

VIEUX CARRÉ COMMISSION ARCHITECTURAL COMMITTEE

Mitchell J. Landrieu  
MAYOR

CITY OF NEW ORLEANS

Bryan Block  
DIRECTOR

**NOTE: The below minutes are in draft form and are a summary of actions taken. They are not a verbatim transcription of the meeting.**

Architectural Committee meeting of **Tuesday, January 9th, 2018**

**Committee Members Present:** Daniel Taylor, Nick Musso, Rick Fifield,

**Committee Members Absent:** Dennis Brady,

**Staff Present:** Bryan Block, Director; Nicholas G. Albrecht, Plans Examiner; Erin Vogt, Plans Examiner; René Bourgeois, Architectural Historian;

**Staff Absent:** Erika Gates, Building Inspector; Anthony Whitfield, Building Inspector

**Others Present:** John Williams, Richard Choate, Jonathan Tate, Margeaux Fanning, Amy Garrett, Cole Kirchner, Sam Staub, Steve Olson, Richard Abadisians, Ken Schneider, Lacey Wotring, Mariana Lipp Haussen, Beverly Falk, Kate Bishop, Richard Bishop, Meg Lousteau, Albert McMean, William Keck, Pedro Santa Cruz, Richard Abadisians

## AGENDA

### Old Business

**626 Bourbon St: 17-06727-VCGEN;** John C. Williams, applicant; Grace T Granger LLC, owner; Proposal to modify door and window openings, lower the floor level to grade, infill arched openings with masonry, and add roof deck, per application & materials received 02/24/17 & 12/22/17.

**[STOP WORK ORDER posted 09/27/17]**

<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=706178>

Ms. Vogt read the staff report with Mr. Williams present on behalf of the application. Mr. Musso moved for deferral in order for the applicant to revise the drawings per committee comments with staff. Mr. Fifield seconded the motion and the motion passed unanimously.

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**533-35 Iberville St, 537 Iberville: 17-34312-VCGEN;** Joseph Lantz, applicant; 817 Hickory Avenue LLC, owner; Proposal to construct rooftop addition and modify existing elevations in conjunction with a resubdivision and **change of use** from *vacant* to *residential (multi-family)*, per application & materials received 10/10/17 & 01/04/18, respectively.

<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=734071>

Ms. Vogt read the staff report with Mr. Choate present on behalf of the application. Mr. Musso stated that there was little difference between deferral and conceptual approval at this point. Mr. Musso moved for deferral. Mr. Taylor suggested that the applicant work with the staff to speed up the process. Mr. Fifield seconded the motion and the motion passed unanimously.

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**616 Royal St: 17-37709-VCGEN;** Jonathan Tate, applicant; M S Rau Antiques LLC, owner; Proposal to renovate buildings, including demolition of small rear addition and the repair or replacement of various millwork, per application & materials received 11/03/17 & 12/27/17, respectively.

<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=737571>

Mr. Albrecht read the staff report with Mr. Tate present on behalf of the application. Mr. Taylor inquired about the proposal to install the plate glass storefront window. Mr. Tate responded that it was in order to increase visibility.

Mr. Fifield moved for conceptual approval of the overall proposal to be reviewed by the full

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Commission provided the plate glass be removed from the proposal. Mr. Musso seconded the motion and the motion passed unanimously.

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## **New Business**

**935 St Peter St: 17-39749-VCGEN;** Margeaux Fanning, applicant; Micki Beth Stiller, Micki Beth Stiller, owner; Proposal to install "Kwikset SmartCode 911 touchpad electronic lever" on St. Peter elevation carriage door, per application & materials received 11/21/17.

Mr. Albrecht read the staff report with Ms. Fanning present on behalf of the application. Mr. Taylor recommended finding hardware that meets the guidelines and is more historically appropriate. Mr. Block noted that this kind of technology is becoming more and more discreet.

Ms. Fanning noted that the reason for the request was to solve a problem with tenants locking themselves out of the building and was not to accommodate short term rentals.

Mr. Musso motioned for deferral in order for the applicant to explore other systems. Mr. Fifield seconded the motion and the motion passed unanimously.

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**211-15 & 217-19 Royal St: 17-22503-VCGEN;** John Guarnieri, applicant; Royal Condominium Developments LLC, owner; Proposal to install galleries per historic photographs, per application & materials received 06/28/17 & 12/19/17, respectively.

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

Ms. Vogt read the staff report with Ms. Garrett present on behalf of the application. Mr. Fifield moved to defer the application to allow the applicant to gather more evidence. Mr. Musso seconded the motion, which passed unanimously.

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**800 N Rampart St: 17-40402-VCGEN;** Michael Rouchell, applicant; J & R Rental Properties L L C, owner; Proposal to install a gallery on the N. Rampart elevation, and a metal awning on the St. Ann elevation, and to modify existing door and window openings, per application & materials received 12/01/17.

<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=740386>

Ms. Vogt read the staff report with Mr. Williams present on behalf of the application. Mr. Fifield moved for deferral in order for the committee and staff to study the proposal. Mr. Musso seconded the motion with the proviso that the applicant review the impact of the change of use. The amended motion passed unanimously.

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**1030 Orleans Ave: 17-43077-VCGEN;** Michelle Brenner, applicant; Paul M Jackson, Barbara Muscutt, New Orleans Condominium LLC, Scott G Franzblau, owner; Proposal to lower sill height of two, third-floor windows on the St. Peter elevation to convert existing six-over-six windows to nine-over-nine windows, per application & materials received 12/21/17.

<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=742934>

Mr. Albrecht read the staff report with Mr. Kirchner and Mr. Staub present on behalf of the application. Mr. Fifield moved for conceptual approval with the details to be worked at the staff level with specific review of the appropriate details including the guardrail. Mr. Musso seconded motion and the motion passed unanimously.

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**400 N Peters St: 17-43677-VCGEN;** Steve Olson, applicant; Cp Dlb LLC, owner; Proposal to renovate gallery at N Peters and Conti corner of the building including replacement of existing wood decking with new synthetic decking and replacement of wood guardrail with new wood-topped metal guardrail, per application & materials received 12/31/17.

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<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=743694>

Mr. Albrecht read the staff report and Mr. Olson present on behalf of the application. Mr. Fifield noted that reproducing the rail in metal doesn't compliment the building and recommended re-examining this detail.

Mr. Fifield moved to approve the Aretis decking and defer the guardrail. Mr. Taylor seconded the motion and the motion passed unanimously.

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## Appeals & Violations

**333 Bourbon St: 17-31014-VCGEN;** Bob Ellis, applicant; 333-335 Bourbon Street LLC, owner; Proposal to correct or retain violations as per application & materials received 09/11/17 & 12/26/17, respectively. **[Notices of Violation sent 10/22/13 & 06/23/16]**

Deferred at the applicant's request.

**533 Toulouse St: 17-38691-VCGEN;** 533 Toulouse LLC, applicant/owner; Proposal to retain rooftop deck and hot tub installed of roof of two-story building, per application & materials received 11/13/17. **[Notices of Violation sent 04/11/14, 12/04/14, 02/12/15, 03/29/16, 12/01/16][Stop Work Order posted 04/03/14]**

Deferred due to a lack of representation on behalf of the applicant.

**1120 N Rampart St: 17-40936-VCGEN;** Michael S Williams, applicant/owner; Appeal to retain modifications to N. Rampart-side dormer completed without benefit of VCC review and approval, per application & materials submitted 12/05/17. **[STOP WORK ORDER posted 01/10/17, Notice of Violation sent 01/11/17]**

Deferred at the applicant's request.

**208 Chartres St: 17-41983-VCGEN;** Richard Abadisians, applicant; M & R Group LLC, owner; Appeal to retain rear dormer, skylight, and HVAC unit installed on rear roof slope without benefit of VCC review and approval, per application & materials received 12/12/17. **[Notice of Violation sent 10/24/17]**

Ms. Vogt read the staff report with Mr. Abadisians present on behalf of the application. Mr. Fifield moved for deferral in order for the applicant to meet with staff. He also stated that the proposal needed a revised dormer drawing if the applicant wished to retain the window. Mr. Taylor seconded the motion and the motion passed unanimously.

**1224 Bourbon St: 17-41227-VCGEN;** Robert H. Sollberger, applicant; Ronald J White, Edwin Nelms, Joanne Drummond, Peter D Ollar, Kenneth J Schneider, Mary K Stubbs, Kenneth J Schneider, owner; Proposal to correct failing courtyard entrance header by adding additional lumber to casing, per application & materials received 12/20/17. **[Notice of Violation sent 08/24/17]**

<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=742956>

Mr. Albrecht read the staff report with Schneider present on behalf of the application. Mr. Fifield recommended that applicant reconsider their approach. He then motioned for the adoption of the staff recommendation of deferral with final details to be worked out at the staff level. Mr. Taylor seconded the motion and the motion passed unanimously.

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Following the discussion on the last item on the agenda Mr. Fifield instructed the staff to contact the owner or architect of 730 Esplanade regarding the outstanding violations on the property and requested that the property be placed on the next Architecture Committee meeting. Mr. Taylor seconded the motion.

Mr. Fifield moved to adjourn the meeting. Mr. Taylor seconded the motion, which passed unanimously. The meeting was adjourned at approximately 3 PM.