

VIEUX CARRÉ COMMISSION ARCHITECTURAL COMMITTEE

Mitchell J. Landrieu
MAYOR

CITY OF NEW ORLEANS

Bryan Block
DIRECTOR

Architectural Committee meeting of **Tuesday, February 27th, 2018**

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

Committee Members Absent: Dennis Brady,

Staff Present: Bryan Block, Director; Nicholas G. Albrecht, Plans Examiner; Erin Vogt, Plans Examiner; Renéé Bourgogne, Architectural Historian;

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

Others Present: Jim Cripps, Ryan Moran, Shea Trahan, Brian Begue, Joe Crowley, Ron Kitto, John Highsmith, Mary Hewes, Amy Garrett, Sarah Norman, Evan Amato, Craig Castrings, Ben Guillaume, Katherine Harmon, John Williams, James Buras, David Wahl, Rob Kemp, Fred Hayes, Steve Thompson, Bobby Danner, Chris Young, Heidi Raines

AGENDA

Old Business

1000 St Ann St: 16-18950-VCGEN; James Cripps, applicant; Pauline Properties LLC, owner; Proposal to modify design of new dormer, approved and permitted as part of overall renovation, per request for simplified design from the State Historic Preservation Office, per application & materials received 06/09/16 & 02/07/18, respectively.

<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=589688>

Ms. Vogt read the staff report with Mr. Cripps and Mr. Kitto present on behalf of the application.

Mr. Fifield moved for conceptual approval in order for the applicant to confer with staff and consider the dormer at 823 Dauphine as a point of reference. Mr. Musso seconded the motion and the motion passed unanimously.

820 Dauphine St: 17-04426-VCGEN; Shea Trahan, applicant; Of The Sacred Heart Academy, owner; Review of construction documents for four (4) new townhouses to be built in rear parking area, per application & materials received 02/08/17 & 02/06/18, respectively.

<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=703912>

Ms. Vogt read the staff report with Mr. Trahan present on behalf of the application. Mr. Fifield moved for approval consistent with the staff report. Mr. Musso seconded the motion and the motion passed unanimously.

225 Decatur St: 17-06379-VCGEN; Wylar Murray, applicant; 215-225 Decatur LLC, Suzette Toledano, Jacqueline G Toledano, owner; Review of laboratory mortar analysis for masonry work on front elevation, per application & materials received 03/01/17 & 02/14/18, respectively.

<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=706245>

Ms. Vogt read the staff report with a representative from Perez Architects present on behalf of the application. Mr. Fifield moved to accept the mortar analysis and stated that the applicant could use on site mix of either ratio. Mr. Musso seconded the motion and the motion passed unanimously.

211-15 Royal St. & 217-19 Royal St: 17-22503-VCGEN; John Guarnieri, applicant; Royal Condominium Developments LLC, owner; Review of construction documents for rooftop penthouse addition, and review of proposed new double galleries on 211-15 & 217-19 Royal, per application & materials received 06/28/17 & 02/15/18, respectively.

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

Ms. Vogt presented the staff report with Ms. Garrett and Ms. Norman present on behalf of the application.

Discussing the gallery and rooftop addition separately, Messrs. Musso and Fifield expressed concern that 211 Royal would have ornamentation destroyed or obscured if galleries were installed. Mr. Fifield agreed with staff reservations, noting that the gallery addition would require removing windows and installing doors. Mr. Musso stated that the gallery designs should be treated differently for each building, as they would correspond to distinct properties that are not sisters. Ms. Garrett stated that the ornamentation had been simplified in response to State Historic Preservation Office guidelines, and asked if galleries could be considered for approval if they had not previously existed. Mr. Fifield stated that, if the argument was that the galleries had previously existed, evidence should be presented to the Committee, including any indication on the interior of the buildings. The Committee stated that new galleries could still be considered within the Design Guidelines, even if they had not previously existed.

In response to the rooftop additions, Mr. Fifield asked why the rooftop slope had been decreased. Ms. Garrett stated that ceiling heights became an issue, particularly as sound dampening was added due to the proximity to HVAC, and that the roofs were 12'-0" high from mid-slope in response to the Design Guidelines. Regarding the elimination of the roof deck setback, Ms. Garrett stated that the parapet at 217 Royal is already 5'-0", and that planters can prevent occupants from approaching the parapets. Ms. Norman added that the addition would have very little interaction with the street. Mr. Fifield responded that the lack of visibility from the street was why the proposal was considered.

Ms. Norman informed the Committee that the project is facing deadlines, and asked what the implications would be for deferral and eventual approval. Mr. Fifield stated that revisions could be reviewed at the next AC meeting in two weeks. Ms. Norman stated that they would consider separating the applications for the gallery and rooftop addition to make sure things move forward without delay. Mr. Musso moved to **defer** the proposal. Mr. Fifield seconded the motion, which passed unanimously.

623 Ursulines Ave: 18-40560-VCGEN; ARC Roofing, applicant; Ursulines-New Orleans LLC, owner; Proposal to retain existing or install new single leaf doors on the rear service building, per application & materials received 01/03/18 & 02/19/18, respectively.

<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=743617>

Mr. Albrecht read the staff report with Mr. Moran present on behalf of the application. Mr. Musso commented that he would rather see single leaf doors that appear as French doors.

Mr. Fifield moved for redesign of the door in order for it to be appropriate for this historic opening and that the matter could be resolved at the staff level. Mr. Musso seconded the motion and the motion passed unanimously.

New Business

739-41 Bourbon St, 800-10 St. Ann St: 18-00764-VCGEN; Max J Begue, applicant; Max J Begue, Max J Begue, owner; Proposal to paint exposed brick wall of rear, two-story building, per application & materials received 01/08/18.

Mr. Albrecht read the staff report with Mr. Begue present on behalf of the application. Mr. Musso noted that the application of most paints will cause more deterioration. Mr. Begue inquired about using a clear masonry sealer. Mr. Fifield commented that a product that is more of a repellent than a sealer may be an option. Mr. Taylor commented that the scope of work needs to include repairs to the masonry.

Mr. Fifield moved for deferral in order for the applicant to reconsider the proposal with a revised

scope of work. Mr. Musso seconded the motion and the motion passed unanimously.

301 N Peters St: 18-01731-VCGEN; Courtney Stumm, applicant; Bfst LLC, Bfst LLC, Donna Gravel-Crary, Scott Mckay, Raber Enterprises LLC, Rothstein Investments LLC, owner; Proposal to repair building, including resetting a granite lintel and installing new doors, due to vehicular impact, per application & materials received 01/22/18.

<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=745358>

Ms. Vogt read the staff report with Mr. Highsmith present on behalf of the application. Mr. Musso stated that the scope of the work looked good and neither the staff nor the Committee could comment on the method of installation. Mr. Fifield moved for approval concurrent with the staff report. Mr. Musso seconded the motion and the motion passed unanimously.

738 Bienville St: 18-03210-VCGEN; J Foxx Contractor LLC, applicant; Old Absinthe House LLC, owner; Proposal to install new copper scupper to drain flat roof of orange-rated building, per application & materials received 01/29/18 & 02/20/18, respectively.

<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=746768>

Ms. Vogt read the staff report with Mr. Buras present on behalf of the application. Mr. Musso asked the applicant to move the relief drain further to the side to be more discreet. Mr. Musso moved to **approve** the proposal, with the specific placement of the drain to be worked out with staff. Mr. Fifield seconded the motion, which passed unanimously.

924 Orleans Ave: 18-03791-VCPNT; Proposal to install four (4) new gas lanterns throughout property, per application & materials received 02/01/18.

<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=747348>

Mr. Albrecht read the staff report with Mr. Hayes present on behalf of the application. Mr. Musso commented that a 38" fixture may be too large for the front door location. Mr. Fifield requested that the fixture be shown in a scale drawing of the Orleans elevation.

Mr. Musso moved to approve C and D, to not allow B and the defer A until the proper elevation drawing was provided. Mr. Fifield seconded the motion and the motion passed unanimously.

922 St Peter St: 18-04752-VCGEN; Loretta Harmon, applicant; Paul Verrette, owner; Proposal to relocate driveway gate and to demolish approximately 24' of property line wall, per application & materials received 02/08/18.

<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=748550>

Mr. Albrecht read the staff report with Ms. Harmon present on behalf of the application. Mr. Musso moved for approval of the verbal description presented by the applicant which included the removal of the property line wall, the installation of a seven board fence and the replacement of the gate, all of which should be submitted to staff for final approval. Mr. Fifield seconded the motion and the motion passed unanimously.

828 Toulouse St: 18-04926-VCGEN; John C. Williams, applicant; 828 Toulouse Street LLC, owner; Proposal to renovate rear buildings damaged by fire including partial demolition of courtyard infill to create additional open space, modifications of existing stairs and balconies, and installation of new mechanical equipment, per application & materials received 02/09/18.

<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=748621>

Mr. Albrecht read the staff report with Mr. Williams present on behalf of the application. Mr. Fifield moved for deferral in accordance with the staff report in order for the applicant to address staff's concerns. Mr. Musso seconded the motion and also pointed out that the 10' deep balcony was very odd. The motion passed unanimously.

1124 Decatur St: 18-05129-VCGEN; Jordan Pollard, applicant; Justin W Phillpott, owner; Proposal to renovate building including modifying existing elevator penthouse and adding new rooftop mechanical equipment, per application & materials received 02/12/18.

<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=748862>

The proposal was deferred as there was no one present on behalf of the application.

240 Bourbon St: 18-05762-VCGEN; J Foxx Contractor LLC, applicant; Old Absinthe House LLC, owner; Proposal to apply "Gaco Roof" silicone coating system to deteriorating torch-down roof on blue-rated building, per application & materials received 02/19/18.

Ms. Vogt read the staff report with Mr. Buras present on behalf of the application. Mr. Musso noted the limited visibility of the roof. Mr. Fifield stated that since the proposed work was not on the blue rated building the proposal was appropriate, and moved for **approval**. Mr. Musso seconded the motion, which passed unanimously.

1120 Bourbon St: 18-06194-VCGEN; Steve Thompson, applicant; Lcm-Tx 5 Star LLC, owner; Proposal to install new Chinese caps or dormer vents on new slate roof, per application & materials received 02/21/18.

<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=750767>

Mr. Albrecht read the staff report with Mr. Thompson present on behalf of the application. Mr. Fifield moved to adopt the staff report with regards to the triangular vents behind the ridgeline as well as triangular vents on the rear building. Mr. Musso seconded the motion and the motion passed unanimously.

Appeals & Violations

730 Esplanade Ave, 729-33 Barracks: 16-26931-VCGEN; Loretta Harmon, applicant; 730 Esplanade LLC, owner; Proposal to retain window opening created without benefit of VCC review or approval and to modify attic access stair, per application & materials received 08/16/16 & 02/20/18, respectively. **[STOP WORK ORDER posted 07/27/16]**

<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=597572>

Mr. Albrecht read the staff report with Ms. Harmon present on behalf of the application. Mr. Fifield moved for deferral in order for the applicant to confer with the owner with regards to exploring the rough opening of the window on the second floor and for staff to reissue the now expired permit for the reinstallation of the fan light on the rear of the property. Mr. Musso seconded the motion and the motion passed unanimously.

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]**

Mr. Albrecht read the staff report with Mr. Young present on behalf of the application. Mr. Fifield stated that the rooftop deck needed to be documented in drawing form and expressed concern for the ability to maintain the underlying roof and building.

Mr. Fifield moved to defer the matter in order for staff to inspect the property and for the applicant to address the committees concerns. Mr. Taylor seconded the motion and the motion passed unanimously.

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]**

Ms. Vogt read the staff report with Mr. Williams present on behalf of the application. Mr. Fifield asked what type of wood had been used on the dormer; Mr. Williams answered that he did not know, and that the dormer repair had been part of a quick roof repair job. He stated that he forgot the front of the dormer had been arched, and that he was willing to fix the inappropriate work. Mr. Taylor asked the applicant to work with staff and submit drawings for the dormer restorations. Mr. Fifield moved to **defer** the application for 90 days to allow for the applicant to produce drawings per the archival elevations. Mr. Taylor seconded the motion, which passed unanimously.

905 Governor Nicholls St: Heidi Redmond Raines, applicant; Daniel L Raines, owner; Proposal to retain cap flashing on the main building and to retain brick in-fill in window of brown-rated garage building, per application & materials received 01/22/18.

Mr. Albrecht read the staff report with Ms. Raines present on behalf of the application. Mr. Taylor noted that the cap flashing would need to be monitored closely because at some point its going to stop working.

Mr. Fifield moved for the retention of the infilled opening on the garage and for the retention of the metal cap flashing until it needed to be changed, at which point a mortar cap would be installed. Mr. Taylor seconded the motion and the motion passed unanimously.

Mr. Fifield moved to adjourn the meeting. The motion, passed by Mr. Taylor passed unanimously. The meeting was adjourned at approximately 3:20 PM.