

VIEUX CARRÉ COMMISSION ARCHITECTURAL COMMITTEE

Mitchell J. Landrieu
MAYOR

CITY OF NEW ORLEANS

Bryan Block
DIRECTOR

Architectural Committee meeting of **Tuesday, May 22, 2018**

Committee Members Present: Rick Fifield, Daniel Taylor,

Committee Members Absent: Nick Musso, Dennis Brady,

Staff Present: Bryan Block, Director, Rene Bourgogne, Architectural Historian; Erin Vogt, Plans Examiner; Nick Albrecht, Plans Examiner

Staff Absent: Tony Whitfield, Inspector; Marguerite Roberts, Inspector

Others Present: Bill More, Joseph Lantz, Robert Pell, Richard Earls, Bob Ellis, Daniel Winkert, Brian Anderson, Erin Growden, Itamar Levy, Edward Fleming

AGENDA

Other Business

Review of Commemorative Plaque to be installed on the Cabildo in celebration of the shared history between the Kingdom of Spain and New Orleans and in recognition of the visit of Their Majesties The King and Queen of Spain on the occasion of the 300th anniversary of the founding of the City of New Orleans.

Mr. Fifield moved to make a recommendation that the new plaque be installed in a similar location and of a similar size as the other existing plaques. Mr. Taylor seconded the motion, which passed unanimously.

Old Business

533-535 Iberville St: 17-34312-VCGEN; Joseph Lantz, applicant; 817 Hickory Avenue LLC, owner; Proposal to modify scope of previously approved work to eliminate the 537 Iberville building from the project per application & materials received 10/11/17 & 05/15/18, respectively.

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

Mr. Albrecht read the staff report with Mr. Lantz present on behalf of the application. Mr. Fifield asked the applicant if there was a commingling of egress? The applicant stated that 537 used 533 for egress. Mr. Fifield moved to adopt the staff report with the committee to review details of independent projects. Mr. Taylor 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 & 05/10/18, respectively.

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

The application was deferred at the applicant's request prior to the meeting.

518 Dumaine St: 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 & 04/16/18, respectively.

<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=751575>

Mr. Albrecht read the staff report with Mr. Anderson present on behalf of the application. Mr. Fifield asked the applicant if the windows were outward swinging casement style. Mr. Anderson replied yes. Mr. Fifield stated that it was not necessary to follow the center lines. Mr. Taylor stated that he

preferred the taller windows. Mr. Anderson asked about the roof mounted HVAC. Mr. Fifield stated that he wanted the applicant to continue working with the owner on condenser placement.

Mr. Fifield moved for conceptual approval of scheme 7 with 3x6 windows with a lite pattern to be studied. He further motioned not to accept the HVAC placement at this time. Mr. Taylor seconded the motion and the motion passed unanimously.

222 N Rampart St: 18-14228-VCGEN; 222 N Rampart St: Lynn Properties Inc, applicant; New Orleans Athletic Club Inc, owner; Proposal to pave existing open space with new flagstone paving, per application & materials received 04/27/18 & 05/11/18, respectively.

<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=759897>

Mr. Albrecht read the staff report with Mr. More present on behalf of the application. Mr. Fifield moved to accept the proposed paving plan with any change of use to be reviewed at a later date. Mr. Taylor seconded the motion and the motion passed unanimously.

New Business

600 Decatur St: 18-12727-VCSGN; CCRC 600 Decatur, LLC, applicant; Jackson Brewery Millhouse LLC, owner; Proposal to install new awnings signs on existing structure on the Toulouse elevation of the building, per application & materials received 04/17/18 & 05/04/18, respectively.

<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=758382>

Mr. Albrecht read the staff report with Mr. Young present on behalf of the application. Mr. Fifield moved for approval based on the staff recommendation provided the signage met zoning standards, the awnings were made to be operable and the color was accepted by the staff. Mr. Taylor seconded the motion and the motion passed unanimously.

501-503 Decatur St: 18-15039-VCGEN; John C. Williams, applicant; 501 Rue Decatur LLC, owner; Proposal to remove existing balcony and to construct new covered gallery including converting existing windows to doors, per application & materials received 05/04/18.

<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=761338>

Mr. Albrecht read the staff report with Mr. Winkert present on behalf of the application. Mr. Winkert stated that the floor level in the two buildings was different. Mr. Fifield stated that it would be an anomaly to create landings and steps on a gallery. Mr. Taylor stated that there had to be a better way to go about accessibility. Mr. Fifield moved for deferral in order to allow the applicant to return with a revised proposal based on staff and Committee concerns. Mr. Taylor seconded the motion and the motion passed unanimously.

1201 Chartres St: 18-15820-VCGEN; Richard Earls, applicant; James Scott, Christopher M White, Evelyn R Wilson, Harry J Shearer, The Millennium Group II LLC, James D Conway, Thomas L Cowan, Maris L P Stella, Lori S Mitchell, Albert M Gutierrez, Thomas L Cowen, Charles H Wilson, Southern Veranda LLC, James C Bellina, John C III Moris, Gerda M Stendell, Thomas C Cooper, Vernan J Carriere, Bruce Victor Schewe, owner; Proposal to construct new rooftop deck in same location as previously existing rooftop deck, per application & materials received 05/10/18.

<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=761517>

Mr. Albrecht read the staff report with Mr. Earls present on behalf of the application. Mr. Fifield moved for approval consistent the applicant's proposal. Mr. Taylor seconded the motion and the motion passed unanimously.

939 - 941 Orleans Ave: 18-16287-VCGEN; Robert Pell, applicant; First Quarter LLC, owner; Proposal to demolish existing garage structure and install a new wood gate and brick paving, per application & materials received 05/15/18.

<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=762001>

Mr. Albrecht read the staff report with Mr. Pell present on behalf of the application. Mr. Taylor stated that the applicant should retain the façade, which would maintain the character of the street face, and change out the garage doors. For clarification Mr. Pell asked if the Committee was open to the demolition of the structure while maintaining the façade. They responded yes. Mr. Fifield moved for a deferral in order for the applicant to return to the Committee after discussing with owner modifying the proposal to retain the façade. Mr. Taylor seconded the motion and the motion passed unanimously.

Appeals & Violations

1228 Decatur St: 18-13505-VCGEN; Erin Growden, applicant; Diane S Phillpott, owner; Proposal to retain standing seam metal roof installed on the French Market Place elevation without benefit of VCC review or approval, per application received 04/23/18. **[Notice of Violation sent 03/23/18]**

<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=759168>

Mr. Albrecht read the staff report with Ms. Growden present on behalf of the application. Mr. Fifield suggested that perhaps the applicant should plead her case of hardship to the full Commission. Ms. Growden stated that she was working with the contractor on alternatives. Mr. Fifield moved for a 4 week deferral in order for the applicant to continue exploring alternatives. Mr. Taylor seconded the motion and the motion passed unanimously.

733 Bourbon St: 18-14187-VCGEN; Bob Ellis, applicant; Louis J Arbizzani, owner; Proposal to retain HVAC units on balcony without benefit of VCC review or approval, per application received 04/30/18. **[Notice of Violation sent 02/15/18]**

Mr. Albrecht read the staff report with Mr. Ellis present on behalf of the applicant. Mr. Fifield moved to allow retention provided the elevated unit was relocated to the deck, retention only for the lifetime of the units and for the owner to return at later date to discuss alternatives. Mr. Taylor seconded the motion and the motion passed unanimously.

615 Dauphine St: 18-14251-VCGEN; Chris Mitchell, applicant; Pond Koi, owner; Proposal to retain two (2) keypad deadbolts installed without a benefit of VCC review or approval and proposal to install an additional keypad deadbolt, per application received 05/02/18.

<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=760602>

Mr. Albrecht read the staff report with Mr. Mitchell present on behalf of the application. Mr. Fifield moved for the denial of the keypad deadbolt locks. Mr. Taylor seconded the motion and the motion passed unanimously.

618 - 624 Chartres St: 17-38688-VCGEN; DMNO LLC, applicant; Chartres Group LLC, owner; Proposal to retain and modify accessory structure constructed in courtyard without benefit of VCC review or approval, per application & materials received 05/07/18. **[Notice of Violation sent 08/10/17]**

<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=738466>

Mr. Albrecht read the staff report with Mr. Fleming present on behalf of the application. Mr. Fifield expressed concern over the expansion of business into the courtyard. He stated that the business

should be scaled to the building and that this type of expansion was inappropriate.

Ms. Lousteau, in the audience representing VCPOA, noted that she would hate to lose more of another courtyard and that any kind of agreement to remove the structure at a later time would be difficult to enforce.

Mr. Fifield moved to defer in order for the applicant to consider the staff recommendations and return with revisions and a legal agreement that would define the time frame for the enclosure to remain. Mr. Taylor stated that if the structure was more like furniture it would be more amenable. Mr. Taylor seconded the motion and the motion passed unanimously.

With no additional business to discuss, Mr. Fifield moved to adjourn the meeting. The motion, seconded by Mr. Taylor, passed unanimously.

The meeting was adjourned at approximately 2:45 PM.