

**MINUTES**  
**VIEUX CARRÉ COMMISSION**  
**WEDNESDAY, August 6, 2014 - 1:30 P.M.**  
**City Council Chamber, City Hall - 1300 Perdido Street**

**PRESENT:** Nick Musso, Chairman  
Daniel Taylor, Vice-Chairman  
Leslie Stokes, Secretary  
C.J. Blanda  
Jorge A. Henriquez  
Alfred "Pio" Lyons  
Michael Skinner

**ABSENT:** Patricia Denechaud

**STAFF PRESENT:** Lary P. Hesdorffer, Director; Gordon McLeod & Sarah Ripple, Building Plans Examiners; Melissa Quigley, Assistant City Attorney.

**STAFF ABSENT:** Nicholas G. Albrecht, Building Inspector

**OTHERS PRESENT:** Robert Vanlangendonck, Bev Faulk, Mickey Hebert, Dan Lund, Alex Antonovic, Kirk Fabacher, John C. Williams.

**I. ROLL CALL**

Chairman Musso called the meeting to order at approximately 1:30 PM and, requested the roll call. Mr. Hesdorffer called the roll, noting the presence of a quorum with seven (7) members in attendance, adding that any vote will require a minimum of five (5) in favor in order to pass.

**II. REVIEW OF MINUTES from Vieux Carré Commission meeting of July 2<sup>nd</sup>, 2014**

Mr. Blanda moved, Mr. Lyons seconded, to accept the minutes of the meeting of July 2, 2014, as submitted. The motion passed unanimously.

**III. CHAIRMAN'S REPORT**

Mr. Musso reported that, in response to concerns over increased desire to obtain security cameras and the VCC's policy that requires Architectural Committee review of proposals dealing with blue-rated structures and VCC review regarding purple-rated structures, he had issued an executive order to allow staff the ability to review camera applications and issue permits for those that conform with the Commissions design guidelines and policy statements for cameras. The one category of buildings that still requires Commission oversight and review is nationally significant properties (purple-rated structures). He had noted that the VCC's guidelines concentrate on camera styles and sizes and the method of installation (mountings, locations, height, etc.) He added that the executive order further allows exceptions to the guidelines to be referred to the Architectural Committee for review and decision.

Mr. Musso further noted that there are a significant number of individuals and groups that actively work to preserve the "historic nature" of the Vieux Carre. Sometimes they work in concert and sometimes at cross purposes. He noted that the first significant example was the union of citizens, residents, businesses who worked together to help bring about the creation of the VCC in the 1930's. The second significant effort came about in the 1960's when residents and property owners were joined by academics and planners to fight against and ultimately undo the plans for the Riverfront Expressway development which would have taken over the area where the French Quarter meets the bank of the Mississippi River. In the more recent past, there have been numerous times that the "interested parties" answered the call to rally around a French Quarter cause. Now there are newer, growing concerns about crime, economics and changing densities, each of which can be viewed as a challenge. Finding common ground among the variety of individuals and groups may prove to be difficult. But it is still the intent of the Chairman, that the VCC can be the unifying entity to bring all of these together. Therefore, the Chairman, with the Director, intends to reach out and engage the French Quarter constituents in new dialogues about such issues in the hope of further protecting and preserving the district for future generations. He added that he will elaborate more at future meetings.

**IV. DIRECTOR'S REPORT**

Mr. Hesdorffer clarified that the number of nationally significant properties really quite limited, numbering only fifteen, of which several are owned by the State of Louisiana and are therefore outside the authority of the VCC. He also added that Mayor Landrieu's five district-wide, community meetings will commence in the next couple of weeks. These meetings figure into the budgetary process, allowing for public expression for concerns and issues that may be made part

of the Administration's overall Operating Budget with will be submitted to the Council in October for adoption in December. He invited everyone to take note that the first meeting would be in District C, and therefore would also include all of the area encompassed by the Vieux Carre, as well as other neighborhoods. The public is invited to attend.

Finally, he noted that the staff has had an especially busy period with several heavy Architectural Committee agendas and ample applications for staff review and permits. Some of the activity is reflective of again having an inspector on the street and a consistent level of reports and citations being issued. However, other work may also be reflective of a new economic outlook and an increase in owners, lessees, contractors undertaking work, some old and some brand new. Nevertheless, the staff had been very busy trying to keep all of the applications moving through the review process.

## V. NEW BUSINESS

1005-09 Decatur: 1005 Decatur St., LLC, owner; Kirk Fabacher, architect/applicant. Proposal to **demolish** brown-rated, one-story infill between main building and detached service-ell, in conjunction with a **change of use** from *vacant* to *residential*, per application & materials received 06/24/14. [**Note: this meeting marks the beginning of the 30-day layover period**]

Mr. McLeod gave the staff report, with Mr. Fabacher present on behalf of the application. With no subsequent discussion, Mr. Taylor moved, Mr. Lyons seconded, to **allow** the 30-day layover period to begin, consistent with the staff's analysis and recommendations of 08/06/14. The motion passed unanimously.

937 Dauphine: Gregory Jones, owner; David McMurphy, applicant. Proposal to construct a new second floor addition to the main building rear roof slope, connecting it to the rear addition, per application & materials received 04/10/14 & 07/15/14, respectively.

Ms. Ripple gave the staff report with Mr. McMurphy representing the application. Without requiring any further discussion of the proposal, Mr. Taylor moved, Mr. Lyons seconded, to **conceptually approve** the proposal consistent with the staff analysis and recommendations of 08/06/14 with the applicant to begin development of detailed, comprehensive construction documents subject to further review. The motion carried unanimously.

Various locations: City of New Orleans, owner; Daniel Lund, applicant. Proposal to install thirty-six (36) new/additional antennae (thirty-five (35) in Vieux Carré) on the sidewalk to expand the existing distributed antennae system, per application & materials received 07/23/14.

Mr. McLeod made the staff report with Mr. Lund representing the application. Mr. Musso stated that he would like to see modifications to the shells of the first phase design previously installed antennae (Phase 1), so that the network of antennae will all appear to be a uniform design, even though there may be very slight differences in the current design dimensions from the Phase 2 design. He further stated that he would like to see a comprehensive plan for the network, potentially showing where the next phase of antennae would be placed if necessary.

Mr. Lyons inquired why the proposal was not first reviewed by the Architecture Committee. Mr. Hesdorffer stated that this proposal was being reviewed first by the Commission on a conceptual basis because this was the manner in which the previous phases of the antennae network had been considered. Mr. Taylor reiterated Mr. Musso's request that a comprehensive plan be provided for the antennae network. Mr. Taylor then moved, Mr. Lyons seconded, to **refer** the application to the Architecture Committee with the applicant to submit a comprehensive plan as requested, and expand the proposal to include the replacement of all the Phase 1 fixtures with the new design. The motion carried unanimously.

## VI. CHANGE OF USE HEARINGS

813-15 Toulouse: Team McLoughlin, LLC, owner; Thomas Sweeney, applicant/contractor. Proposal to renovate service building in conjunction with a **change of use** from *vacant* to *residential*, per application & materials received 07/01/14 & 07/29/14, respectively.

Mr. McLeod made the staff presentation with Mr. Antonovich in attendance on behalf of the application. Mr. Lyons moved, Mr. Skinner seconded, to **approve** the proposed renovations of the service building as submitted, in conjunction with the **change of use**, and to **support** the application to the BZA for the requisite waiver of density to allow one (1) additional dwelling unit, all based on the staff analysis and recommendations of 08/06/14. The motion passed unanimously.

717 Toulouse: 717 Toulouse, LLC, owner; Mickey Nolan Salon, LLC, applicant. Proposal to install signage in conjunction with a **change of use** from *art gallery* to *personal services* (hair salon), per application & materials received 07/17/14.

Mr. McLeod made the staff report with Mr. Hebert representing the application. Mr. Taylor moved, and Mr. Skinner seconded, to **approve** the application and **change of use** from *art gallery* to *personal services* (hair salon), as submitted. The motion carried unanimously.

537 Toulouse: 537 Toulouse Street, LLC, owner; Deanna Dematteo, applicant. Proposal to install signage in conjunction with a **change of use** from *retail* to *cafeteria restaurant* (hot dog restaurant), per application & materials received 07/17/14.

Ms. Ripple gave the staff report with Ms. Dematteo representing the application. The Commission did not require any further discussion of the proposal. Mr. Taylor then moved, Mr. Blanda seconded, to approve the proposed signage in conjunction with a change of use from *retail* to *cafeteria restaurant*. The motion carried unanimously.

## VII. APPEALS & VIOLATIONS

631 Decatur (Upper Pontalba Bldg.): City of New Orleans, owner; The Fudgery, Inc., tenant; John C. Williams Architects, LLC, applicant. Appeal of Architecture Committee **denial** to install venting system on rear courtyard elevation, in conjunction with a **change of use** from *art gallery* to *confectionary*, per application & drawings received 06/03/14, 06/17/14, & 07/01/14, respectively.

Mr. McLeod made the staff presentation with Mr. Williams representing the application. Mr. Musso stated that he had conducted a site visit with representatives of the VCC staff and of the French Market Corporation, expressing that the Architecture Committee was trying to be reasonable, as well as maintain its role as stewards of this nationally significant building. He stated that the recommendation of the Architecture Committee was to explore routing the exhaust through the building's interior, along the corner created by the curve of the stairwell at the juncture with the enclosed gallery space. Mr. Taylor inquired whether the window A/C units were discussed. Mr. Musso stated that they were, and would likely be addressed at some point.

Mr. Williams made a brief presentation and read a statement from the Director of the French Market Corporation concerning the proposed tenant and requisite exterior modification predicated on the use of the space as a confectionary, stating that the FMC was opposed to routing the exhaust through the interior of the building and that they were amenable to entering into an agreement to remove the ductwork upon the termination of the tenant's lease. Mr. Lyons inquired if the applicant would be amenable to restudy routing the exhaust between the windows on the rear elevation. Mr. Blanda moved, and Mr. Skinner seconded, to **defer** the application pending resubmission to the Architecture Committee. Mr. Taylor reiterated that the Commission wanted the tenant to be able to use the commercial space, but that the interior, corner location was preferred by the Committee, and that the Commission would be willing to approve the installation if this was the case. The motion carried unanimously.

## VIII. RATIFICATION of Architectural Committee and Staff actions since the Vieux Carré Commission meeting of July 2<sup>nd</sup>, 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 July 2<sup>nd</sup>, 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.