

MINUTES  
VIEUX CARRE COMMISSION  
ARCHITECTURAL COMMITTEE MEETING  
TUESDAY, JANUARY 22, 2008  
1:30 P.M. CONFERENCE ROOM  
334 ROYAL STREET, 2ND FLOOR

Architectural Committee Members Present: Tom Bissell, Chairman  
David Dillard  
Stewart Farnet

Architectural Committee Members Absent: Dodie Spencer Smith

STAFF PRESENT: Lary P. Hesdorffer, Director, Hilary Somerville Irvin, Principal Architectural Historian, Arthur Pittari, Building Inspector, Lily McNee, Preservation Assistant, Stephen McNair, Plan Examiner & Cynthia Schoenberger.

OTHERS PRESENT: Robert Vanlangendonck, Shelia and Ronald Rivet, Rodney Ratliff, J. Michael Brown, Daniel D. Taylor, Kate Bishop, Jim Cripps, Gary Sisson, Donald Maginnis and Bill Wessell.

I. OLD BUSINESS

300 Bourbon: Royal Sonesta Hotel, owner; Daniel D. Taylor (Koch and Wilson Architects), applicant/architect. Review of final details for construction of additions to the existing rooftop penthouse to accommodate a health and fitness spa, per application & revised drawings received 01/16/08.

The Committee **approved** all of the final details for the rooftop penthouse addition with the exception of the revised design of the 8<sup>th</sup> floor doors and windows, which was **denied**. Regarding those features, the Committee asked the applicant to **return** to the Committee with the fanlight design as proposed in the prior submittal.

II. NEW BUSINESS

531 Bienville: Bienville French Quarter Properties, owner; Rodney Ratliff, architect/applicant. Architectural modifications (work permitted in 2005 but not executed) & **change of use** from *vacant* to *residential* (four condominium units), per application & revised drawings received 01/15/08.

The Committee forwarded the **change of use** to the Vieux Carré Commission with a recommendation for supporting the applicant in obtaining a waiver from the Board of Zoning Adjustments for no more than **two (2) residential units**, along with **conceptual approval** of the proposed architectural modifications. In addition, the Committee noted that staff could proceed with the issuance of permits for routine repair and maintenance work to match existing conditions at the subject address.

301 Decatur: 301 Decatur, LLC, owner; James S. Cripps, architect/applicant. Proposed architectural modifications for **change of use** from *vacant* (formerly *restaurant*) to *commercial* (1<sup>st</sup> & 2<sup>nd</sup> floors) & *residential* (3<sup>rd</sup> floor), per application received 11/29/07 & drawings received 01/15/07.

After Mr. Farnet noted that the drawings should be revised in order not to denote commercial usage of the 1<sup>st</sup> and 2<sup>nd</sup> floors until a tenant had been chosen, the Committee forwarded the application to the Vieux Carré Commission with a recommendation for **approval** of both the architectural modifications as proposed and the **change of use** of the 3<sup>rd</sup> floor from *vacant* to *residential*, with Architectural Committee review and approval of all final details.

240 Royal: Chase Bank, owner; Binswanger Glass (John Lumpkin), applicant. Proposal to apply a film to the interior of the windows to tint and reduce glare, per application received 01/07/08.

The Committee **denied** the proposed use of glass tinting film which would alter the traditional appearance of this French Quarter style structure.

915 Barracks: J. Michael Brown, owner; Rodney Ratliff, architect/applicant. Proposal to: 1) remove store front and install new garage door and entry door on ground floor, and 2) install balcony at 2<sup>nd</sup> and 3<sup>rd</sup> floors, with removal of existing windows and installation of new doors, per application & drawings received 01/15/08.

The Committee asked the applicant to consider the following recommendations while restudying the proposed facade modifications for further review by the Architectural Committee:

- **Conceptual approval** for removal of the non-original ground floor store front and installation of a wooden, drive-through door, provided that details match the ca. 1960 photograph in which the opening millwork appears to be a paneled door.
- **Denial** for installation of balconies which would dramatically alter the warehouse/industrial character of this ca. 1905 structure.

- **Consideration** of a revised design solution whereby the upper facade windows may be lowered while replicating the appearance of the existing steel windows.

III. APPEALS & VIOLATIONS

1000 St. Philip: J. Philip Stein, owner/applicant. Appeal of staff denial to use smooth hardi-plank for repairs rather than traditional wooden weatherboard siding as exists, per application received 01/03/08.

At the applicant's request, this appeal was **withdrawn**.

613 Decatur: Aspara Properties (Lenny Motwani), owner; Donald Maginnis, architect/applicant. Proposal to remove outstanding violations, restore iron gates, and construct a 12' x 8' "Kiosk" type structure to house automatic teller and vending machines, per application & drawings received 01/07/08.

Noting that the design of the proposed "kiosk" is totally incompatible with the scale and style of the genuinely historic structures in the district and would be an "alien feature", the Committee took the following action:

- **Approved** the removal of all un-permitted work, with staff review and approval of details.
- **Approved** restoration of appropriately detailed iron gates at the front property line, with staff review and approval of details.
- **Denial** for the proposed "kiosk" type structure.

APPROVED: \_\_\_\_\_  
Tom Bissell, Acting Chairman