

**MINUTES**  
**VIEUX CARRÉ COMMISSION**  
**WEDNESDAY, July 2, 2014 - 1:30 P.M.**  
**City Council Chamber, City Hall - 1300 Perdido Street**

PRESENT: Nick Musso, Vice-Chairman  
Pat Denechaud, Secretary  
C.J. Blanda  
Alfred “Pio” Lyons  
Michael Skinner  
Leslie Stokes  
Daniel Taylor

ABSENT: Jorge A. Henriquez

STAFF PRESENT: Lary P. Hesdorffer, Director; Sarah Ripple, Building Plans Examiner;  
Nicholas G. Albrecht, Building Inspector; Melissa Quigley, Assistant City  
Attorney.

STAFF ABSENT: Gordon McLeod, Building Plans Examiner

OTHERS PRESENT: Ross Karsen, James Cripps, Morris Kahn, Sandra Stokes, Gail Cavett, Meg  
Lousteau, Robert Vanlangendonck, Hank Smith, John C. Smith, Lacy  
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I. ROLL CALL

Acting Chairman Musso called the meeting to order at approximately 1:50 PM and, requested the roll call. Mr. Hesdorffer called the roll, noting the presence of a quorum with seven (7) members in attendance, which also requires five (5) favorable votes to pass any action.

II. REVIEW OF MINUTES from Vieux Carré Commission meeting of May 7<sup>th</sup> and June 4<sup>th</sup>, 2014

Mr. Blanda moved, Mrs. Denechaud seconded, to accept the minutes as submitted. The motion passed unanimously.

III. CHAIRMAN’S REPORT

In a brief comment, rather than giving a lengthy report, Mr. Musso reflected on his general commendations for the staff, made at the June meeting, noting that Mr. Albrecht had not been present then. Given that fact, he reiterated his appreciation and praise for the staff’s dedication and especially hard work during the recent period of heavy volume of applications and violations review.

IV. DIRECTOR’S REPORT

Mr. Hesdorffer reported on the regular monthly sessions for the Design Guidelines Review Committee that has been working with Dominique Hawkins, the consultant contracted through the auspices of the VCC Foundation, who is managing the entire project. The committee is deeply immersed in reading and contributing revisions for various chapters. It is anticipated that a draft will be complete by the end of 2014. Mr. Musso added that if there is anyone from the public who is also interested in participating or concerned about the process, they should contact Rachel Robinson, executive director of the VCC Foundation, since a part of the process includes review and comments by “stakeholders” who have interest in the overall product of the evaluation and re-drafting of the guidelines.

V. FIRST ORDER OF BUSINESS – Annual Election of Officers

Mr. Musso called for nominations for the Commission’s three officers: chairman, vice-chairman, and secretary. The Commission’s officers are, according to the by-laws, elected at the July meeting of the VCC. Mr. Blanda nominated Mr. Musso to serve as Chairman; Mrs. Denechaud seconded. Mr. Skinner nominated Mr. Taylor for Vice-Chairman; Mrs. Denechaud seconded. Thirdly, Mr. Taylor nominated Mrs. Stokes for the position of Secretary; Mr. Musso seconded. With no further nominations, Mr. Musso called for the vote. The nominees were all accepted by unanimous vote. Chairman Musso then noted he was resigning his position as Chairman of the Architectural Committee, noting that the positions of authority should be dispersed among Commissioners and Committee members. He then appointed Mr. Taylor to serve as the Chairman of the Architectural Committee. He also restated the VCC’s officers by name: Nick Musso, Chairman; Daniel Taylor, Vice-Chairman; Leslie Stokes, Secretary; and Daniel Taylor, Chairman of the Architectural Committee.

## VI. OLD BUSINESS

730 Bienville: 730 Rue Bienville LLC, owner; John C. Williams Architects, LLC, architect/applicant. Continued review of proposal to remove existing non-permanent courtyard cover system and install new structural system with retractable glass panels, constructed at roof level, per application & drawings received 06/25/13 & 06/17/14, respectively.

Ms. Ripple presented the staff report on the application with Mr. Williams in attendance to represent the proposal. Mr. Musso clarified that the canopy would remain open the majority of the time and was only to be closed during inclement weather. Mr. Williams confirmed that this was the intent. With no additional discussion, Mr. Lyons moved, Mrs. Denechaud seconded, to approve the proposal as submitted consistent with the recommendations of the staff & the Architectural Committee, as noted in the report. The motion carried unanimously.

821 Dauphine: AAA Dauphine House, LLC, owner; James Cripps, architect/applicant. Continued consideration of requested rating change of detached, rear structure from **green** to **brown**, in conjunction with continued review of proposal to **demolish** rear structure and to construct a new building, per applications & materials received 04/22/14, 05/30/14 & 05/12/14, respectively.

**[Note: this meeting marks the end of the 30-day layover period]**

Ms. Ripple gave the staff presentation with Mr. Cripps in attendance on behalf of the application. Mr. Musso stated that he concurred that the building rating is too high, and that he even questioned a rating of **yellow** (contributing to the character of the district), adding that either **pink** (of local or major architectural/historical importance, detrimentally altered, but if properly restored, could be upgraded to blue or green) or perhaps even **brown** (objectionable or of no architectural or historic significance) would be more appropriate. He further stated that the wooden superstructure above the historic masonry walls was anachronistic. Mr. Lyons moved for conceptual approval of the proposed demolition and to downgrade the rating of the building, with the proposed new building to return to the Architecture Committee for review. Mr. Taylor stated that the rerating and the demolition should be considered separately and should be addressed in separate motions. Mr. Musso concurred with Mr. Taylor, stating that it would be an unfavorable precedent to allow the demolition of a green-rated building, and that the rerating of the structure should first be addressed before acting on the demolition.

Mr. Lyons moved, Mr. Blanda seconded, to **rerate** the rear building to **brown**, indicating it as being objectionable or of no architectural or historic significance. The motion carried unanimously. Mr. Lyons then moved, Mr. Blanda seconded, to **conceptually approve** the demolition of the structure with the applicant to return to the Architecture Committee to further develop the design of the proposed new structure. Mr. Musso inquired whether the 30-day layover period had already elapsed. Ms. Ripple clarified that the 30-day layover period had indeed already elapsed. Mr. Hesdorffer clarified that conceptually approving a building to be demolished did not guarantee the building would be demolished, and that the ultimate approval of the demolition was tied to the approval the plans and issuance of a permit for construction of the proposed new structure. The motion carried unanimously.

## VII. NEW BUSINESS

217 Bourbon: Jenkins Family Trust, et al., owner; Harry Baker Smith Architects II, architect/applicant. Conceptual review of proposal to restore façade and renovate building, in conjunction with a **change of use** from *gift, novelty, souvenir & retail* to *cocktail lounge*, per application & materials received 05/27/14 & 06/17/14.

Ms. Ripple presented the staff report with Mr. Smith representing the application. The Commission required no further discussion and had no questions for the architect. Mrs. Denechaud moved, and Mr. Skinner seconded, to grant **conceptual approval** of the application based on the staff report and recommendations and with further review to follow with the Architectural Committee. The motion passed unanimously.

## VIII. CHANGE OF USE HEARINGS

613 Decatur: APASRA Properties, LCC, owner; Kirk Fabacher, architect/applicant. Proposal to modify openings & install fire-rated doors on rear, Chartres elevation, in conjunction with a **change of use** from *vacant* to *residential*, per application & materials received 06/10/14.

Ms. Ripple gave the staff report with Mr. Fabacher representing the proposal. Mr. Musso explained that a separate **change of use** hearing could again be required in the future if there is a desire to convert the second-floor space from *residential* to *commercial*. Mr. Fabacher acknowledged the potential need for re-hearing. Mr. Lyons then moved, and Mr. Taylor seconded, to approve the proposal to modify openings & install fire-rated doors on the rear,

Chartres elevation, in conjunction with the proposed **change of use** from *vacant* to *residential*.  
The motion carried unanimously.

IX. RATIFICATION of Architectural Committee and Staff actions since the Vieux Carré Commission meeting of June 4, 2014

Mrs. Denechaud moved, Mr. Taylor seconded, to ratify the actions taken by the Architectural Committee and Staff since the Vieux Carré Commission meeting of June 4, 2014. The motion passed unanimously.

With no other business to be considered, Mr. Taylor moved, Mrs. Denechaud seconded, for adjournment. Without objection, the meeting was adjourned at approximately 2:40 PM.

APPROVED: \_\_\_\_\_  
Leslie Stokes, Secretary

NOTE: These minutes are a summary of actions taken and are not a verbatim transcription of the meeting.