

VIEUX CARRÉ COMMISSION ARCHITECTURAL COMMITTEE

Mitchell J. Landrieu
MAYOR

CITY OF NEW ORLEANS

Bryan Block
DIRECTOR

Architectural Committee meeting of **Tuesday, August 9th, 2016**

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

Committee Members Absent: 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: Henry Hanisee, Mark Thomas, John Williams, David McMurphy, Natasha Padua, Michael Tabb, Betty Norris, Chuck Berg, Kurt Werling, Michael Reid, Greg Hill,

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, per application and materials received 07/04/15 & 07/19/16.

Mr. Albrecht gave the staff presentation with Messrs. Thomas and Hanisee present on behalf of the application. Mr. Musso stated that he thought the project was moving in the right direction, noting that the absence of the covering helps to reduce the mass. Mr. Musso continued that he did not think there was a need for the bilateral symmetry with the matching step on the Decatur side of the building. Mr. Musso continued that the Conti elevation appeared a little more lethargic and that he would like to see the rendering in a photo with the surrounding buildings.

Mr. Fifield stated that he agreed with Mr. Musso, noting that the two sides of the building could be different. Mr. Fifield suggested using a gallery on the second floor and a balcony on the third floor.

Mr. Brady noted that the N. Peters elevation needs to address the relatively flat nature of the block and suggested using a second floor gallery, a partial third floor balcony, and then the roof overhang to create a cascade effect.

Mr. Musso suggested that there should be something more provocative about the 4th floor with something to inform pedestrians that there is a courtyard on the roof. Mr. Block stated that the rendering of the fourth floor is not correct as compared to the plan. If shown correctly there would be more visibility of the rooftop courtyard roof opening from below.

Mr. Fifield stated that the previous fourth floor bump up was a somewhat superficial element and suggested doing a more decorative raised parapet. Mr. Fifield also suggested increasing the widths of the second and third floor windows and doors.

Mr. Taylor suggested utilizing more glass on the Conti elevation. Mr. Fifield suggested that the applicants be aware of where the control joints would be located. Mr. Taylor commented that the proportions would be improved if the doors go to 42" wide.

Mr. Musso suggested that the applicants could add a horizontal window element high on the walls of the second and third floors. However, this was in response to shadows shown on the rendering that do not depict reality. Mr. Taylor stated the need to see the rendering in a street context and noted that non-useful windows on the fourth floor could be eliminated.

Mr. Fifield moved to defer the application to allow the applicant to respond to the comments of the Architectural Committee and the staff report. Mr. Brady seconded the motion, which passed unanimously.

411-415 Bourbon St: John C. Williams, applicant; Cajun 411 LLC, owner; Proposal to install rooftop mechanical equipment to rear building, per application & materials received 01/11/16 & 08/04/16, respectively.

Mr. Albrecht gave the staff presentation with Mr. Williams present on behalf of the application. Mr. Williams stated that they would be happy to paint the equipment. Mr. Fifield inquired if the views of this roof are primarily limited to patrons of the restaurant. Mr. Williams replied that it generally was. Mr. Musso stated that he would like to see a revised proposal or the equipment on the ground.

Mr. Fifield asked if the courtyard would be used for dining. Mr. Williams replied that it would be. Mr. Taylor inquired about the size of the units. Mr. Williams replied that they were about 9' x 3'.

Mr. Fifield stated that he would like to see the units at grade or see a revised proposal and moved to **defer** the application to allow the applicant to propose either screening or ground mounting the units. Mr. Brady 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 & 08/05/16, respectively.

Ms. Vogt gave the staff presentation with Mr. Williams present on behalf of the application. Mr. Williams stated that he would speak to the owner regarding the removal of the fire stair.

Complete Minutes Needed.

111 Iberville St: John C. Williams, applicant; Badine Land Ltd, owner; Proposal to modify previously approved rooftop mechanical equipment and screening, per application & materials received 06/16/16 & 07/27/16, respectively.

Mr. Albrecht gave the staff presentation with Mr. Williams present on behalf of the application. Mr. Musso inquired about the type of fuel utilized by the generator and the size of the tank. Mr. Williams responded that it used diesel fuel but that he did not know the exact capacity. Mr. Taylor stated that it is large equipment and the goal should be to make the equipment compatible with the building. Mr. Musso stated that he would need to know the size of the tank and suggested that the fire marshal may limit the amount of fuel that could be present.

Mr. Taylor suggested that the applicant look at the design a little more and inquired if louvers were needed for airflow. Mr. Williams responded that the louvers were needed for airflow. Mr. Taylor stated that he would like to see the mechanical screening look like an elevator penthouse and a screen that fit in better with the building.

Mr. Musso stated that only one portion of one side of the unit needs airflow. Mr. Taylor stated that it would be successful if it did not look like a mechanical screen. Mr. Block expressed concern about the level of sound such a large generator will make in such an open area so low to the ground level.

Mr. Musso moved to **defer** the application to allow the applicant to address the screening and appropriately design the enclosure. Mr. Brady seconded the motion, which passed unanimously.

939-941 Bourbon St/800 St. Philip: Charles Berg, applicant; Lafitte Blacksmith Shop Inc, owner;

Proposal to relocate existing mechanical equipment and install modified courtyard roof, per application and materials received 02/15/16 & 07/31/16.

Mr. Albrecht gave the staff presentation with Mr. Berg present on behalf of the application. Mr. Musso commented that the revised proposal will help to capture and eliminate all sound produced by the mechanical units.

Mr. Musso moved to concur with the staff report and grant **approval** of the application, with any final details to be handled at the staff level. Mr. Fifield seconded the motion, which passed unanimously.

1218-1220 Dauphine St: Sarah Busch, applicant; Barda Properties LLC, owner; Proposal to modify previously approved plans with the addition of expansion joints, per application & materials received 06/21/16 & 08/02/16, respectively.

Mr. Albrecht gave the staff presentation with Mr. McMurphy present on behalf of the application. Mr. Musso commented that the current proposal was a great change over the previous submittal as the expansion joints are fewer and smaller. Mr. Musso continued that he did not like the idea of a brick course and concurred with the submittal. Mr. Fifield agreed.

Mr. Musso moved to **approve** the use of ¼" expansion joints as shown. Mr. Brady seconded the motion, which passed unanimously.

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 & 08/04/16.

Mr. Albrecht gave the staff presentation with Mr. Reid present on behalf of the application. Mr. Fifield inquired how the monitor ends on either side of the building. Mr. Reid stated that the way it is shown on the floor plan is correct.

Mr. Musso stated that he was comfortable with the proposal. Mr. Fifield moved for **conceptual approval** consistent with the staff recommendation. Mr. Brady seconded the motion, which passed unanimously.

620 Decatur St: Robert Cangelosi, Jr., applicant; Josephine Paciera Prop Inc, owner; Proposal to demolish clock/sign pylon and construct new ticket kiosk, per application & materials received 07/22/16.

The proposal was deferred at the request of the applicant.

New Business

Jackson Square (701 Decatur St): Elvin Calderon, applicant; Jackson Square, owner; Proposal to make various renovations to Jackson Square including new light fixtures and LED lamps, new power panels, repairs to paving, steps, ironwork, benches, replacement of signs and trash receptacles, and installation of new automatic irrigation system, per application & materials received 07/14/16.

Mr. Albrecht gave the staff presentation with no one present on behalf of the applicant. Mr. Brady commented that the lighting temperature should really not be over 3000 k. r. Taylor stated that the space needs a professional lighting designer.

Mr. Musso stated that the lighting, signage, and electrical panels should be deferred if not denied.

Mr. Musso commented that the panels need to be better designed, noting that similar panel installations in Woldenberg are compatible with their surroundings. Mr. Musso concurred that the lighting should be done by professionals.

Mr. Taylor commented that currently generators are needed for special events and that new panels need to be better located and discreet as possible. Mr. Musso suggested addressing the park space as per the VCC Guidelines. Mr. Taylor continued that he concurred with staff regarding the proposed new signage.

Mr. Brady expressed concern that new panels could lead to more common use of the space for special events. Mr. Brady continued that the panels should be completely hidden. Mr. Taylor stated that there is no reason the boxes could not be located in the corners.

Mr. Fifield inquired if the Commission has the authority to set requirements or can only make recommendations. Mr. Block responded that the Commission can only make recommendations.

Mr. Musso moved to recommend the work related to the stone and metal repairs, as well as the woodwork related to the paving. Mr. Musso continued the motion to include a recommendation for a sympathetic redesign of signage, lighting, and electrical panels.

Mr. Taylor noted that the project would greatly benefit from a few hours consultation with professional lighting, landscape, and graphic designers. Mr. Musso noted that the Commission would be happy to assist.

Mr. Fifield seconded the motion, which passed unanimously.

1031-1033 Dauphine St: Kurt Werling, applicant; Mercier Realty Co Ltd, owner; Proposal to install four pairs of board and batten shutters in openings currently filled with bead-board plywood, per application received 07/14/16.

Mr. Albrecht gave the staff presentation with Mr. Werling present on behalf of the application. Mr. Musso noted that the applicant was aware of the requirements and the previous ruling and went ahead and violated both. Mr. Musso suggested that some kind of punitive action should be available.

Mr. Werling stated that he was only the contractor and was not familiar with the real estate business operations. Mr. Musso noted that the Commission has had difficulty with the real estate company before. Mr. Fifield noted that this and other entities ask for forgiveness rather than permission. Mr. Taylor noted that the applicant was willing to replace or fix the violation.

Mr. Fifield moved to approve the installation of the new shutters, provided drawings were submitted to staff for approval. Mr. Brady seconded the motion, which passed unanimously.

516 Conti St: Michael Tabb, applicant; 516 Conti LLC, owner; Proposal to renovate existing building in conjunction with a **change of use** from *vacant* to *mixed (commercial/residential)*, per application & materials submitted 07/22/16 & 08/03/16, respectively.

Ms. Vogt gave the staff presentation with Mr. Tabb present on behalf of the application. The staff reports for 516 and 512 Conti were presented simultaneously, with staff noting that the Committee should provide separate motions for the two individual parcels.

Mr. Fifield stated that the applicant should be given additional time to consider the zoning issues and revise the drawings to accommodate staff recommendations. Mr. Tabb asked if the stair tower could be approvable for both properties. Mr. Fifield asked if he would be willing to lower the height of the stair tower as suggested by staff; Mr. Tabb answered that yes, they would lower the tower.

Mr. Fifield moved to **defer** the application for 516 Conti consistent with staff recommendations. Mr. Musso seconded the motion, which passed unanimously.

512 Conti St: Michael Tabb, applicant; Carmencita S Baker, 516 Conti LLC, owner; Proposal to renovate existing building in conjunction with a **change of use** from *vacant* to *mixed (commercial/residential)*, per application & materials submitted 07/22/16 & 08/03/16, respectively.

Ms. Vogt gave the staff presentation with Mr. Tabb present on behalf of the application. The staff reports for 516 and 512 Conti were presented simultaneously, with staff noting that the Committee should provide separate motions for the two individual parcels.

Mr. Fifield stated that the applicant should be given additional time to consider the zoning issues and revise the drawings to accommodate staff recommendations. Mr. Tabb asked if the stair tower could be approvable for both properties. Mr. Fifield asked if he would be willing to lower the height of the stair tower as suggested by staff; Mr. Tabb answered that yes, they would lower the tower.

Mr. Fifield moved to **defer** the application for 512 Conti consistent with staff recommendations. Mr. Musso seconded the motion, which passed unanimously.

1018 Bienville St: Natasha Padua, applicant; 1018 Bienville LLC, owner; Proposal to install five new pairs of board and batten shutters to the Bienville elevation, per application & materials received 07/29/16.

Mr. Albrecht gave the staff presentation with Ms. Padua present on behalf of the application. Ms. Padua stated that the property owner would like to go ahead with the louvered shutters.

With no other discussion necessary Mr. Fifield moved for **approval** of the installation of the louvered shutters. Mr. Brady seconded the motion, which passed unanimously.

834 Bourbon St, 738-40 Dumaine St: 4 H Construction Co, Inc, applicant; John O White, owner; Proposal to install three wall ties to stabilize Bourbon-side masonry wall, per application & materials submitted 08/05/16.

Ms. Vogt gave the staff presentation with Mr. Hill present on behalf of the application. Mr. Fifield stated that the plates should be galvanized and painted to match the adjacent surface; the applicant agreed.

Musso moved to **approve** the proposal consistent with staff recommendations. Mr. Brady seconded the motion, which passed unanimously.

Appeals & Violations

1212-14 Bourbon St: Merry J Mcswain, applicant; Swain Norman E Jr Mc, owner; Appeal to retain existing unpermitted paint colors, per application & materials received 07/20/16.

The proposal was deferred at the request of the applicant.

Other Business

426 Dauphine St: John L Arbizzani, owner/826 St. Louis St: Darleen J Levy, owner; Discussion of previously collapsed courtyard wall which was rebuilt without benefit of VCC review or approval.

Complete Minutes Needed.

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.