

VIEUX CARRE COMMISSION

LaToya Cantrell
MAYOR

CITY OF NEW ORLEANS

Bryan Block
DIRECTOR

Minutes of the **Vieux Carré Commission** meeting of **Wednesday, March 20, 2019, 1:30 P.M.**

COMMISSIONERS PRESENT: Nicholas S. Musso, Chairman
Daniel Taylor
Rick Fifield
Bill Keck
Adrienne Thomas
Angela King

COMMISSIONERS ABSENT: Patricia C. Denechaud
Mamie Gasperecz

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

STAFF ABSENT: Marguerite Roberts, Inspector
Tony Whitfield, Inspector

I. ROLL CALL

II. REVIEW OF MINUTES

Mr. Taylor moved to approve the minutes of both the Architecture Committee and Commission meetings since the last Commission meeting on February 6, 2019. Mr. Fifield seconded the motion and the motion passed unanimously.

III. CHAIRMAN'S REPORT

IV. DIRECTOR'S REPORT

VCCF Quarterly Care Workshop a week from tomorrow (3/28/2019) on Bricks and Mortar: The new Quarterly Care Workshop series is designed to provide hands-on demonstrations and resources to property owners and caretakers about the nuts-and-bolts of architectural preservation. Maintenance is preservation – and proper maintenance will protect historic structures from untimely deterioration.

This first workshop will focus on bricks and mortar. Bricks and mortar are equally critical components of a building's structural system. Teaching property owners how to best care for and maintain their bricks and mortar will protect and preserve not only the structure, but also the owner's investment.

FREE for members / \$5 for non-members — limited space available.

R.S.V.P. required for admission – call 504.342.4760 or email brook@vccfoundation.org

I. OLD BUSINESS

1014 N Rampart St: 18-19094-VCGEN; Corbett Scott, applicant; Mohit Srivastava, owner; Proposed modifications of conceptually approved plans for renovation of existing pink-rated building, in conjunction with a **change of use** from *vacant* to *restaurant*, per application & materials received 06/07/18 & 03/07/19, respectively.

<https://onestopapp.nola.gov/Redirect.aspx?SearchString=18-19094-VCGEN>

Ms. Vogt presented the staff report with Mr. Scott present on behalf of the application. Mr. Musso stated that these revisions were an example of an architect addressing concerns of the public as well as the Committee, and that the design had improved in response. With no further discussion necessary, Mr. Taylor moved for **approval** of the revisions as proposed. Mr. Fifield seconded the motion, which passed

unanimously.

II. NEW BUSINESS

715 Ursulines Ave: 19-05363-VCGEN; Cangelosi, Jr Robert, applicant; Nathan Edmond Chapman, owner; Proposal to install new gallery on the Ursulines elevation, per application & materials received 02/18/19.

Note: Gallery was previously approved in 2014.

<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=794792>

Mr. Albrecht read the staff report with Mr. Cangelosi present on behalf of the application. For clarification Mr. Cangelosi stated that the garde de frise would be on the N Rampart side of the gallery. Mr. Taylor moved for approval of the application. Mr. Fifield seconded the motion and the motion passed unanimously.

1113 Bourbon St: 19-06398-VCGEN; Loretta Harmon, applicant; Joseph S Jr Difatta, owner; Proposal to add camelback addition to green-rated shotgun, per application & materials received 02/26/19.

<https://onestopapp.nola.gov/Redirect.aspx?SearchString=19-06398-VCGEN>

Ms. Vogt presented the staff report with Ms. Harmon and Mr. Difatta present on behalf of the application. The staff report was presented by Erin Vogt. VCC director, Bryan Block, read an email message received 3/20/2019 from adjacent property owner, Peter Patout, outlining certain concerns he has with the proposal.

Chairman Nick Musso stated that the AC had recommended conceptual approval of the proposal with the provisos specified in the staff report. Loretta Harmon, project architect, replied that the requested modifications to the proposal had been completed although these have not yet been presented to staff. The proposal complies with all pertinent zoning requirements and stipulations. Chairman Musso agreed that it is positive that the proposed camelback is to be pushed back from the front elevation 45' which is farther than is typical and thus will have less visual impact on the streetscape.

Property owner, Joey Difatta, referring to the email from Mr. Patout, questioned the described orientation of the proposed addition indicating that the projected problem with shading was not possible. Commissioner Taylor was concerned with the lack of conceptual drawings provided as it was not possible to understand these adjacencies without them. The orientation was described with Mr. Taylor then agreeing that shading of Mr. Patout's property would not be a result of the proposed addition.

Mr. Musso requested an enlarged site plan relating this building to both adjacent buildings. Mr. Taylor stated that he did not find the proposed balcony to be "gratuitous" as it is above existing architecture. Commissioner Fifield asked if the applicant would be open to a deferral, as this would only be for two weeks, so that Mr. Difatta could discuss the proposal with Mr. Patout in the hopes of better understanding between them. Mr. Difatta expressed his desire to move the proposal forward now.

Commissioner Musso reassured the commission that, as this is only for conceptual approval at this time, there would still be adequate opportunity to modify the proposal should the AC see fit. Commissioner Fifield disagreed stating that, as a conceptual approval would be for the massing as presented, it would be difficult to modify the proposal significantly afterwards. Commissioner Musso disagreed with this assessment stating that this would only be for the conceptual premise of an addition in that location and indicating that the proposal is moving in the right direction.

Mr. Block reiterated the staff position that a balcony located above the existing bump-out could lead to potential maintenance issues to which Commissioner Fifield responded that this could be handled with appropriate detailing. Commissioner Taylor agreed with the staff report that the balcony issue could be withheld from the potential conceptual approval until there is more time to better understand the implications of this location. Mr. Block agreed with this possibility.

Commissioner Fifield stated that a massing study might indicate that this proposed addition could be more related to Mr. Patout's historic maisonette than his courtyard. The requested additional drawings will help better understand this relationship. Commissioner Taylor moved for **conceptual approval** without including the balcony requesting additional contextual and massing studies. Ms. Harmon clarified asking if streetscape drawing(s), cross section(s) and site plan would suffice. Commissioner Fifield seconded the motion which passed unanimously. If this is to be forwarded for AC review at their upcoming 3/26/19 meeting staff has requested that revised drawings be provided no later than 3/21 due

to the unusually short lead time between meetings. Ms. Harmon agreed to this timeline.

III. CHANGE OF USE HEARINGS

706 Bourbon St: 19-05411-VCGEN; Erika Gates, applicant; 706-08 Bourbon Real Estate LLC, owner; Proposal to replace existing kitchen vent on service building with new double vent, in conjunction with a **change of use** from *T-shirt shop* to *restaurant*, per application & materials received 02/18/19.

<https://onestopapp.nola.gov/Redirect.aspx?SearchString=19-05411-VCGEN>

Ms. Vogt presented the staff report with Mr. Ellis and Ms. Gates present on behalf of the application. Mr. Musso added that a restaurant is more in keeping with the *tout ensemble* than a t-shirt shop, and that the proposed change of use is appropriate for the district. With no discussion necessary, Mr. Taylor moved for **approval** of the change of use. Ms. Thomas seconded the motion, which passed unanimously.

IV. APPEALS AND VIOLATIONS

835 Orleans Ave: 18-18408-VCGEN; Brian Begue, applicant; Max J Begue, Max J Begue, owner; Appeal of the Architecture Committee denial of a proposal to remove existing wood weatherboards from the Dauphine and Bourbon elevations of the main building and install new Hardiboard cement siding, per application & materials received 06/01/18 & appeal letter received 06/20/18.

<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=764144>

This item was deferred prior to the meeting at the applicant's request. Mr. Taylor moved for a deferral. Mr. Fifield seconded the motion and the motion passed unanimously.

V. RATIFICATION of Architectural Committee and Staff actions since the Wednesday, January 9, 2019 VCC meeting.

Mr. Taylor moved to ratify the Architecture Committee and Staff actions since the January 9, 2019. Mr. Musso seconded the motion, and the motion passed unanimously.

With no other business to discuss, Mr. Taylor moved to adjourn the meeting. Mr. Fifield seconded the motion, and the motion passed unanimously. The meeting was adjourned at approximately 2:27 pm.