconies, relocate mechanical equipment, and alter door and window openings, per application & materials received 01/26/16 & 05/13/16, respectively.

Ms. Vogt gave the staff presentation with Mr. Fabacher present on behalf of the application. Mr. Fifield asked if the unusual courtyard railing details were based on another project. Mr. Fabacher stated that they were based on railing found in the courtyard at 629 St. Peter. However, staff noted, and Mr. Fabacher agreed, that the millwork in the courtyard at 629 had been from varying periods of time and were not necessarily appropriate.

Mr. Fifield moved for **approval** consistent with staff recommendations, with final review and permitting to be completed by staff. Mr. Musso seconded the motion, which passed unanimously.

411 Bourbon St: John C. Williams, applicant; Cajun 411 LLC, owner; Proposal to renovate structures and construct second floor addition, in conjunction with a proposed **change of use** from *night club/retail to restaurant*, per application & materials received 01/11/16 & 05/18/16, respectively.

Mr. Albrecht gave the staff presentation with Mr. Williams present on behalf of the application. Regarding the low pitched roof of the rear green-rated building, Mr. Fifield stated that he would prefer to see a metal roof but was willing to leave it up to the staff to determine the feasibility. Mr. Taylor suggested installing a standing seam metal roof over a built up roof.

Regarding the proposed mechanical equipment for the St. Louis side alleyway, Mr. Fifield stated that the equipment should go inside the building.

Mr. Musso moved for **approval** consistent with the recommendations of the staff including relocating the ice machine, sink, and metal shelving to the interior of the building, and installing a low profile metal roof on the one-story portion of the rear building to be worked out with staff. Mr. Fifield seconded the motion, which passed unanimously.

508 Toulouse St: Kirk Fabacher, applicant; 508 Toulouse Development, LLC, owner; Proposal to install new awning and additional business signage, per application & materials received 01/26/16 & 05/13/16, respectively.

Ms. Vogt gave the staff presentation with Mr. Fabacher present on behalf of the application. Mr. Fabacher informed the Committee that the unpermitted awning had been replaced within guidelines, and that the owners were only seeking to install a small sign beneath the awning. Mr. Musso stated that he didn't find it inappropriate, if zoning would be willing to approve the sign due to the use of two different buildings. Mr. Musso recommended that Zoning Administrator Edward Horan be consulted.

Mr. Musso moved to **approve** "Option 2," the small sign installed below the existing, approved awning, contingent upon approval by Zoning. Mr. Fifield seconded the motion, which passed unanimously.

204 Decatur St, 205 Clinton St: Harry Baker Smith Architects, applicant; Decatur Live LLC, owner; Proposal to renovate structure and install balconies, in conjunction with a conceptually approved **change of use** from *vacant* to *restaurant/residential*, per application & materials received 02/15/16 & 05/17/16.

Ms. Vogt gave the staff presentation with Mr. Smith present on behalf of the application. Mr. Fifield responded to staff's inquiry about restoring iron shutters to the Clinton façade, saying that agreeing to install balconies on Clinton would likely rule out installing new shutters.

Mr. Fifield and Mr. Taylor both commented that they were firmly in favor of restoring the awning as seen in a historic photograph from c. 1912. Mr. Smith responded that his client may choose not pursue the development if outdoor space cannot be approved for the units on Decatur. Mr. Taylor responded that, regardless of whether or not the awning was restored, installing balconies would be too significant of an

alteration. Mr. Musso once again suggested that Mr. Smith and his client consider installing a guardrail within the window jamb, allowing the windows to be opened and creating an “indoor balcony.”

Mr. Fifield moved to **defer** the application to allow Mr. Smith to consult with his client. Mr. Musso seconded the motion, which passed unanimously.

511 Bourbon St: Loretta Harmon, applicant; Brevort Enterprises LLC, owner; Proposal to modify previously approved plans with new rooftop mechanical penthouse, per application & materials submitted 04/07/16 & 05/17/16.

Mr. Albrecht gave the staff presentation with Ms. Harmon present on behalf of the application. Mr. Musso stated that he was willing to move forward with this proposal and moved for **approval** of the application consistent with the staff recommendations. Mr. Fifield seconded the motion, which passed unanimously.

521-29 Bienville St: Rachel Davis, applicant; Tomirene Co LLC, owner; Proposal to install previously approved glass awning, and to construct new veranda and wrought iron fence on rear elevation, per application & materials received 04/12/16 & 05/17/16, respectively.

Ms. Vogt gave the staff presentation with Mr. Fabacher present on behalf of the application. Mr. Musso stated that he preferred “Option 2” and Mr. Fifield agreed, stating that the column spacing was more complimentary to the existing elevation. Mr. Fifield suggested that, instead of a glass roof, that a standing seam copper roof be used instead.

Mr. Fifield moved to **conceptually approve** the application, with final approval and permitting to be completed by staff. Mr. Musso seconded the motion, which passed unanimously.

907-17 Governor Nicholls St: John C. Williams, applicant; 913 Governor Nicholls LLC, owner; Proposal to renovate existing building, demolish existing parking structure, and construct new three story building in conjunction with proposed resubdivision with 1211-15 Dauphine St, per application & materials received 04/13/16 & 05/18/16.

Ms. Vogt gave the staff presentation with Mr. Williams present on behalf of the application. Several members of the community were recognized by the Committee, and voiced concerns over the proposed new construction at 1211-15 Dauphine.

Ms. Rains, owner of 901-905 Gov. Nicholls, addressed the Committee, stating that three historic property line windows on the Barracks side of her property would be blocked by the proposed new construction at 1211-15 Dauphine, and asked if this would be taken into consideration. Mr. Taylor informed Ms. Rains that property line windows could be obstructed. Mr. Williams stated that he would be willing to work on the design with the 901-905 Gov. Nicholls windows in mind.

Mr. Musso stated that the Committee would require surveys of both properties before moving forward. Mr. Fifield expressed concern regarding the proposed massing of the new construction, stating that he did not find the exterior stairs approvable, and that the Barracks-side property line should not be treated like an additional frontage.

Mr. Mortenson addressed the Committee, conveying a hope that the new construction would blend with context. Ms. Guillot voiced concern over the proposed removal of the rear stair on the main house. Mr. Williams responded that the Louisiana State Historic Preservation Office had suggested the removal of the non-historic stair. (Another community member) asked how many units were being proposed, as well as how many parking spaces would be accommodated.

Mr. Taylor concurred with Mr. Fifield, also finding the proposed new construction to be at an inappropriate scale compared to context and proximity to the park. Mr. Taylor also suggested that the number of windows on the Barracks-side elevation of the building at 1211-15 be reduced.

Mr. Fifield moved to **defer** the application consistent with staff recommendation. Mr. Musso seconded the motion, which passed unanimously.

1211-15 Dauphine St: John C. Williams, applicant; 913 Governor Nicholls LLC, owner; Proposal to demolish existing parking structure, and construct new three story building in conjunction with proposed resubdivision with 907-17 Gov. Nicholls St, per application & materials received 04/13/16 & 05/18/16.

[See minutes from 907-17 Governor Nicholls St.]

1212 N Rampart St: John C. Williams, applicant; J R Rental Properties LLC, City Land Properties LLC, owner; Proposal to install new mechanical platform, new window, and perform other exterior work, per application and materials received 04/26/16 & 05/17/16, respectively.

Mr. Albrecht gave the staff presentation with Messrs. Harwood and Williams present on behalf of the application. Mr. Fifield stated that elements of the drawings need to be restudied, noting that the dormer window has a rounded top but is drawn with a square top.

Mr. Musso moved to **approve** the application with the caveats listed by staff and during the meeting with the staff to work out any remaining details. Mr. Fifield seconded the motion, which passed unanimously.

224 Decatur St: Jennifer Rowe, applicant; 222 Decatur LLC, 214 Decatur Street Development LLC, owner; Proposal to repair existing and add two new iron shutters to Clinton elevation, per application and materials received 05/16/16.

Mr. Albrecht gave the staff presentation although no one was present on behalf of the application. With no discussion necessary, Mr. Fifield moved for **approval** of the application as submitted. The motion, seconded by Mr. Musso, passed unanimously.

New Business

903 Dauphine St: John Crouch, applicant; Leland T Vandeventer, Judy P Steele, owner; Proposal to restore historic soffit detail, per application & materials received 04/11/16.

Ms. Vogt gave the staff presentation with Mr. Crouch present on behalf of the application. Mr. Fifield stated that it was more appropriate to restore the building based on photographs of previous millwork, as opposed to restoring to match the neighboring building. Mr. Fifield moved to **approve** the proposal to match the building to historic documentation. Mr. Musso seconded the motion, which passed unanimously.

817-19 St Ann St: Rey Regueira, applicant; E Lorenz Borenstein Gallery, owner; Proposal to replace deteriorated wooden lintel with new steel angles, per application & materials received 03/14/16 & 05/16/16.

At the request of the Committee, Ms. Vogt gave the staff presentation despite a lack of representation on behalf of the application. Mr. Fifield moved to **approve** the application consistent with staff recommendation, requiring that the applicant provide staff with a header detail before final approval and permitting by staff. Mr. Musso seconded the motion, which passed.

1228 Royal St: Pam Webb, applicant; Earleen Boisdore, Robert J Ellis, Jr, Richard F Jeansonne, Sterling J Cardon, Jr, James G Collins, William W Pouzar, Edward W Gernon, Vincent G Avila, Brett S Moskowitz, P&P Properties of Metairie, LLC, Renick P Webb, Sr, owners; Proposal to mount new condenser unit to rear wall of service building, per application & materials received 04/06/16 & 05/23/16, respectively.

Ms. Vogt gave the staff presentation with Ms. Webb and Mr. Bonvillion present on behalf of the application. After asking for clarification on the proposed location of the platform, Mr. Fifield asked if views of the rear elevation were blocked by the rear property line wall. Photographs indicate that the wall

does not block views, but that the rear elevation still has limited visibility from other properties.

Mr. Bonvillion stated that there is no current location for the condenser to be installed in the courtyard. Mr. Musso asked for elevations and a complete site plan to document the proposed location. Mr. Taylor suggested that the proposal may be approvable at staff level once full documentation is submitted. Mr. Musso moved to **approve** the proposal, requiring that the applicant provide staff with all requested documentation before final approval and permitting by staff. Mr. Fifield amended the motion, adding the caveat that the platform be constructed from galvanized steel. Mr. Musso accepted the amendment, Mr. Fifield seconded the motion, and the motion passed unanimously.

1309 Dauphine St: Gene Guidry, applicant; J & R Rental Properties LLC, Second Quarter LLC, owner; Proposal to construct new swimming pool and courtyard planters and to install new exterior lighting, per application and materials received 05/10/16 & 05/18/16, respectively.

Mr. Albrecht gave the staff presentation with Mr. Antonovic present on behalf of the application. Mr. Musso suggested requiring staff to be present during the installation of the planters. Mr. Fifield suggested introducing a maintainable gap between the planters and the courtyard walls. Mr. Musso responded that such a situation would be difficult to execute but he was willing to look at proposed waterproofing details. Mr. Taylor stated that the applicant needed to indicate the conditions on the other side of the courtyard walls.

Regarding the proposed pool, Mr. Fifield stated that he was sympathetic to the proposed shape of the pool and courtyard.

Mr. Musso moved for **conceptual approval** with further details for planters, the pool, and the lighting proposal to be worked out with staff. Mr. Fifield seconded the motion with the amendment that the plans show the neighbors side of the courtyard wall. The motion passed unanimously.

214 Royal St: Richard Choate, applicant; New Hotel Monteleone Inc, owner; Proposal to remove and replace mechanical grille on Exchange Alley elevation, per application & materials submitted 05/03/16.

Ms. Vogt gave the staff presentation with Mr. Choate present on behalf of the application. Mr. Fifield asked why the new grille needed to be so large. Mr. Choate answered that the equipment would be installed in the mechanical room from the outside, and that the opening needed to be large enough to receive the equipment.

Mr. Fifield objected to the installation of the third grille in a vertical row of three, with the smallest grille on the bottom getting incrementally bigger on the second and third floors. Mr. Taylor suggested that the existing bottom grille be replaced to match the size of the second floor opening, and that the proposed third floor opening be reduced in size, also to match that of the second floor. Mr. Choate agreed to suggest the alteration to his client.

Mr. Fifield moved to **defer** the application to allow for the applicant to revise the proposal and provide additional documentation as requested by staff. Mr. Musso seconded the motion, which passed unanimously.

916 Governor Nicholls St: Robert Cangelosi, Jr., applicant; Michael W Wagner, owner; Proposal to renovate courtyard and install new pool in conjunction with ongoing renovations, per application & materials submitted 05/16/16.

Ms. Vogt gave the staff presentation with Mr. Cangelosi present on behalf of the application. With no discussion necessary, Mr. Musso moved to **approve** the application consistent with the staff recommendation. Mr. Fifield seconded the motion, which passed unanimously.

217-19 Bourbon St: Harry Baker Smith Architects, II, applicant; Modianos Investment Group, LLC, owner; Proposal to modify facade fenestration in conjunction with a **change of use** from *gift, novelty, souvenir & retail* to *restaurant*, per application & materials received 05/17/16.

Ms. Vogt gave the staff presentation with Mr. Smith present on behalf of the application. Mr. Musso suggested that decorative bases be proposed for the bottom of gallery posts, and Mr. Smith agreed. Mr. Smith asked if the project would have to return to the full Commission since the project was granted conceptual approval in 2014. Mr. Musso answered that an extension could be given. Mr. Smith stated that he would revise the drawings based on the recommendations given by staff and Committee. Mr. Fifield emphasized that the millwork drawings would need revision.

Mr. Musso moved to **approve** the application consistent with staff recommendation and caveats, requiring that the applicant provide revisions before final approval and permitting by staff. Mr. Fifield reminded the applicant to submit millwork to staff before final approval, and seconded the motion, which passed.

Appeals & Violations

941 Bourbon St: Charles Berg, applicant; Lafitte Blacksmith Shop Inc, owner; Proposal to relocate mechanical equipment installed without benefit of VCC review or approval and add screening, per application & materials received 02/15/16 & 05/17/16, respectively. **[Notice of Violation sent 10/09/15]**

Mr. Albrecht gave the staff presentation with Mr. Berg present on behalf of the application. Mr. Berg stated that the increased amount of air conditioning units was to accommodate an increased load inside the bar. Mr. Fifield inquired what the courtyard structure was constructed from. Mr. Berg replied that it was an iron structure with a deck capable of supporting mechanical units.

Mr. Fifield asked if there was any kind of baffle proposed for the property line. Mr. Berg replied there was not. Mr. Fifield stated that he was offended by the operation of the business operating with all the doors open pouring air conditioning onto the street. Mr. Musso stated that he believes it is obvious why they operate with the doors open but he would like to see the number of units condensed and the equipment upgraded. Mr. Berg stated he would like to consolidate the mechanical units. Mr. Musso recommended discussing with the clients going to three units or less, all with increased efficiency. Mr. Musso continued that the units should be kept far away from the corner.

Mr. Musso moved to **defer** the application requesting a technical review of the mechanical equipment and condensing the number of units. Mr. Fifield seconded the motion, which passed unanimously.

300 Royal St [Royal Praline Company]: Carimi Construction & Development LLC, applicant; Bunthorne LLC, owner; Proposal to retain two (2) gas lanterns installed without benefit of VCC review or approval, per application & materials received 02/11/16. **[Notice of Violation sent 01/07/16]**

Mr. Albrecht gave the staff presentation with Ms. Shingledecker present on behalf of the application. With no discussion necessary, Mr. Fifield moved for **approval** consistent with the staff recommendation. Mr. Musso seconded the motion, which passed unanimously.

544 Esplanade Ave: Natan Diacon-Furtado, applicant; Sean B Cummings, owner; Proposal to modify fenestration of courtyard elevation of rear service wing, modify courtyard including new lap pool, and to retain work performed without benefit if permits, including the installation of new carriageway gate, per application & materials received 03/17/16 & 05/18/16, respectively. **[STOP WORK ORDER placed 12/06/12; Notices of Violation sent 12/06/12, 04/16/14, 08/19/14, and 01/22/15]**

[Mr. Fifield recused himself from the discussion of 544 Esplanade]

Mr. Albrecht gave the staff presentation with Mr. Diacon-Furtado present on behalf of the application. Mr. Musso stated that there have been at least three or four modification to the masonry wall and that the

openings were set at different heights. Mr. Musso continued that he did not see an harmonious alignment to any historic condition. Mr. Musso continued that the iron doors would indicate a new iteration and that he wouldn't mind a unification with a new quality metal doors.

Mr. Diacon-Furtado stated that the metal doors were to indicate a modified condition with a high quality door system. Mr. Block stated that the metal doors would tell of it being an intervention.

Mr. Taylor inquired what the finish on the metal doors would be. Mr. Diacon-Furtado stated that they had not yet picked a door finish. Mr. Musso noted that the doors were not trying to imitate wood.

Mr. Musso moved to **approve** the proposal as submitted, including the modifications to the wooden gate to eliminate the rectangular openings, provided more information was submitted regarding the treatment of the masonry. Mr. Taylor seconded the motion, which passed with affirmative votes from Messrs. Musso and Taylor. **[Mr. Fifield recused]**

711 Bourbon St: Tony Stafford Jr, applicant; Seven-Eleven Bourbon, LLC, owner; Proposal to correct or retain various violations including exterior gas lines, mechanical equipment, TV's, lighting, and security cameras, per application & materials received 03/31/16. **[Notice of Violation sent 09/29/15]**

Mr. Albrecht gave the staff presentation with Mr. Stafford present on behalf of the application.

Mr. Musso stated that the Commission wanted to get the TVs mounted in a moveable location and noted that the possibility of installing louvers on the balcony was a worthwhile suggestion. Mr. Musso continued that he would like to defer to allow the applicant to make a more comprehensive submittal.

Mr. Stafford noted that he had been working closely with staff and that the AC units and gas lines would need to be reworked in the future.

Mr. Fifield suggested compiling the violations into a list format. Mr. Musso moved to **defer** the application to allow for a reorganization of the proposal and to react to the recommendations of the staff. Mr. Fifield seconded the motion, which passed unanimously.

401-03 Royal St: John C. Williams, applicant; Royal Cloud Nine, LLC, owner; Proposal to paint building to match existing, per application & materials received 05/05/16. **[STOP WORK ORDER placed 05/06/16]**

Ms. Vogt gave the staff presentation with Messrs. Williams, Guice, Poree, Henderson and present on behalf of the application. Mr. Musso stated that he agreed with the staff recommendation and suggested requirements for the eventual lift of the SWO. Mr. Fifield asked Mr. Poree why Portland cement was installed. Mr. Williams responded that Mr. Poree would make a presentation. Mr. Williams stated that after he was notified of the SWO he asked Mr. Poree to explain why the work was done contrary to permit. Mr. Musso stated that reasoning for working outside the scope of permit would not be discussed; that explanations are required before the work is permitted, not after it is completed.

Mr. Williams stated that he had confirmed that the paint used before the SWO was placed was not elastomeric. Mr. Block responded that staff had told workers to stop painting over the newly installed stucco so the location of the Portland cement could be documented for removal. Mr. Williams stated that he did not know that had occurred. Mr. Block stated that he had personally told Mr. Williams that no work (including painting) was to continue, and that staff had not issued the SWO until later that afternoon when it was discovered that the stucco had been covered with paint, and that the windows had been removed.

Mr. Taylor stated that the SWO would not be lifted until staff was satisfied that all ongoing issues were addressed. Mr. Block explained that, while the SWO would be typically be reviewed by the Commission at this stage, that the applicant would have to submit additional materials and meet with staff to determine how to move forward before the Commission review. Mr. Williams agreed to meet with staff before going to the full Commission. Mr. Fifield added that Mr. Poree should also meet with staff to address the underlying stucco issues.

Mr. Fifield moved to **defer** to allow the applicant to meet with staff, provide documentation and apply for necessary work before the SWO would be reviewed by the Commission. Mr. Musso seconded the motion, and reemphasized that no work was to take place with a posted SWO. The motion passed unanimously.

Other Business

301 Royal St: Bunthorne LLC, owner; Staff requested consideration of proposed re-rating of service building from **Green** to **Orange** or **Brown**.

Mr. Albrecht gave the staff presentation for the staff proposed downgrading of the service building. With no discussion necessary, Mr. Fifield moved to **re-rate** the building to orange. Mr. Musso seconded the motion, which passed unanimously.

With no additional business to discuss Mr. Fifield moved to adjourn the meeting. The motion, seconded by Mr. Musso, passed unanimously. The meeting was adjourned at approximately 3:57 PM.

Next AC Date: Tuesday, June 14, 2016

Upon request, a sign language interpreter for the hearing impaired will be available at the meeting. To place a request for sign language interpreter services, please call TDDY at (504) 658-2059 or 1-800-981-6652.