

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, March 13th, 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; René Bourgogne, Architectural Historian;

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

Others Present: Mark Thomas, Joel Zetzmann, Beth Moran, Carollose Rosen, Cliff Hubbard, Greg Eckert, Brenda Marshall, Mary Hewes, Mark Heck, Amy Garrett, Wayne Troyer, David Carimi, Meg Lousteau, Daniel Winkert, Seamus McGuire, Maurie Yager, Jordan Pollard, Bill Keck, Brian Anderson, Allen Kelly, Imbrie Packard, Jeff Wilke, Stewart Schmidt, Al Sunseri, Louis Hernandez, Jr. Mike Tifft, Robert Buras

AGENDA

Old Business

522 Chartres St: 17-17790-VCGEN; Greg Eckert, applicant; Supreme Court Parking LLC, owner; Proposal to install new wheel stops, or repair existing, instead of installing bollards to protect masonry wall from vehicular impact, per application & materials received 05/23/17 & 02/26/18, respectively.

<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=717443>

Ms. Vogt read the staff report with Mr. Eckert present on behalf of the application. Mr. Musso moved to defer the bollard detail. He stated that it should be no closer than 3' to the wall, that there should be one per parking space, 36" tall and embedded in the ground 36". He further stated that the mortar used should be the VCC mortar mix and that the contractor should survey the number of bricks to be replaced. This last portion regarding the repointing and brick replacement could be handled at the staff level. Mr. Fifield 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; Proposal to construct rooftop penthouse and roof decks, per application & materials received 06/28/17 & 03/07/18, respectively.

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

Ms. Vogt read the staff report with Ms. Garrett and Mr. Troyer present on behalf of the application. Mr. Musso moved for conceptual approval with the caveat of a standing seam metal to be used. He then asked for the ground floor to be resubmitted for review. 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 & 03/06/18, respectively.

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

Mr. Albrecht read the staff report with Mr. Williams and Mr. Winkert were present on behalf of the application. Mr. Musso started that the drawings were a vast improvement over the previous set.

Mr. Fifield moved for the adoption of the staff report, forwarding the application to the full Commission for the demolition aspects to be reviewed, with the caveat that the lower balcony to be removed. Mr. Musso seconded the motion and the motion passed unanimously.

640 Royal St: 17-23398-VCGEN; John C. Williams, applicant; James & Richard Realty, owner; Review of existing conditions of stucco, underlying masonry, and shutter hinge condition based on findings from initial permitted work for restoration of the Royal and St. Peter elevations.

<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=723363>

Mr. Block read the report with Mr. Williams and Mr. Heck present on behalf of the application. It was agreed that the applicant would submit a protocol to staff with regards to how the damaged brick would be handled. It was also agreed that more scholarship would be required with regards to the shutter hinges.

New Business

400 N Rampart St: 17-40772-VCGEN; Sean King, applicant; Roman Catholic Church Archdiocese Of New Orleans, owner; Proposal to replace existing frameless storefront system with new framed storefront system, per application & materials received 12/05/17 & 02/15/18, respectively.

<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=740775>

Mr. Albrecht read the staff report with Mr. King present on behalf of the application. Mr. Fifield inquired about the depth in the wall for the new system. Mr. King stated that the location would be maintained at the current location.

Mr. Fifield moved for approval. Mr. Musso seconded the motion and the motion passed unanimously.

1204-1206 Chartres St: 18-01698-VCGEN; Robert Sorukas, applicant; Robert V Sorukas, Jonathan Benda, Jennifer C Finnigan, James H Gibson, Stuart H Sandhaus, James P Wight, Charles J Wisler, David J Knox, Kevin J Zittle, Michael G Cummings, Adam Rance Corley, Eugenie E Caroselli, owner; Proposal to remove existing metal gates with flat panel and expanded metal and to install new metal gates based off of historic photographs, per application and materials received 01/16/18 and 02/26/18, respectively.

<https://onestopapp.nola.gov/Redirect.aspx?SearchString=18-01698-VCGEN>

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

920 N Rampart St: 18-03345-VCGEN; Bill Johnson, applicant; Rampart 920 Inc, owner; Proposal to install code compliant wood handrails on inner courtyard balconies, install new downspout on front elevation, and to install an additional step & rail at the front door, per application & materials received 01/30/18 & 02/28/17, respectively.

<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=747063>

Ms. Vogt read the staff report with Mr. Johnson present on behalf of the application. Mr. Fifield stated that he was ok with the height increase on the rail but was concerned that the pickets were too flimsy. He asked for the applicant to provide more drawings and moved that the matter be handled at the staff level. Mr. Musso seconded the motion.

1124 Decatur St: 18-05129-VCGEN; Jordan Pollard, applicant; Justin W Phillipott, 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>

Mr. Albrecht read the staff report with Mr. Pollard present on behalf of the application. Mr. Fifield commented that he would rather see the mechanical unit mounted to the side of the elevator penthouse rather than on top of it. Mr. Musso requested that the existing corrugated metal be changed to a low pitch standing seam metal roof.

Mr. Fifield moved for conceptual approval with the details to be worked out at the staff level provided the applicant would mount the HVAC mini split on the side and that the roof be made of standing seam instead of the proposed corrugated metal. Mr. Musso seconded the motion and the motion passed unanimously.

1224 Royal St: 18-05784-VCGEN; Ludger Martino, applicant; Carlos Setti, Stephen K Puckett, Megan M Youngblood, Dino J Rossetti, Ronald R Murray Living Trust, owner; Proposal to install new wall mounted condensing unit, per application & materials received 02/21/18.

<https://onestopapp.nola.gov/Redirect.aspx?SearchString=18-05784-VCGEN>

Mr. Albrecht read the staff report with Mr. Hubbard present on behalf of the application. Mr. Musso concurred with the findings of staff regarding the vertical position of the unit and the vertical service lines.

Mr. Musso then moved for conceptual approval with the details to be worked out at the staff level. Mr. Fifield seconded the motion and the motion passed unanimously.

518 Dumaine St: 18-06242-VCGEN; 518 Dumaine St: La Place Revocable The, applicant/owner; Proposal to modify dormer window previously modified without benefit of VCC review or approval and to repair/replace dormer window casing to match existing, per application and materials received 02/21/18.

<https://onestopapp.nola.gov/Redirect.aspx?SearchString=18-06242-VCGEN>

Mr. Albrecht gave the staff presentation with Messrs. Kelly and Anderson present on behalf of the application. Mr. Musso suggested installing an appropriately scaled six over six window. Mr. Taylor inquired if the space behind the window was occupied and Mr. Kelly responded that it was attic space.

Mr. Musso moved to concur with the staff recommendation for the applicant to submit revised plans for a six over six window with permitting to be completed at the staff level. Mr. Fifield seconded the motion adding a caveat that millwork drawings be submitted for review. The motion passed unanimously.

18-06868-VCGEN; Brian Anderson, applicant; La Place Revocable The, owner; Proposal to modify the Chartres elevation of the service ell, per application and materials received 02/27/18.

<https://onestopapp.nola.gov/Redirect.aspx?SearchString=18-06868-VCGEN>

Mr. Albrecht gave the staff presentation with Messrs. Kelly and Anderson present on behalf of the application. Mr. Musso suggested removing the ground floor infill and consider renewing the balconies. Mr. Fifield questioned the structural abilities of the balconies.

Mr. Musso noted that the use of the thru-wall window units would not be acceptable. Mr. Anderson noted that there was a possibility of using the roof for mechanical equipment. Mr. Musso stated his desire to see the overall or master plan for the property.

Mr. Fifield moved for deferral of the application. The motion, seconded by Mr. Musso, passed unanimously.

1218 Bourbon St: 18-06821-VCGEN; Imbrie Packard, applicant; Karen Mu-Lan, owner; Proposal to renovate Bourbon St. elevation and front yard space including demolishing existing concrete slab, fountain, and stairs; constructing new slate paver entry paths and stairs; and modifying existing historic fence, per application and materials received 02/27/18.

<https://onestopapp.nola.gov/Redirect.aspx?SearchString=18-06821-VCGEN>

Mr. Albrecht read the staff report with Mr. Packard present on behalf of the application. Mr. Fifield noted that wood gates were probably appropriate at the alleyways.

Mr. Fifield moved for conceptual approval with the caveat that the gas light fixtures be removed from the proposal in exchange for electric fixtures recessed in the soffit and that the proposed gates be constructed of wood. Mr. Musso seconded the motion and the motion passes unanimously.

941 Toulouse St; 600-606 Burgundy St: 18-06844-VCGEN; Robert Bell, applicant; Lc Clang!, owner; Proposal to renovate building including reinforcing service building balcony, per application & materials received 02/27/18 & 03/06/18, respectively.

<https://onestopapp.nola.gov/Redirect.aspx?SearchString=18-06844-VCGEN>

Mr. Albrecht gave the staff presentation with Mr. Perino present on behalf of the application. Regarding the tie rods Mr. Perino stated that they would have no problem exchanging the square plates for round plates and there was a discussion about the horizontal alignment of the plates.

Mr. Musso stated that an engineer's letter would be required regarding the condition of the outriggers and that if reinforcement was needed he would prefer to see 3/8" steel rather than the wood joist. Mr. Fifield moved to defer the application to allow the applicant to provide additional information regarding the outriggers and the tie rods. Mr. Musso seconded the motion, which passed unanimously.

620 Decatur St: 18-07040-VCGEN; Jeff Wilke, applicant; Wwtj LLC, Lawrence Allan Schlax, Louisiana Cvs Pharmacy, LLC, Ms Jane Ann's Quarter Quarters, LLC, Jph-One LLC, George L Jones Trust, Peter S Escamilla, Michael D Krochak, Friday Properties New Orleans LLC, Syed N Abbas, Roy Investments Properties LLC, New Jax Commercial LLC, Lori B Prudhomme, 820 Decatur LLC, Jph-Two LLC, William S Everitt, Thomas J Ward, 416 Bourbon St LLC, Roy Investment Properties LLC, Randall Morris, Jph-One LLC, Raymond R Morris, The Spruce Pine Trust, Walker S Kimball, Bosco Enterprises LLC, Jaxson Group Nola LLC, DMK Group Three LLC, Micheal D Krochak, Rachael C Kinberger, Tigers, L.L.C. Iberia, The Spruce Pine Trust, Charles F Post, Thomas J Ward, Jeanette B Ogden, owner; Proposal to install security cameras including suspended dome style cameras, per application & materials received 03/01/18 & 03/08/18, respectively.

<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=751623>

Mr. Albrecht read the staff report with Mr. Wilke present on behalf of the application. Mr. Musso moved for approval with the specifics of the exterior accessories to be documented on the drawings. Mr. Fifield amended the motion for the applicant to return to the Committee if any non-surface mounted cameras were proposed. Mr. Musso accepted the amended motion and the motion passed unanimously.

Appeals & Violations

305 Chartres St: 16-39862-VCGEN; Louis A Hernandez, Sr., applicant/owner; Appeal to retain cornice modifications completed without benefit of VCC review and approval, per application & materials received 12/16/16. **[Notice of Violation sent 11/09/16]**

<https://onestopapp.nola.gov/Redirect.aspx?SearchString=16-39862-VCGEN>

Ms. Vogt read the staff report with Hernandez present on behalf of the application. Mr. Fifield moved to deny the application with cornice to remain until the transfer or sale of the property or 11/14/24. Mr. Musso seconded the motion and the motion passed unanimously.

1039 Toulouse St; 600-604 N Rampart St: 17-38045-VCGEN; Stewart Schmidt, applicant; Alfred R Sunseri, owner; Proposal to modify building and correct or retain violations including proposals to install new plate glass windows, retain HVAC unit, and retain new wood lattice rooftop railing, per application & materials received 11/10/17 & 3/06/18, respectively.

<https://onestopapp.nola.gov/Redirect.aspx?SearchString=17-38045-VCGEN>

Mr. Albrecht read the staff report with Mr. Schmidt present on behalf of the application. Mr. Musso moved for deferral in order for the applicant to return with drawings that accurately documented the roof configuration. Mr. Fifield amended the motion to state that the drawings should also be to scale. Mr. Musso accepted the amendment to the motion and the motion passed unanimously.

730 Dumaine St: 18-03079-VCPNT; Thomas Mattera, applicant; 730 Dumaine LLC, owner; Proposal to correct or retain violations including proposed retention of roof mounted HVAC equipment, per application & materials received 02/08/18.

<https://onestopapp.nola.gov/Redirect.aspx?SearchString=18-03079-VCPNT>

Mr. Albrecht read the staff report with Mr. Mattera present on behalf of the application. Mr. Taylor recommended building the mechanical platform from steel or aluminum rather than wood. Mr. Musso noted that a metal roof may be acceptable to replace the non-permissible asphalt shingle roof. Mr. Fifield noted the in their current locations, some of the mechanical units block window openings.

Mr. Fifield moved for deferral in order to allow the applicant a chance to adopt the staff report and to reconsider the satellite dish and shingles. Mr. Musso seconded the motion and the motion passed unanimously.

824 Orleans Ave: 18-07247-VCGEN; Justin Mire, applicant; 820 Orleans Ave LLC, 820 Orleans Ave LLC, owner; Proposal to retain metal chimney caps, per application & materials received 02/15/18.

<https://onestopapp.nola.gov/Redirect.aspx?SearchString=18-07247-VCGEN>

Mr. Albrecht read the staff report with Mr. Mire present of behalf of the application. Mr. Fifield moved for approval. Mr. Musso seconded the motion and the motion passed unanimously.

527 Decatur St: 18-05758-VCGEN; Joel Zetzmann, applicant; Morris Steinberg, owner; Appeal to retain unpermitted stucco applied to rear, Chartres-side masonry wall, in deviation from brick repointing permit issued by VCC staff, per application & materials received 02/20/18. **[Notice of Violation sent 04/07/17]**

<https://onestopapp.nola.gov/Redirect.aspx?SearchString=18-05758-VCGEN>

Ms. Vogt read the staff report with Mr. Zetzmann present on behalf of the application. Mr. Fifield moved to concur with the staff report for conceptual approval. Mr. Musso seconded the motion.

801-803 Royal St, 701-709 St Ann St: 18-06585-VCGEN; Richard A Polizzi& Sons LLC, applicant/owner; Proposal to retain stucco improperly mixed with high concentration of Portland cement per application received 02/26/18.

<https://onestopapp.nola.gov/Redirect.aspx?SearchString=18-06585-VCGEN>

Mr. Albrecht read the staff report with Mr. Tiff and Mr. Buras present on behalf of the application. Mr. Fifield moved for the retention of the stucco provided that when future repairs are made, the proper materials are used. Mr. Musso seconded the motion and the motion passed unanimously.

530-32 Chartres St: 18-06676-VCGEN; 532 Chartres LLC, applicant; Gloria L Amedee, 532 Chartres LLC, Wise Buying One LLC, Wise Buying One LLC, Jill M Savard, owner; Proposal to replace inappropriate synthetic doors on rear, Decatur-side elevation, per application & materials received 02/28/18. **[Notice of Violation sent 04/12/17]**

<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=751256>

Review not required as this application will be handled at the staff level.

Mr. Fifield moved to adjourn the meeting. The motion, seconded by Mr. Musso passed unanimously. The meeting was adjourned at approximately 3:30 PM.