

VIEUX CARRÉ COMMISSION ARCHITECTURAL COMMITTEE

Mitchell J. Landrieu  
MAYOR

CITY OF NEW ORLEANS

Bryan Block  
DIRECTOR

Architectural Committee meeting of **Tuesday, June 28th, 2016**

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

**Committee Members Absent:** Dennis Brady, George Hero,

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

**Staff Absent:**

**Others Present:** John Williams, Mark Thomas, Henry Hanisee, Debra Harkins, Lacey Wotring, Meg Lousteau, Jenna Burke, Jack Chawla, Corbett Scott, Neil Anderson, Mike Brown, Herb Anderson, Edward Arnold, Bryan Drude, Joey DiFatta, Charles Floca

## AGENDA

### Old Business

**336-340 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 & 07/19/16.

Mr. Albrecht gave the staff presentation with Messrs. Hanisee, Thomas, and Trotter and Ms. Harkins present on behalf of the application. The Committee opened the floor to public comment. Mr. Drue, representing the French Quarter Advocates, stated that he gave support to the project. Mr. DiFatta stated that he was in favor of the project, noting that currently the area was dimly lit and noted that the new restaurant would be a nice place to go. Mr. Floca expressed general favor of the project but was concerned regarding increased traffic and deliveries, noting that the area on Decatur St. is a fire lane. This should be further explored.

Mr. Fifield commented that the current design is much more calmed down although it still needs additional study. Mr. Fifield questioned the element on the 4<sup>th</sup> floor that pops-up above the rest of the roof form on the Conti elevation. Mr. Fifield stated that this was an arbitrary design feature and recommended keeping it simpler. Mr. Fifield stated that eliminating the shutters and the other changes improved the look of the building. Mr. Thomas responded that the pop-up was an attempt to show the Conti side as the main entrance. Mr. Hanisee stated that the design element was also to acknowledge the different condition of the small park across the street.

Mr. Taylor noted that the openings to the building were articulated differently and were now more pedestrian friendly.

Mr. Musso questioned the numerous skylights now proposed. Mr. Thomas stated that they thought it would create a better interior space. Mr. Musso commented that light should fully penetrate the interior space because the areas are so narrow.

Mr. Musso then commented that the widths of the proposed galleries are somewhat arbitrary. Mr. Thomas responded that they are going to the maximum area as seen on the survey and that they wanted to get any columns out of the sidewalk area. Mr. Taylor suggested that the applicants consider dematerializing or otherwise breaking up the galleries on the N. Peters elevation. Mr. Musso commented that he would be comfortable with a conceptual approval with the caveat that the applicants continue to work on the N. Peters elevation and the first floor.

Ms. Lousteau, in the audience, commended the architects for making the changes, particularly

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their response to the rooftop concerns.

Mr. Fifield commented that he would prefer to forward the application to the Commission without a recommendation for conceptual approval, noting that the Committee has not seen changes on the N. Peters elevation but have seen positive changes at the fourth floor.

Mr. Taylor suggested that the applicants may need a bay or reduced gallery depth on the N. Peters elevation, noting that the floor areas of the galleries were almost as big as the interior space. Mr. Taylor continued that there needs to be a better transition to the mostly flat, planar elevation of this block of N. Peters Street. Mr. Taylor stated that he would be willing to grant conceptual approval with the proviso that the volume of galleries be addressed.

Mr. Musso moved to grant **conceptual approval** with the caveat the N. Peters façade, particularly the galleries, be addressed so that there is more connection to the rest of the block. Mr. Fifield asked if a redesign of the fourth floor could also be a caveat. Mr. Taylor summarized the provisos noting that the massing of the galleries needs to be addressed to relate to the urban context and the parapet and window proportions be modified. Mr. Fifield seconded the motion, which passed unanimously.

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**916 Governor Nicholls St:** Robert Cangelosi, Jr., applicant; Michael W Magner, owner; Proposal to relocate Dauphine-side carriage window, per application and materials received 03/26/15 & 07/21/16.

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 proposed work as submitted. Mr. Fifield seconded the motion, which passed unanimously.

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**808 Royal St:** John C. Williams, applicant; N I C E Investments LLC, owner; Proposal to construct new four story building, per application & materials received 06/09/15 & 07/19/16, respectively.

Mr. Albrecht gave the staff presentation with Mr. Williams and Ms. Wotring present on behalf of the application. Mr. Williams stated that they kept the spacing as previously reviewed and added additional glass as a compromise. Mr. Block questioned the thinness of the storefront elements. Mr. Musso commented that they could not get a thicker steel door.

Mr. Taylor commented that it may be a solution to set the doors back further within the opening. Mr. Williams responded that this would be a precast building but that they could get a deeper panel for the front elevation. Mr. Taylor commented that the storefront was now a unified piece from left to right. Mr. Fifield noted that the garage door was no longer the principle element of the façade and that it may be the elegance of the steel system that now carries the design.

Mr. Fifield commented that the design conforms to a traditional townhouse massing but questioned the design of the cornice, suggesting that this element be contemporized. Mr. Fifield recommended eliminating all of the 19<sup>th</sup> century detailing. Mr. Musso commented that the doors were not contemporary but they were a good contrast to the wood framed elements typical of the district. Mr. Musso recommended either following the period that relates to the steel doors or elements that are more contemporary than the doors.

Mr. Taylor stated that he would be ok with moving this project forward but stated that large scale 3D models would be needed.

Mr. Musso moved for **conceptual approval** with the caveat that the façade is reworked, especially the cornice, and that the elements are more congruent, with the application to return to the Architectural Committee for design development. Mr. Fifield seconded the motion, which passed unanimously.

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## New Business

**1104-10 Decatur St, 5-13 French Market Pl:** John C. Williams, applicant; Tamais Limited Partnership, owner; Proposal to construct new rooftop bar, stair access, elevator penthouse and mechanical screening on single story building, per application & materials received 07/18/16.

Ms. Vogt gave the staff presentation with Mr. Williams and Ms. Champagne present on behalf of the application. Mr. Fifield stated, and Mr. Taylor agreed, that there were no proposed changes presented that compelled him to rule outside of the guidelines. Mr. Block noted that the new construction would obscure the views of the historic gable roofs on the property.

Ms. Lousteau, of Vieux Carré Property Owners, Residents and Associates, commented that there was a significant effort on the behalf of the VCC and the public to produce new guidelines since this proposal was last reviewed, and that she had significant initial concerns that the proposed rooftop addition would violate the guidelines in multiple ways.

Mr. Musso moved to **defer** the application, asking the applicant to refine and expand upon the drawings for further review. Mr. Fifield seconded the motion, which passed unanimously.

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**1036 N Rampart St:** Corbett Scott, applicant; Wwl-Tv Inc, Itamar Levy, owner; Proposal to renovate building, including new access ramp and rooftop mechanical equipment, in conjunction with a **change of use** from *vacant* to *restaurant*, per application & materials received 07/06/16.

Mr. Albrecht gave the staff presentation with Mr. Scott present on behalf of the application. Mr. Scott stated that the existing front door is metal and that the proposed new door would be more in line with the neighborhood. Mr. Taylor stated that the applicant should consult with staff to select the correct door for the period of the building.

Mr. Taylor continued that he believed there was a problem with the proposed ramp, suggesting that the applicant will need to appeal to the State Fire Marshall. Mr. Taylor continued that an automatic door opener may be needed for the gate. Mr. Musso noted that the courts have the ultimate say in regards to ADA requirements and stated that the applicant will have more problems as a commercial property.

Mr. Fifield suggested that a ramp located in the alleyway may not be the way to go and suggested looking at the rear courtyard to provide access. Mr. Scott noted that they were attempting to preserve the courtyard.

Mr. Musso stated that he would be willing to grant conceptual approval but that the applicant would need to restudy the use of the alleyway and accessibility. Mr. Taylor noted that they were not here to evaluate the ADA requirements and recommended using a lift.

Mr. Fifield moved for **conceptual approval** noting the conditions of the staff report, ADA, and the placement of the rear doors and window. Mr. Musso seconded the motion, which passed unanimously.

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**1227-1231 Burgundy St:** Corbett Scott, applicant; Robert J Dales, Condo Master Owner, Matthew Taylor, owner; Proposal to replace existing operable louvered shutters with fixed louvered shutters, per application & materials received 07/11/16.

Ms. Vogt gave the staff presentation with Mr. Scott present on behalf of the application. Mr. Fifield asked how many louvers would be installed per linear foot, and recommended that the applicant consult with staff regarding the final design. This level of detail is important as this building has a VCC façade easement. Mr. Musso moved to **conceptually approve** the application, consistent with staff analysis and recommendation, with final review and permitting to be completed by staff. Mr. Fifield seconded the motion, which passed unanimously.

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**939 Toulouse St:** Jane Anderson, applicant; Catherine L Arnold, owner; Proposal to renovate vacant lot including the demolition of existing brick paving and existing gate, the installation of asphalt paving and signage in order to create six (6) commercial parking spaces, per application & materials 07/07/16.

Mr. Albrecht gave the staff presentation with three representatives present for the application. Mr. Musso stated that he would prefer to defer the application rather than deny it. Mr. Musso noted that there are some areas of brick paving and that although the Commission may not require the applicants to try and match the existing exactly, but they would like to see brick paving utilized.

Mr. Fifield inquired if the applicants have looked at their proposed asphalt paving in regards to the new CZO. Mr. Fifield suggested that opening this lot to public parking instead of contract only may not be the best model. One of the representatives for the application stated that it was significantly more profitable to rent the spaces short term. Mr. Fifield replied stating that a semi-private lot wouldn't require signage or an open gate.

Mr. Musso moved to **defer** the application to allow the applicants to revise the proposal with brick paving and meet the other requirements discussed in the staff report. Mr. Fifield seconded the motion, which passed unanimously.

Following the vote the representatives for the application stated that they would actually be able to fit eight spaces into the lot and inquired if any other paving material would be acceptable besides brick. Mr. Musso replied that stone would also be an acceptable paving material. Finally, the representatives stated that for a parking lot less than ten spaces they were exempt from the requirements of the CZO.

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**320-330 Exchange Pl, #8:** Steven Guidry, applicant; Tonita A Davis, Tonita A Davis, John C Mccurdy, Brigid Brown, Orleans Tabac LLC, J Rigaux 2008 Revocable Trust Armand, Ponte Vedra (2008) Limited Liability Co., Condo Master Owner, owner; Proposal to remove existing eyebrow windows and replace with Marvin "hopper" wood windows, per application & materials received 06/29/16 and 07/21/16, respectively.

Ms. Vogt gave the staff presentation with Ms. Brown present on behalf of the application. Ms. Brown agreed to consult a millwork professional to design windows to match the existing three-lite sash. Mr. Musso moved to **defer** the application for the applicant to consult with staff and submit shop drawings. Mr. Fifield seconded the motion, which passed unanimously.

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**616-624 Royal St, 630 Royal St, 622-624 St. Peter St:** Barry Fox, applicant; Mendel S Rau, owner; Proposal to construct rooftop addition to link 630 Royal St. to 616-624 Royal St. via 622-624 St. Peter, per application & materials received 07/18/16.

Mr. Albrecht gave the staff presentation with Mr. Fox present on behalf of the application. Mr. Musso noted that he was part of a previous similar review for these properties. Mr. Musso noted that the concern over the scale of the interconnected retail space was not really in the purview of the VCC. Mr. Musso noted that there is very little visibility into this site although he was concerned that once these properties were all unified they could not easily be broken up into separate entities in the future.

Mr. Fifield inquired about some of the details of the proposed roof monitor. Mr. Fox explained that it was in order to gain headroom in what would essentially become additional gallery space.

Mr. Musso requested that a few sections be submitted to better understand the proposal. Mr. Musso moved to **defer** the application (with positive feedback) to allow the applicant to submit other components of the proposal. Mr. Fifield seconded the motion, which passed unanimously.

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## Appeals & Violations

**200-206 Bourbon St, 741 Iberville St:** James Cripps, applicant; 200 Bourbon, LLC, owner: Proposal to relocate unpermitted HVAC units on courtyard infill roof, per application & materials received 06/17/16.

*The proposal was deferred at the request of the applicant.*

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**1015 Decatur St:** Rahim Rashkbar, applicant/owner; Proposal to correct violations including inappropriate balcony decking and repairs to dormers and windows and proposal to retain impermissible asphalt shingle roof installed without benefit of VCC review or approval, per application & materials received 07/13/16. **[Notice of Violation sent 05/20/16]**

### **[Mr. Taylor left the meeting prior to the review of 1015 Decatur]**

Mr. Albrecht gave the staff presentation with Mr. Rashkbar present on behalf of the application. Mr. Musso stated that he would be happy to approve the other items of the proposal but that the asphalt shingles could not be approved. Ms. Bourgoigne stated that she witnessed at least the entire Decatur elevation roof slope being changed.

Mr. Fifield reiterated that they could not approve this roofing material. Mr. Musso stated that they could give the applicant time to do the work but that the material would need to be changed.

Mr. Musso moved to **defer** the application. The motion, seconded by Mr. Fifield passed unanimously.

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**826-828 Orleans Ave:** Diane Hickman, applicant; 826-828 Orleans LLC, owner; Proposal to retain HVAC units installed in deviation of approved plans, per application & materials received 07/14/16. **[Notice of Violation sent 05/31/16]**

Mr. Albrecht gave the staff presentation with Messrs. Long and Chawla present on behalf of the application. Mr. Long noted that at the time of their installation the mechanical contractor could not get the mini-splits to work properly so the larger units were installed.

Mr. Chawla stated that he would like to keep the equipment without the mechanical screens. Mr. Musso replied that he would be ok with not having screens installed.

Mr. Fifield agreed and moved for **approval** of the retention of the mechanical units as installed without any screening. Mr. Musso seconded the motion, which passed unanimously.

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**1011-1013 Decatur St:** Aline Napoli, applicant; Decatur 1011, LLC, owner; Proposal to replace unpermitted asphalt roof of service wing with standing seam galvanized metal, and retain brackets installed under second floor balcony, per application & materials received 07/18/16.

Ms. Vogt gave the staff presentation with Ms. Napoli present on behalf of the application. Ms. Napoli stated that a tenant had installed the second floor balcony brackets to match the adjacent building, and had believed that there may be a structural need for them. Mr. Fifield moved to **defer** the application, in order for the applicant to consult a structural engineer, and to propose a new roof material for the service wings. Mr. Musso seconded the motion, which passed unanimously.

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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 3:10 PM.