

VIEUX CARRÉ COMMISSION ARCHITECTURAL COMMITTEE

Mitchell J. Landrieu
MAYOR

CITY OF NEW ORLEANS

Bryan Block
INTERIM DIRECTOR

Architectural Committee meeting of **Tuesday, June 14th, 2016**

Committee Members Present: Daniel Taylor, Dennis Brady

Committee Members Absent: Nick Musso, Rick Fifield, George Hero,

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

Staff Absent: Reneé Bourgogne, Architectural Historian;

Others Present: Hank Smith, Kirk Fabacher, John Williams, Aubrey Keady-Molanphy, Mark Thomas, Henry Hanisee, Nathan Garnache, Danny Craven, Lacey Wotring, Ashraf Awadalla, Barry Fox, Greg App,

AGENDA

Old Business

917-21, 923 Conti St: Harry Baker Smith Architects, applicant; 917 Conti, LLC, owner; Proposal for renovation and partial demolition in conjunction with conceptually approved **change of use** from *commercial* to *residential*, per application & materials received 05/25/15 & 06/10/16, respectively.

Ms. Vogt gave the staff presentation with Mr. Smith present on behalf of the application. Mr. Smith explained that the construction documents were still in development and that he wished to consult the Committee regarding what might be approvable. Mr. Brady and Mr. Taylor both asked for greater clarity of documentation. Mr. Taylor pointed out that building on the property line would make it impossible to tuckpoint the Conti side of the neighboring brick wall, and voiced concern over the single-wythe CMU wall. Mr. Taylor recommended a 3'-0" setback from the property line.

Mr. Smith asked what kind of treatment the Committee would find approvable for a property line wall. Mr. Taylor asked staff to research similar conditions. Mr. Taylor informed Mr. Smith that any flashing between the wall at 917-21 Conti and the St. Louis-side wall would require a servitude agreement with the wall owner.

Mr. Brady also was apprehensive about the proposed wall detail, citing the elimination of part of the corbel footing at the base of the wall. Mr. Brady stated that a slab detail from a structural engineer would be required.

Messrs. Brady and Taylor also agreed that the proposed façade demolition and reconstruction was not approvable. Mr. Brady moved to **defer** the proposed property line wall and **deny** the façade demolition. Mr. Taylor seconded the motion, which passed.

336 Decatur St: Mark Thomas, applicant; Joseph C Paciera, owner; Proposal to demolish existing yellow-rated structure and construct new four-story building with rooftop terrace, per application & materials received 07/04/15 & 06/10/16, respectively.

Mr. Albrecht gave the staff presentation with Messrs. Thomas, Hanisee, and Trotter and Ms. Harkins present on behalf of the application. Mr. Block noted that the submitted rendering was misleading, as most of the fourth floor level was not visible.

Mr. Taylor stated that he believes the applicants will still have a problem at the Commission hearing regarding the rooftop deck. Mr. Block noted that the current design is approaching a more common feature of the block. Mr. Taylor stated that he did not believe the Commissioners will

allow for a terrace.

Mr. Thomas inquired about the overall massing of the building. Mr. Taylor responded that he finds the massing bulky and awkward. Mr. Brady commented that the design does not sit well with the character of the French Quarter and recommended improving the colors shown in the rendering.

Mr. Trotter inquired what colors he would recommend. Mr. Brady suggested stucco-like colors, muted red, green trim elements, muted pinks or terra cottas. Mr. Brady also noted that he was not against the contemporary design.

Mr. Thomas inquired if Mr. Brady had any feedback on the proposed terrace. Mr. Brady responded that he was open to the concept of the terrace and noted that showing better detailing of the columns and handrails would be beneficial.

Mr. Taylor noted that a corner of the building has been carved out and that it has weakened the mass of the building and that mass has been removed for the sake of creating a roof terrace.

Mr. Brady moved to **defer** the application and recommended making changes to the colors shown in the renderings and other elements that were discussed. Mr. Taylor seconded the motion, which passed unanimously.

Ms. Burke, in the audience representing VCPORA, voiced her concerns for the rooftop terrace, the building massing, and the effect the building may have on the neighborhood. Mr. Trotter responded noting that the redesign projects noise away from the neighbors and primarily towards the river and the busy street.

808 Royal St: John C. Williams, applicant; N I C E Investments LLC, owner; Proposal to construct new four story building, per application and materials received 06/09/15 & 05/24/16, respectively.

Mr. Albrecht gave the staff presentation with Mr. Williams and Ms. Wotring present on behalf of the application. Mr. Taylor noted that everything looks better except for the ground floor. Mr. Taylor stated that there needs to be a better ground floor composition.

Mr. Williams noted the steel elements of the design and stated that other facades in the French Quarter feature roll up doors. Mr. Taylor stated it was unlikely to find a similar ground floor design.

Mr. Block inquired if the Committee was explicitly against a garage door. Mr. Taylor stated that the applicants could be able to figure out a solution. Mr. Block asked if a more porte cochere inspired design would be favorably received. Mr. Taylor responded that it may be a solution.

Mr. Brady moved to **defer** the application to allow the applicants to respond to the comments made during the meeting. Mr. Taylor seconded the motion. Prior to the vote, Ms. Wotring inquired about the other provisos listed by staff, particularly the rooftop mechanical. Mr. Taylor responded that the mechanical equipment doesn't bother him. The vote was called for deferral and passed unanimously.

1031 Chartres St: Kimberly Girvan, applicant; Samuel P Girvan, owner; Proposal to repair structural damage and prevent future water intrusion in masonry wall, per application & materials received 09/16/15 & 05/14/16, respectively.

The application was deferred due to a lack of representation on behalf of the proposal.

740 Esplanade Ave, 1350 Bourbon St: Mary Hammett, applicant; Jerry M Gilbreath, William R Lyman, William P Forbito Jr, Sherry Cesare-Pumar, Antonio J Busalacchi Jr, Thomas C Cooper, Gary L Bommelaere, Mark W Rivero, Sally Painter, John T Shevock, Bernard A Kelly Living Trust, Catherine

A Simon, Charles P Ryan, Richard G Reiners, Angela B Reif, Linda Neal, Lawrence E Glenn, Thomas Kahler, Jerome A Provenza, Timothy A Atzinger, owner; Proposal to install non-decorative iron handrails at three (3) exterior stairs of main building, per application & materials received 01/14/16 & 06/02/16, respectively.

Mr. Albrecht gave the staff presentation with Ms. Hammett present on behalf of the application. Mr. Taylor inquired if the reason for the handrails was to increase general accessibility. Ms. Hammett responded in the affirmative.

With no additional discussion needed Mr. Brady moved for **approval** of the proposal as submitted. Mr. Taylor seconded the motion, which passed unanimously.

810 Esplanade Ave: Daniel Zangara, applicant; Ibu And Bapak LLC, owner; Proposed alterations to previously approved site plan and dependency elevation, per application & materials received 03/28/16 & 05/24/16, respectively.

Ms. Vogt gave the staff presentation with Mr. Zangara present on behalf of the application. Mr. Taylor and Mr. Brady suggested that the stair descend down the Barracks side of the service ell without having the balcony wrap along the side. Mr. Brady encouraged the applicant to continue to pursue the demolition of the lean-to and installation of new French doors.

Mr. Brady moved to **defer** the proposed new courtyard staircase. Mr. Taylor amended the motion to include the **denial** of the chimney cap and **approval** of bricking-in the existing cased opening. Mr. Brady accepted the amendment. Mr. Taylor 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 & 06/10/16.

Ms. Vogt gave the staff presentation with Mr. Williams and Mr. Garcia present on behalf of the application. Mr. Brady reminded the applicant that the Committee had requested a physical 3D model of the site, in order to provide context for the project review. Mr. Taylor stated that the proposed new construction had definitely improved, particularly by removing the building elements from the Cabrini Park elevation. Mr. Taylor commented that, due to the depth that had been removed from the proposed building at 1211-15 Dauphine, the massing proportions no longer fit the neighborhood. Mr. Taylor recommended that the building become thinner and/or taller, possibly three bays instead of four, and that the applicant explore a scheme that includes a gable roof rather than a flat roof.

Ms. Burke spoke on behalf of Vieux Carré Property Owners, Residents and Associates, stating that the neighborhood had concerns regarding the massing of the new construction along the Cabrini Park property line, and asked that the applicant continue to develop the project with consideration of the extreme visibility from Barracks Street. Mr. Brady agreed with Mr. Taylor, and also recommended that the applicant explore alternate massing proportions for the new building at 1211-15.

Mr. Brady moved to **defer** the application for the applicant to revise the drawings based on comments from the staff and Committee. Mr. Taylor 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 & 06/10/16.

[See Architectural Committee Action of 907-17 Governor Nicholls, above.]

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 received 05/03/16 & 05/31/16, respectively.

Ms. Vogt gave the staff presentation with Mr. Garnache present on behalf of the application. Mr. Brady noted that staff should verify the existing conditions of the limestone joints, which should be retained.

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

600 Decatur St: John C. Williams, applicant; Jackson Brewery Millhouse LLC, owner; Proposal to modify previously approved plans with the addition of a new air intake vent, per application & materials received 05/26/16.

Mr. Albrecht gave the staff presentation with Mr. Williams present on behalf of the application. Following a brief discussion regarding the current condition of the transom and the fact that it did not function as a window, Mr. Taylor moved for **approval** of the proposal provided a central, vertical mullion be added to the proposed louvers. Mr. Brady seconded the motion, which passed unanimously.

309 Chartres St: Robert Pell, applicant; Sa Mintz, LLC, 309-11 Chartres Development LLC, owner; Proposal to install new structural ties, downspouts, and leaderheads, per application & materials received 05/24/16 & 06/03/16, respectively

Ms. Vogt gave the staff presentation with Mr. Craven present on behalf of the application. Mr. Brady noted that the drawings contradicted each other on the size of the steel plates. Staff clarified that the architect had confirmed that he intended to use 12" plates. Mr. Brady and Mr. Taylor agreed that the plates should be 10" instead.

Mr. Brady moved for **approval** consistent with staff recommendations, with the caveat that the applicant use a 10" plate. Mr. Taylor seconded the motion, which passed unanimously.

608 Bienville St: Nathan Garnache, applicant; Monteleone Real Estate III LLC, owner; Proposal to renovate building including new windows and exterior door in conjunction with a **change of use** from *vacant* to *residential* (6 units), per application & materials received 06/06/16.

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

With no discussion necessary, Mr. Brady moved for **approval** consistent with the staff recommendation with the provisos listed. Mr. Taylor seconded the motion, which passed unanimously.

New Business

200-204 Chartres St: Kristine Shull, applicant; 200 Chartres, LLC, owner; Proposal to modify ground floor commercial storefront, per application & materials received 05/10/16.

Mr. Albrecht gave the staff presentation with Mr. Fabacher present on behalf of the application. Mr. Fabacher stated that the previous proposal united the ground floors of both 200 and 204 Chartres and that the previous Architectural Committee wanted to see more distinction between the two buildings. Mr. Fabacher noted that the ca. 1950 photograph was the earliest photograph he had been able to locate.

There was a brief discussion regarding the proposed doors. Mr. Block noted that the proposed doors would be kept open during business hours. Mr. Taylor noted he would be against approving the removal of the stucco and installation of series of French doors. Mr. Fabacher noted that the existing condition was only plywood with stucco. Mr. Taylor then suggested proposing something with a little more massing similar to other buildings on the block, noting that the proposed doors were a little too “dainty” for this heavy building.

Mr. Brady moved to **defer** the application and support the staff recommendation for a new storefront more consistent with the rest of the block, with the revised proposal to be reviewed by the Architectural Committee. Mr. Taylor seconded the motion, which passed unanimously.

500-504 Bourbon St, 735 St. Louis: Ashraf Awadalla, applicant; Sol Owens, owner; Proposal to install new hood vent in conjunction with a **change of use** from *retail* to *restaurant*, per application & materials received 05/11/16 & 05/23/16, respectively.

Mr. Albrecht gave the staff presentation with Messrs. Awadalla and Williams present on behalf of the application.

Mr. Awadalla noted that in Option 2 the exhaust would go up the outside of the building. Mr. Brady noted that allowing the vents on the outside would set a bad precedent. Mr. Awadalla inquired if placing the make-up air through the wall and the exhaust through the building to the roof would be approvable.

Mr. Brady moved for **approval** of an exhaust routed through the building to the third floor and installation of the make-up air through the wall with final details to be worked out with staff. Mr. Taylor seconded the motion, which passed unanimously.

230 Chartres St: John C. Williams, applicant; 230 Chartres LLC, owner; Proposal to renovate building, including the installation of rooftop mechanical equipment, in conjunction with **change of use** from *commercial (retail)* to *mixed (commercial retail/specialty restaurant)* per application & materials received 05/17/16.

Ms. Vogt gave the staff presentation with Mr. Williams, Ms. Keady-Molanphy and Mr. Walker present on behalf of the application. Ms. Keady-Molanphy stated that the project no longer required an elevator override, which would be removed from the application. Mr. Brady commented that the proposed awning was awkwardly sized and located, and inquired about its intended use. The owner responded that the awning would provide covered outdoor space in the courtyard, which would be used solely by employees. Mr. Williams stated that the awning could be removed from the current application and applied for separately.

Mr. Brady moved to **conceptually approve** the application for **change of use**, with the proviso that the awning be eliminated from the proposal. Mr. Taylor seconded the motion, which passed unanimously.

618-624 Royal St: Barry Fox, applicant; Trusts Cahn, 616-618 Royal Street LLC, M S Rau Antiques LLC, owner; Proposal to renovate buildings, including new rooftop mechanical equipment and new exterior stair, per application & materials received 05/31/16 & 06/06/16, respectively.

Mr. Albrecht gave the staff presentation with Mr. Fox present on behalf of the application. Mr. Fox stated that the two properties are now owned by M.S. Rau and they will be utilized as one commercial building. Mr. Fox continued that the Vieux Carré Commission had previously approved the installation of AC units on the roof of the service building at 624 Royal. Mr. Fox continued that additional units may need to be located in the 616 Royal property.

Mr. Fox stated that the stair design was previously proposed. Mr. Taylor inquired what the State

Fire Marshall said about the proposed stair. Mr. Fox responded that the Fire Marshall approved the concept of the stair.

Mr. Brady stated that it looked like the proposal was moving in the right direction. Mr. Taylor stated that more information and photos were needed.

Mr. Brady moved to **defer** the application. The motion, seconded by Mr. Taylor, passed unanimously.

1041-43 Dauphine St: Theodore Pierre Jr, applicant; R & N Ursuline Family Ltd Ptn, owner; Proposal to modify courtyard wall and vehicular gate, install copper awnings and copper chimney caps, per application & materials received 05/31/16.

Mr. Albrecht gave the staff presentation with Mr. Pierre present on behalf of the application. Mr. Brady inquired why the applicant wanted to apply stucco to the courtyard wall. Mr. Pierre noted that the wall was inappropriate to the building and noted the need to rebuild the upper portion of the wall because the upper portion of the wall was no longer connected to the lower portion.

Mr. Taylor recommended eliminating the upper 3' of the wall to better match the wall of the neighboring property. Mr. Brady noted that the wall could be modified because it was not historic and recommended that the applicant return to the Committee with a revised proposal. Mr. Taylor noted that the width of the opening could be reduced and recommended looking at the entire wall comprehensively to both fit the scale of the neighborhood and meet the needs of the owner.

Mr. Brady moved to **defer** the application to allow for details regarding the awnings and chimney caps to be resolved at staff level and to allow the applicant to revise to proposal for the courtyard wall and gate. Mr. Taylor seconded the motion, which passed unanimously.

723 Ursulines Ave, courtyard: Shannon Downey, applicant; Maison D'hoover LLC, owner; Proposal to relocate and screen existing HVAC units, per application & materials received 06/02/16.

Ms. Vogt gave the staff presentation with Mr. App present on behalf of the application. Mr. Taylor asked if the drawings included the required setbacks for the mechanical units. Mr. App stated that they did not, but that the units are only about a foot deep, and that the enclosure should be within the existing planter depth. Mr. Taylor stated that the drawings should be revised to include the setbacks, and that final review and permitting could be completed by staff.

Mr. Brady moved to **conceptually approve** the proposed platforms, with staff to complete the review once revised materials are submitted. Mr. Taylor seconded the motion, which passed unanimously.

809-813 Dumaine St: Brian Hollingsworth, applicant; Clara F Pincus, Christopher S Montgomery, owner; Proposal to install new rooftop mechanical equipment, per application & materials received 06/02/16 & 06/07/16.

Mr. Albrecht gave the staff report for both the new business and violations items listed on the agenda for 809-813 Dumaine.

There was a brief discussion regarding the roofing material which was installed without benefit of VCC review or approval.

Mr. Albrecht then gave the staff report regarding the application to retain the removal of the bricks between piers. Mr. Hollingsworth noted the high walls on either side of the house which limits ventilation. The Committee concluded that the bricks between the piers were very likely infill rather than original building fabric.

Mr. Brady moved to approve the installation of the mechanical unit on the existing rooftop mechanical platform, noting the need for the asphalt roof correction.

Mr. Brady also moved for **approval** of the retention of the removal of bricks between piers, noting the need to tuck point the existing brick piers, as well as approval for the installation of a louvered screen between the piers which conforms to VCC guidelines.

The motions, seconded by Mr. Taylor, passed unanimously.

Appeals & Violations

809-813 Dumaine St: Brian Hollingsworth, applicant; Clara F Pincus, Christopher S Montgomery, owner; Proposal to retain work completed without benefit of VCC review or approval including the removal of portions of brick foundation walls between piers, per application & materials received 05/19/16 & 05/24/16, respectively.

[SEE MINUTES OF 809-813 Dumaine UNDER NEW BUSINESS]

1014 Royal St: Donna F Steg, applicant/owner; Proposal to rebuild portion of failing façade wall, remove hard plaster, and install new tie-backs, per application & materials received 12/22/15 & 05/25/16, respectively. **[Notice of Violation sent 06/26/15]**

The application was deferred at the request of the applicant.

922 St Philip St: Donald Maginnis, applicant; Pond Koi, owner; Proposal to lift **STOP WORK ORDER** in order to resolve existing violations and to correct work begun without benefit of VCC review or approval, per application & materials received 04/26/16 & 05/27/16, respectively. **[Stop Work Orders posted 03/11/16, 03/14/16 & 03/23/16]**

Ms. Vogt gave the staff presentation with Mr. Maginnis present on behalf of the application. Mr. Taylor stated that he found the proposed work conceptually approvable, and that the application would require Commission review for the proposed change of use. Mr. Brady asked if the proposed stair from the second floor of service building "B" would serve as a means of egress; Mr. Maginnis answered that yes, it would. Mr. Brady stated that the proposed HVAC access gate should be lockable to prevent the doors from blocking the stair landing.

Mr. Brady moved to **conceptually approve** the application, with the exception of provisos listed by staff in the property report. Mr. Taylor seconded the motion, which passed unanimously.

610-616 Burgundy St: The Katherine Inez Magrini Revocable Trust, applicant; Richard M Paddison Jr, Walter J Birdsall Jr, Hub B Harrington, Marcia W Couget, The Katherine Inez Magrini Revocable Trust, The Katherine Inez Magrini Revocable Trust, owner; Proposal to retain shutters cut without benefit of VCC review or approval, per application received 05/11/16. **[Notice of Violation sent 03/24/16]**

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

Ms. Magrini stated her desire to have additional light enter the residence with the shutters closed. Mr. Brady noted that louvered shutters would allow for increased light if Ms. Magrini was agreeable to that change. Ms. Magrini replied that she was ok with that change.

Mr. Brady moved to **deny** the retention of the existing split shutters but **approve** the change to louvered shutters for increased ventilation and light if so desired by the applicant. Mr. Taylor seconded the motion, which passed unanimously.

910 Royal St: Frank Relle, applicant; Princess Of Monaco, LLC, Royal Alice Properties, LLC, Johnson N Barrett II, Royal Petite Maison LLC, owner; Appeal of staff denial to install new 7" thick hanging sign, per application & materials submitted 05/27/16.

Mr. Albrecht gave the staff presentation with Mr. Relle present on behalf of the application. Mr. Relle presented photographs of signs in the neighboring area that had large widths. Mr. Taylor stated that such signs were existing non-conforming.

Mr. Brady inquired why the applicant was seeking to add a logo to the side of the sign noting that the majority of the sign graphic is going to be on the two sign faces. Mr. Relle stated that a thicker sign has a more historic weight and therefore more attractive. Mr. Brady replied that it was a stretch that a thicker sign would be more attractive to passersby.

Mr. Taylor inquired if there was a guideline for sign thickness. Mr. Block responded that there was not but the larger concern was the additional sign face. Mr. Block noted that a 4" thick sign would be approvable.

Mr. Brady moved to **approve** a sign design of 4" thick or less with no edge logo. Mr. Taylor seconded the motion, which passed unanimously.

With no additional business to discuss Mr. Brady moved to adjourn the meeting. The motion, seconded by Mr. Taylor, passed unanimously. The meeting was adjourned at approximately 4:50 PM.

Next AC Date: Tuesday, June 28, 2016