

VIEUX CARRE COMMISSION

Mitchell J. Landrieu
MAYOR

CITY OF NEW ORLEANS

Bryan Block
DIRECTOR

Minutes of the **Vieux Carré Commission** meeting of **Wednesday, December 6, 2017 - 1:30 P.M.**

COMMISSIONERS PRESENT: Nicholas S. Musso, Chairman
Daniel C. Taylor, Vice-Chairman
Leslie S. Stokes, Secretary
Angela King
Mamie Gasperecz
Rick Fifield

COMMISSIONERS ABSENT: Bill Keck
Adrienne Thomas
Patricia C. Denechaud

STAFF PRESENT: Bryan D. Block, Director; Renée Bourgogne, Architectural Historian;
Nicholas G. Albrecht, Building Plans Examiner; Erin Vogt, Building Plans
Examiner; Melissa Quigley, Assistant City Attorney

STAFF ABSENT: Erika Gates, Inspector; Tony Whitfield, Inspector

I. ROLL CALL

Chairman Musso called the meeting to order at approximately 1:30 PM. A quorum was established with the presence of six (6) of the nine (9) seated Commissioners present.

II. REVIEW OF MINUTES

Mr. Taylor moved, Ms. Gasperecz seconded, that the minutes of the Vieux Carré Commission meeting of November 1st, 2017 be approved as previously circulated. The motion passed unanimously.

III. CHAIRMAN'S REPORT

No Chairman's Report was given.

IV. DIRECTOR'S REPORT

Mr. Block noted that the December 19th Architecture Committee meeting had been cancelled as the Committee was unable to establish a quorum. Mr. Block continued that he was meeting with the City Planning Commission regarding rooftop addition proposals.

V. NEW BUSINESS

511 Toulouse St: 16-02804-VCGEN; Jennifer Rowe, applicant; Apasra Properties, LLC, owner; Review of proposed density variance application, in conjunction with conceptually approved renovation, per application & materials received 05/12/16 & 10/31/17, respectively.
<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=573271>

Ms. Vogt presented the staff report with Mr. Fabacher present on behalf of the application. Mr. Taylor moved to recommend **approval** of the variance to the Board of Zoning Adjustments. Mr. Fifield seconded the motion, which passed unanimously.

211-15 Royal St and 217-19 Royal St: 17-22503-VCGEN; Amy Garrett, applicant; Royal Condominium Developments LLC, owner; Proposal to add three rooftop penthouse units, four private rooftop decks and canopy overhang on roof of existing buildings, per application & materials received 06/28/17 & 07/06/17.

<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=722226>

Ms. Vogt presented the staff report with Ms. Garrett present on behalf of the application. Mr. Musso stated that the Committee had considered that the height of the context around the building justified the additional height without negative impact on the building and its surroundings. He emphasized that the building would not set a precedent. Mr. Taylor moved to conceptually approve the proposal with provisos, per Committee recommendation. Mr. Fifield seconded the motion, which passed unanimously.

1017 & 1021-23 St. Philip St: 17-25704-VCGEN & 17-25711-VCGEN Lawrence Lupin, applicant; Elie V Khoury, owner; Proposal to install new glass connector between the two main buildings, per application & materials received 07/25/17 & 11/07/17, respectively.

<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=725491>

Ms. Vogt presented the staff report with Mr. Lupin present on behalf of the application. Mr. Musso stated that the Committee had found the connector conceptually approvable with provisos, and that those provisos will remain applicable. Ms. Gasperecz asked the applicant if the properties will be a full-time residence; Mr. Lupin said that they will.

Mr. Taylor moved to **conceptually approve** the proposed glass connector, with provisos required by the Architectural Committee on 05/09/17. Ms. Gasperecz seconded the motion, which passed unanimously.

VI. APPEALS AND VIOLATIONS

939 Iberville St: 17-28331-VCGEN; John C. Williams, applicant; French Quarter Apartments Limited Partne Rship, owner; Appeal of Architecture Committee denial to retain awnings constructed in deviation of previously approved plans, per application & materials received 08/15/17.

<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=728001>

Mr. Albrecht gave the staff report with Mr. Williams present on behalf of the application. Mr. Musso noted that the Architecture Committee did not approve of the substitution. Ms. Gasperecz inquired if the concrete planters on the sidewalk would be removed. Mr. Williams replied that they had not been removed but that they will be.

Mr. Musso inquired what the building owners said about the modified awnings. Mr. Williams stated that the owner wanted to keep the installed awnings. Mr. Fifield noted that a small modification to the awnings would meet the guidelines and increase the appearance. Mr. Musso continued that the Commission did not want to set a precedent that small changes to approved plans would be forgiven by the City Council.

Mr. Fifield inquired if the Park Service had taken a specific stance on these awnings. Mr. Williams replied that a final approval of the tax credit application had not been granted. Mr. Musso suggested that the VCC staff contact the Park Service directly regarding their review of the awnings.

Ms. Gasperecz moved to defer the application to allow staff to contact SHPO and the NPS to determine if they originally approved the drawings and if they approved of the installation of the non-conforming awnings, authorizing the staff to make the determination after receiving feedback from SHPO and NPS. Ms. Stokes seconded the motion which passed with four affirmative votes and one vote in opposition.

520 Esplanade Ave: 17-16972-VCGEN; John C. Williams, applicant; Jules L Cahn, J & R Rental Properties L L C, owner; Appeal of Architecture Committee denial of proposal to demolish

existing iron fence and construct new iron fence and masonry posts with pedestrian and vehicular gates, per application & materials received 05/15/17 & 11/07/17.

<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=716612>

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

Mr. Williams inquired if the opposition to the proposal was the type of gate and the proposed fence height. Mr. Fifield responded that the opposition was the proposed removal of historic fabric and noted that a solution had been suggested that would modify the historic fabric to attain the desired height and allow for the retention of the historic fabric. Mr. Block inquired if there was no proposal to retain the historic fence in any form. Mr. Williams replied that that was correct.

Mr. Musso noted that the concern was the retention of the historic fabric and the height and visual impact of the proposed new fence. Mr. Williams stated that the owner lives in this building and is concerned that people will step on the masonry and step over the fence if it was modified as suggested. Mr. Williams stated that the owner did not want a masonry fence.

Mr. Musso stated that the Commission was not opposed to a fence and recommended reusing the historic fabric. Mr. Musso continued that there were numerous ways to compromise on the proposal without the need to go to the City Council.

Mr. Block noted that there were numerous other violations on the property that will need to be addressed prior to any permits being issued for fencing.

Mr. Fifield moved to defer the application to allow the applicant to address the violations so that the fence proposal can be considered in terms of the overall scope of work. Ms. Gasperecz seconded the motion.

Mr. Williams implored the Commission to either approve or deny the proposed fence. Mr. Fifield noted that the gate and parking lot have been open more than 40 years so the application is not urgent.

The vote was called for and the motion passed unanimously.

1235 Decatur St: 17-36743-VCGEN; Levee Street Enterprises LLC, Pamela Branning, applicant; Levee Street Enterprises LLC, owner; Proposal to retain iron pickets installed at the ground floor threshold without benefit of VCC review or approval, per application & materials received 10/26/17. **[Notice of Violation sent 08/01/14]**

VII. RATIFICATION of Architectural Committee and Staff actions since the Wednesday, November 1, 2017 VCC meeting.

Mr. Fifield moved to ratify the Architectural Committee and Staff actions since the Wednesday, November 1st, 2017 meeting. The motion, seconded Ms. Stokes, passed unanimously.

With no other business to discuss, Mr. Fifield moved to adjourn the meeting. Mr. Gasperecz seconded the motion, which passed unanimously. The meeting was adjourned at approximately 2:34 pm.