

VIEUX CARRE COMMISSION

LaToya Cantrell
MAYOR

CITY OF NEW ORLEANS

Bryan Block
DIRECTOR

Minutes of the **Vieux Carré Commission** meeting of **Wednesday, September 12, 2018 - 1:30 P.M.**

COMMISSIONERS PRESENT: Nicholas S. Musso, Chairman
Leslie S. Stokes, Secretary
Daniel Taylor
Rick Fifield
Adrienne Thomas
Mamie Gasperecz

COMMISSIONERS ABSENT: Bill Keck
Patricia C. Denechaud
Angela King

STAFF PRESENT: Renée Bourgogne, Architectural Historian; Nicholas G. Albrecht,
Building Plans Examiner; Erin Vogt, Building Plans Examiner

STAFF ABSENT: Bryan D. Block, Director
Marguerite Roberts, 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 five (5) of the nine (9) seated Commissioners present. **[Ms. Stokes arrived during the presentation of 500 Chartres]**

II. REVIEW OF MINUTES

Mr. Taylor moved, Mr. Fifield seconded, that the minutes of the Vieux Carré Commission meeting of August 1, 2018 be approved as previously circulated. The motion passed unanimously.

III. CHAIRMAN'S REPORT

Mr. Musso gave a brief report noting that there was a possibility of the Commission amending some bylaws to meet functional needs. Mr. Musso stated that he would give a full report at the next Commission meeting.

IV. DIRECTOR'S REPORT

There was no director's report as Mr. Block was not present for the meeting.

V. NEW BUSINESS

925 Decatur St: 18-13568-VCGEN; Kevin Atkinson, applicant; & Sylvia Goldberg Israel, owner; Proposal to renovate building including the installation of new exterior hood vent and walk-in cooler, in conjunction with a **change of use** from *vacant* to *standard restaurant*, per application & materials received 04/23/18 & 07/27/18, respectively.

<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=759350>

[Note: this item was heard as the last item of New Business following the discussion of 500 Chartres. Mr. Musso recused himself from discussing 925 Decatur]

Mr. Albrecht read the staff report with Mr. Atkinson present on behalf of the application. Mr. Taylor motioned for **approval** consistent with the staff report for the change of use from vacant to commercial and the architectural details to be worked out at the staff level. Ms. Stokes seconded the motion and the motion passed unanimously.

1014 N Rampart St: 18-19094-VCGEN; Corbett Scott, applicant; Mohit Srivastava, owner; Proposal to renovate existing pink-rated building, in conjunction with a **change of use** from *vacant* to *restaurant*, and to construct a small two-story service building in the rear courtyard, per application & materials received 06/07/18 & 07/09/18, respectively.

<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=764837>

Ms. Vogt read the staff report with Mr. Scott present on behalf of the application. Mr. Taylor moved for **approval** of the new construction and renovation and for a **positive recommendation** of the **change of use** to *restaurant*, concurrent with the staff report. Mr. Fifield seconded the motion and the motion passed unanimously.

616 St Peter St: 18-19734-VCGEN; Gabriel Viridure, applicant; Petit Theatre Du Vieux Carre Le, 616 St Peter St LLC, owner; Proposal to install wraparound canopy with cast iron panels over second floor gallery, per application & materials received 06/18/18 & 08/07/18, respectively.

<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=765484>

Ms. Vogt read the staff report with Ms. Viridure and Mr. Trapolin present on behalf of the application. Mr. Taylor moved for **conceptual approval** consistent with the staff report as long as the applicant increased the pitch of the canopy and provided section drawings for further review by the Committee. Ms. Thomas seconded the motion and the motion passed unanimously.

810 Conti St: 18-24866-VCGEN; Raymond Palazzolo, applicant; Johnny Provenza, owner; Proposal to renovate existing building including modifying existing openings, in conjunction with a **change of use** from a *parking garage* to a *bar/live music venue*, per application & materials received 07/26/18 & 08/21/18, respectively.

<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=770667>

Mr. Albrecht read the staff report with Mr. Palazzolo and Mr. Boothe present on behalf of the application. Ms. Lousteau, in the audience representing VCPOA, stated that her main concern was sound remediation. Mr. Albrecht stated that the Committee had requested that this application return to them with both the mechanical and sound remediation plans.

Mr. Taylor recommended approval consistent with the staff report for the change of use with the applicant to return to the Architectural committee to present the requested sound abatement and mechanical plans. Ms. Gasperecz seconded the motion and the motion passed unanimously.

500 Chartres St: 18-25311-VCGEN; Cangelosi, Jr Robert, applicant; The Napoleon Corporation, owner; Proposal to rebuild chimney on rear purple-rated service building, per application & materials received 07/31/18.

<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=771145>

Ms. Vogt read the staff report. There was no one present on behalf of the application. Mr. Taylor moved for **approval** of the reduction of the chimney to 4', concurrent with the staff report and Committee recommendation. Mr. Fifield seconded the motion and the motion passed unanimously.

VI. APPEALS AND VIOLATIONS

1005 St Philip St, 1009 St. Philip Street: Appeal by Nikki Szalwinski regarding permit 18-01001-VCGEN; John C. Williams, applicant; Balentine Carbondale Holdings LLC, owner; Appeal of Architectural Committee motion to conceptually approve mini-split condenser location by neighboring property owner, per Architectural Committee motion on 08/14/18.

<https://onestopapp.nola.gov/Redirect.aspx?SearchString=18-01001-VCGEN>

[Note: Mr. Taylor left the hearing prior to the presentation of the staff report.]

Ms. Vogt presented the staff report with Mr. Williams present on behalf of the application and Ms. Szalwinski as the appellant. Mr. Musso reiterated that the scope of the appeal was limited to the mini-split location. Ms. Szalwinski stated that she was opposed to the approved location due to concerns that the noise would reverberate and negatively impact her courtyard, adding that there is a dispute between the property owners regarding the location of the property line and that she believed the brick wall was a common fence. Mr. Musso suggested that the appellant and applicant work to address the survey discrepancy outside of the hearing, as it is not the position of the Commission to resolve title disputes. Mr. Williams stated that the survey obtained of 1005-09 St. Philip indicated that the fence is not a common wall, and that the property line is not related to the appeal. Mr. Fifield agreed that the scope of the appeal does not include ownership of the wall and asked Staff if the CZO requires a setback for mechanical equipment. Ms. Vogt stated that a variance may or may not be required by the Zoning Administrator but that HVAC equipment is frequently permitted for installation at the property line in the French Quarter and is not uncommon.

Ms. Szalwinski reiterated her concerns regarding the noise impact on her courtyard due to the location of the mini-split, decibel levels, and reverberation of noise against the brick walls. Mr. Musso asked Mr. Williams if he would be willing to propose sound abatement batt; Mr. Williams agreed.

Ms. Stokes moved to uphold the Architectural Committee's decision to conceptually approve the HVAC location, denying the appeal by Ms. Szalwinski. Ms. Gasperecz seconded the motion, which passed unanimously. Mr. Musso informed the appellant that she could appeal the Commission's decision to City Council with written notice within thirty days.

721 Bourbon St: 18-12862-VCGEN; Richard Sahuc, applicant; Tib 721 Limited Partnership, owner; Appeal to retain excessive signage and flags installed without benefit of VCC review and approval, per application & materials received 04/17/18. [Notices of Violation sent 05/02/11, 06/01/11, 03/05/14, 04/11/14, 03/11/15, & 04/19/16.]

<https://onestopapp.nola.gov/Redirect.aspx?SearchString=18-12862-VCGEN>

The application was deferred at the applicant's request prior to the meeting.

VII. RATIFICATION of Architectural Committee and Staff actions since the Thursday, August 1, 2018 VCC meeting.

Mr. Fifield moved to ratify the Architecture Committee and Staff actions since August 1, 2018. Ms. Gasperecz seconded the motion, and the motion passed unanimously.

With no other business to discuss, Mr. Fifield moved to adjourn the meeting. Ms. Gasperecz seconded the motion, and the motion passed unanimously. The meeting was adjourned at approximately 2:10pm.