

VIEUX CARRE COMMISSION

Mitchell J. Landrieu  
MAYOR

CITY OF NEW ORLEANS

Lary P. Hesdorffer  
EXECUTIVE DIRECTOR

Minutes of the **Vieux Carré Commission** meeting of **Wednesday, February 4, 2015.**

**COMMISSIONERS PRESENT:** Daniel C. Taylor, Vice-Chairman  
Leslie S. Stokes, Secretary  
C.J. Blanda  
Jorge A. Henriquez  
Michael A. Skinner

**COMMISSIONERS ABSENT:** Nicholas S. Musso, Chairman  
Patricia C. Denechaud

**STAFF PRESENT:** Lary P. Hesdorffer, Director; Nicholas G. Albrecht, Building Plans Examiners; Sarah Ripple, Architectural Historian, Melissa Quigley, Assistant City Attorney.

**OTHERS PRESENT:** Jane Ann Gaines, Rachel Robinson, John Williams, Kirk Fabacher, David McMurphy, Brent Lemoine

**AGENDA**

**I. ROLL CALL**

Vice-Chairman Taylor called the meeting to order at 1:39 PM. The membership roll was called. Mr. Hesdorffer noted the presence of a quorum with five (5) of the seven (7) seated Commissioners in attendance. He added that at least four (4) positive votes are needed in order to pass any action.

**II. REVIEW OF MINUTES**

Mr. Blanda moved, Mr. Skinner seconded, to accept the minutes of the Vieux Carré Commission meeting of January 7, 2015, as submitted. The motion passed unanimously.

**III. CHAIRMAN'S REPORT**

In the absence of the Chairman, a Chairman's Report was not given.

**IV. DIRECTOR'S REPORT**

Mr. Hesdorffer noted a change in the VCC staff in that Ms. Craig had accepted a position elsewhere and will be leaving the VCC. However, he indicated that the search for and assessment of new applications was moving well and positively.

**V. OLD BUSINESS**

**1220 Dauphine St:** Nicole Hill, applicant; Lauricella Bourbon Properties, LLC, owner; **1219 Bourbon St:** Nicole Hill, applicant; Maison Bourbon Development, LLC, owner; Proposal to re-subdivide properties to remove a portion of the rear of 1219 Bourbon to add to the rear of 1220 Dauphine, as part of a renovation of 1220 Dauphine into a 16-unit condominium complex, per application & revised materials received 08/12/14 & 01/28/15, respectively.

Ms. Ripple gave the staff presentation with Messrs. McMurphy and Lemoine representing the application. Mr. Taylor clarified for the Commission that the proposed resubdivision was a necessary administrative move that allows for conformance to the State Fire Marshal and life safety requirements. Mr. Blanda requested clarification on whether a building already exists on the portion of land to be transferred from one lot to the other. Mr. McMurphy indicated that the area is already enclosed by an existing building that was internally connected as part of the former Maison Hospitaliere complex. With no further questions, Mr. Henriquez moved, Mr. Blanda seconded, to provide a recommendation for **approval** to the City Planning Commission for the proposed resubdivision. The motion passed unanimously.

---

**VI. APPEALS AND VIOLATIONS**

**301 Dauphine St:** Wayne Malek, applicant; Otto Family Trust, Le Moyne Chateau, owner; Appeal of Architectural Committee denial to replace windows with simulated divided-lite windows, per application & materials received 09/05/14.

Ms. Ripple presented the staff report with Mr. Williams in attendance on behalf of the application. The Commission initially did not have comments, but Mr. Williams again explained that the appeal served

---

only as a request to return to the Architectural Committee to allow them the opportunity to review mock-up windows already installed on the property. Mr. Taylor requested clarification on how many windows are slated for replacement with simulated divided-lite units. Mr. Williams responded that there are about 100 windows on the 1970s era building. He further explained that the proposed change was due to durability questions and the necessity to meet building code.

Mr. Skinner then questioned whether sending the application back to the Committee would only put off an inevitable denial and whether the Committee would even consider the change despite the installation of mock-ups. Mr. Taylor voiced his personal stance that he would not accept any simulated, divided-lite windows. Consequently, Mr. Blanda moved, Mr. Skinner seconded, to **deny** the appeal, noting that all window replacements should adhere to the architectural standards of the VCC and be composed of standard glass and mullion details. The motion carried unanimously.

---

**541-43 Burgundy/1000 Toulouse St:** R. Volker Waterproofing, LLC, applicant; Hudson S Rogers, owner; Proposal to drill through hard plaster to facilitate removal by hand, per application received 12/11/14. [STOP WORK ORDER issued 11/21/14]

Although no one was in attendance to represent the application, the Commission agreed to hear the application. Ms. Ripple gave the staff presentation. Mr. Blanda voiced his opinion that the Commission should have confirmation from the contractor whether a water vapor barrier was yet injected before lifting the STOP WORK ORDER. The other Commissioners agreed that an explanation should be received before any action is taken. Mr. Henriquez further noted that the contractor should be informed that any future work will be monitored closely and that repeated incidents of exceeding the scope of work will not be tolerated. Mrs. Stokes then moved, Mr. Blanda seconded, to **defer** the application in order to receive a response from the contractor. Mr. Taylor further amended the motion to include a requirement of the contractor's presence before the Commission, which was accepted by the Commission. The motion passed unanimously.

---

**501 Bienville St, 301-303 Decatur St:** Kirk Fabacher, applicant; Revival Property Nola103 LLC, owner; Proposal to install new mechanical equipment and correct concrete paving, in conjunction with a retroactive change of use from *retail* (clothing) to *confectionary*, per application & materials received 01/14/15. [Notice of Violation sent 12/23/14]

Mr. Albrecht presented the staff report with Mr. Fabacher in attendance on behalf of the application. With no additional discussion necessary, Mr. Blanda moved to **approve** the application as submitted. Mr. Henriquez seconded the motion which passed unanimously.

---

**VII. RATIFICATION** of Architectural Committee and Staff actions since the Wednesday, January 7, 2015 VCC meeting.

Mr. Blanda moved, Mr. Skinner seconded, to ratify the actions taken by the Architectural Committee and Staff since the Vieux Carré Commission meeting of January 7, 2015. The motion passed unanimously.

With no further business to be considered, Mrs. Stokes moved for adjournment. The motion, seconded by Mr. Skinner, passed unanimously and the meeting was adjourned at 2:10 PM.

APPROVED: \_\_\_\_\_

Leslie Stokes, Secretary

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