

VIEUX CARRÉ COMMISSION ARCHITECTURAL COMMITTEE

Mitchell J. Landrieu  
MAYOR

CITY OF NEW ORLEANS

Bryan Block  
DIRECTOR

NOTICE OF PUBLIC MEETING

The Vieux Carré Commission Architectural Committee's regularly scheduled meeting will take place on **Tuesday, July 12, 2016, in One Stop Conference Room A, 7<sup>th</sup> Floor, City Hall, 1300 Perdido Street at 1:30 PM.**

The order in which the applications will be discussed is subject to change without prior notice upon the discretion of the Architectural Committee. The names of property owners are automatically generated from City data sources and may not reflect recent changes in ownership and may be inaccurate on this agenda. We apologize for any confusion this may cause. At the Tuesday, July 12, 2016 meeting, the following items may be discussed.

## MINUTES

### Old Business

**808 Royal St:** John C. Williams, applicant; N I C E Investments LLC, owner; Proposal to construct new four story building, per application and materials received 06/09/15 & 07/05/16, respectively.

Mr. Block gave the staff presentation with Mr. Williams and Ms. Wotring present on behalf of the application. Mr. Musso agreed with the recommendations of the Staff report. Ms. Wotring responded to the recommendation from the report that floor-to-ceiling heights of the proposed new building should correspond to those of the adjacent building stating that the drawing presented likely does not accurately depict true dimensions of the adjacent building. Mr. Musso expressed that they should and, therefore, the elevations need to be modified accordingly for a proper review. He did, however, agree that good progress had been made on the front elevation in response to previous comments.

Mr. Fifield continued that the current elevations of the ground floor openings are too schematic and do not represent the actual construction conditions. Head and jamb details should be studied and presented which would inform correct wall sections. This information had been requested at the previous review. The combination of traditional and non-traditional materials rendered in a somewhat traditional manner is problematic. Mr. Taylor concurred that he did not find the steel plates of the proposed ground floor to be an appropriate material for a building in the Vieux Carré. Fenestration on Royal Street is generally transparent.

Mr. Musso moved to **defer** allowing the applicant the opportunity to respond to these recommendations. Mr. Fifield seconded the motion. The motion passed unanimously.

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**600 Decatur St:** John C. Williams, applicant; Jackson Brewery Millhouse LLC, owner; Proposal to modify previously approved plans with the addition of a new air intake vent, per application & materials received 05/26/16 & 06/24/16, respectively.

Ms. Bourgoigne gave the staff presentation with Mr. Williams present on behalf of the applicant. Mr. Musso expressed concern over the awning and stated that awnings in the VCC are usually open sided. Mr. Fifield questioned the size and material of the new louvres. Mr. Williams stated that he would be happy to make the louver whatever size and material the AC decided upon.

Mr. Musso made the motion to **approve** the proposal provided that Mr. Williams made the necessary changes. He further stated that all changes could be handled at staff level. Mr. Fifield seconded the motion with the proviso that the applicant provides cut sheets for the new louvres. The motion passed unanimously.

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**111 Iberville St:** John C. Williams, applicant; Badine Land Ltd, owner; Proposal to modify previously approved plans to renovate structure and construct additions for new hotel use, per application & materials received 06/07/16 & 07/07/16.

Mr. Block gave the staff presentation with Mr. Williams present on behalf of the applicant. Mr. Musso agreed that the Staff report and recommendations of SHPO were appropriate. However, although he understands that mechanical equipment is a necessity of modern life, he questioned whether the scale of the equipment proposed might be excessive. Alternatives should be explored. Mr. Fifield agreed but felt that screening devices might not be required to completely cover the equipment because that would only add to the scale. Sight line studies should be presented.

Mr. Fifield moved for **conceptual approval** with the exception of the mechanical equipment and enclosure. Cut sheets for equipment and details of enclosures must be provided for further study.

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**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 and materials received 07/04/15 & 07/08/16.

As materials were submitted substantially after the deadline, this informal review was offered as a courtesy to the applicant. There was not time to prepare a report.

Mr. Musso agreed that "Scheme F" presented appeared to provide a "prow of a ship" effect that maximized galleries on the Conti Street elevation with more reduced balconies or shallower galleries on the other two elevations. The tripartite expression of the building breaks up the massing too much for such a small building. The glass shown in "Scheme E" is out of scale with the context and not appropriate. It was also indicated that this would likely be a difficult space to adequately condition.

Mr. Fifield agreed that this "bookend" effect of the massing was not successful. Mr. Musso agreed that the pencil sketch of the building showing full massing at the fourth level is the most successful. Mr. Fifield agreed that this sketch was the most responsive to previous AC comments.

As this was an informal review, no motion was offered.

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## **New Business**

**621 St. Peter St:** L Timothy Lupin, applicant; Donald L Bowden, Bonnie R Griffith, St Charles Real Estate, LLC, owner; Proposal to renovate building, including repair and replacement of windows, and installation of window flashing, per application & materials received 04/01/16.

Mr. Block gave the staff presentation. Mr. Lupin was present on behalf of the application.

Mr. Musso agreed with the recommendations of the staff report. Mr. Fifield moved to **approve** the application with the staff recommendations. Mr. Musso seconded adding the requirement that the VCC inspector be contacted for an inspection once the first four feet of mortar has been removed. Staff is to approve the window flashing details. The motion passed unanimously.

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**815 Dumaine St:** Arlene Karcher, applicant; Arlene W Karcher, owner; Proposal to build new courtyard storage shed on existing slab foundation, per application & materials received 06/24/16.

Mr. Block gave the staff presentation. Mr. Musso recommended that the applicant verify that a shed is indeed necessary at this location and moved to **defer** the matter until the applicant could provide more information including more complete drawings. Mr. Fifield seconded the motion which passed unanimously.

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**809 Dumaine St:** Brian Hollingsworth, applicant; Clara F Pincus, Christopher S Montgomery, owner; Proposal to replace existing asphalt shingle roofing with new Lamarite synthetic slate shingles, per application received 06/27/16.

Ms. Bourgogne read the staff report with Mr. Hollingsworth present on behalf of the application. After Ms. Bourgogne explained to Mr. Hollingsworth the types of roofing that would be acceptable for the structure, Mr. Hollingsworth asked for time to research the options and get with the client regarding compliance.

Mr. Musso made the motion to **defer** the application and Mr. Fifield seconded the motion. The motion passed unanimously.

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**528 Dumaine St:** William Hess, applicant; Bell, Mahoskey Jr, Steven J Glaros, Cynthia S Arceneaux, Hazel G Pardo, Bryan A Crochet, Jeanne R Hess, Clinton E Parker, John E Cheney, The Jeri Dye Lynch Family Trust Dated Fe, owner; Proposal to install new wood shutters on the second and third floor of the Dumaine elevation, per application & materials received 06/29/16 & 07/05/16, respectively.

Mr. Block gave the presentation. Mr. Musso commented that flexibility regarding shutter style should be allowed as there is no record as to the date when the existing panel shutters were installed at the ground floor windows. Either panel or louvered shutters are approvable.

Mr. Fifield agreed and moved that the application be **approved** as long as shop drawings for the proposed shutters are submitted for approval by staff. Mr. Musso seconded and the motion passed unanimously.

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**822-24 Burgundy St:** Richard Volker, applicant; Denise G Germer, G Edmund Schrenk, Louis M Jr Byron, Drew D Goss, R E Adventures Gp, Giulio Pierotti, R E Adventures G P, John H Clark, owner; Proposal to install new window lintel and repair surrounding masonry, per application & materials received 06/28/16.

Mr. Block gave the staff presentation. Mr. Musso moved to **approve** the application. Mr. Fifield seconded and the motion passed unanimously.

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## Appeals & Violations

**201 Decatur St:** Louis Faust, applicant; Pzda LLC, owner; Proposal to retain balcony constructed in deviation of approved plans, per application & materials received 06/09/16 & 06/13/16, respectively. **[Notice of Violation sent 02/14/14]**

As there was no one there to represent the application, and as this has been deferred previously, Mr. Fifield moved to **defer** the matter and **forward** to adjudication. Mr. Musso seconded and the motion was approved unanimously.

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Next AC Date: Tuesday, July 26, 2016

Upon request, a sign language interpreter for the hearing impaired will be available at the meeting. To place a request for sign language interpreter services, please call TDDY at (504) 658-2059 or 1-800-981-6652.