

MINUTES  
VIEUX CARRE COMMISSION  
ARCHITECTURAL COMMITTEE MEETING  
TUESDAY, MARCH 11, 2008  
1:30 P.M. CONFERENCE ROOM  
334 ROYAL STREET, 2ND FLOOR

Architectural Committee Members Present:                   Dodie Spencer Smith, Chairman  
  Tom Bissell  
  Stewart Farnet

Architectural Committee Members Absent:                   David Dillard

Vieux Carré Commission Members Present:                   Fred Lawson  
  Betty Norris

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

OTHERS PRESENT:   Robert Vanlangendonck, Rodney Ratliff, Martin C. Vuljoin, Angelo Farrell, George Mahl, Miriam Sazas, Kelly Smith, Amy Zeringue, Bill More, Marviani Ammari, Tony Seville, G. Dwayne Crump, John Leze, L. Katherine Harmon, Linda Sampson, Brian Morley, Harvey Burns and Rick Blount.

I.     OLD BUSINESS

224-38 N. Rampart/1028-44 Bienville: Lynn Investments, LLC (Bill More), owner/applicant; Anthony Tafforo, architect. Proposal to demolish the brown-rated building & make improvements to the surface level parking area, including new curb cuts, N. Rampart elevation, concrete paving, lighting & metal fencing with stucco base & pilasters, per application & drawings received 03/04/08.

The Committee forwarded the proposal to the VCC for review, further recognizing the **end of the 30-day layover** required for demolitions had passed, with a recommendation for **conceptual approval** of the proposed modifications to the surface level parking lot, with additional review by the Architectural Committee of a revised submittal, including the following specifics and suggested modifications:

- Removal of the two (2) existing Bienville side curb cuts with repair of impacted sidewalk sections to match existing conditions.
- Lighting details, including proposed wattage, light spillage and/or focus, etc., with the Committee's stated preference for electric lighting rather than the anachronistic use of gas lighting. (In addition, the Committee asked the staff to check the proposed lighting against foot-candle requirements and previous recent approvals granted other parking lot lighting improvements.)
- Accurately depicted details for the planters at the base of the N. Rampart side fencing, including all location dimensions, waterproofing and lining details, etc.
- Revised detail for fencing including plain chiseled tips in lieu of attached finials.
- Consideration of revised design for the fence posts, including shallow-slope, top surfaces and the possible omission of lanterns altogether from the N. Rampart elevation.
- Details for the security cameras.
- Landscaping plans.

439-41 Royal: Tortorici Family (Bob True), owner; Rodney Ratliff, architect/applicant. Proposal to remove non-original windows and panels in ground floor openings on both Royal and St. Louis elevations and replace with pairs of French doors, per application submitted 02/01/08 & revised drawings submitted 03/04/08.

The Committee asked the applicant to further refine the drawings and **return** to the Architectural Committee with the following additions:

- Sufficient and appropriate Spanish colonial details for muntin & panel profiles, hardware, etc.
- Inclusion of vertical board/stile and rail shutters with strap hinges.

513 Royal: Antoine's Property # 2, LLC (represented by Rick Blount), owner; Jahncke + Burns Architects LLC (Harvey G. Burns), architect/applicant. Proposed extensive modifications for a **change of use** from *retail* (1<sup>st</sup> floor) & *vacant* (2<sup>nd</sup> & 3<sup>rd</sup> floors) to *retail* (1<sup>st</sup> floor) & *residential* (2<sup>nd</sup> & 3<sup>rd</sup> floors) including 1) addition of a 2<sup>nd</sup> floor facade gallery accessed by new full length openings and French doors; 2) reconfiguration of openings on 1<sup>st</sup> floor; 3) addition of muntin bars to existing 1/1 double-hung windows; 4) removal of non-original construction linking rear of main building & service building & reworking of impacted walls, per application & drawings received 03m/04/08.

The Committee forwarded the application to the VCC with a recommendation for **conceptual approval** of the **change of use** and for the extensive modifications as shown on the submitted plans, to include the following major alterations, with Architectural Committee review and approval of final details:

- Removal of existing millwork on ground floor facade and installation of new millwork including, beginning at the upriver side, 1) a six-panel entrance door with three-lite transom; 2) new center wood and glass door leading into the retail space; and 3) a wood and glass vitrine, as shown in the ca. 1900 photograph.
- Removal of existing 2<sup>nd</sup> floor facade balcony and installation of an iron post-supported gallery with wooden posts, metal railings, copper roof, and louvered wooden screen at the downriver end.
- Installation of new full length openings and French doors for the three 2<sup>nd</sup> floor facade openings. **[The Committee asked the applicant to restudy the 2<sup>nd</sup> level fenestration.]**
- Addition of muntin bars to existing 1/1 double-hung windows to create 8/8 double-hung windows.
- Removal of non-original construction at rear of main building & reworking of impacted walls.
- Infill ground floor openings on rear of main building with brick and stucco to become recessed niches.
- Cover terra cotta blocks which now infill two ground floor openings, downriver side, with stucco.

713-17, 719, 723 & 725 St. Louis; 513 & 519 Royal St: Antoine's Properties # 1 (represented by Rick Blount), owner; Jahncke + Burns Architects LLC (Harvey G. Burns), architect/applicant. Proposal to re-subdivide properties (6 lots of record into 3), making various modifications to accommodate exiting needs, restaurant renovations and change of uses from *commercial/restaurant* to *restaurant* and *residential* and two separate *commercial* properties; also including new construction of second floor areas and stair/elevator tower, removal of exterior fire-stair, reconstruction of dormers, installation of a chiller assembly, all as per application & drawings received 03/05/08.

The applicant told the Committee the proposed resubdivision has been revised so that 6 lots of record will become 2, rather than 3, with the entire restaurant complex to be located on one lot of record, with only the main building at 513 Royal to be located on a separate lot of record. Regarding the proposed resubdivision, the Committee forwarded the revised resubdivision to the VCC with a recommendation for **approval**.

Regarding the other modifications, including the proposed expansion of the buildings' massing, the Committee suggested that the applicants return to the Committee with refined details to lessen the impact on the historic portions of the building. In addition, the applicant and Committee members agreed to make a site visit to better evaluate the proposed modifications and expansion.

The Committee felt that the drawings should be revised to show detailed sections through the areas of existing historic fabric and proposed additions. The Committee particularly would like to see the drawings show the relationship of the proposed new roofline to the existing green-rated buildings. The relationship of how the proposed elevator shaft relates to existing buildings should be reevaluated to better interact with the existing buildings.

Finally, the Architecture Committee made a further suggestion that the architect consider revising the proposal to include the addition of two smaller storage areas thereby reducing the overall mass of any addition, with one being above the kitchen and the other above the Japanese room, instead of one large addition constructed over only one space.

## II. NEW BUSINESS

Miscellaneous Locations: City of New Orleans, owner; George J. Mahl & Associates, Inc. (agent for NewPath Networks), applicant. Review of proposed metal banding installed around cell phone antennae to secure exterior cladding, per application & drawing received 02/26/08.

The Committee asked the applicant to **revise** the proposal whereby the strapping is incorporated in the base to appear as a column base. The Committee further felt that the currently installed straps did not contribute to the appearance of the antennae and it was moved that they be removed no fewer than 45 days from the date of the meeting. They felt that a base and capitol piece that did not have the appearance of an "add on" would serve the same purpose and appear more architecturally correct. The applicant was asked to reconsider the project and return to the Architectural Committee with a revised proposal.

301 Dauphine: Felcor Lodging Trust, Inc., owner; John T. Campo, Jr., architect/applicant. Proposal to repair/replace all windows and doors, per application & drawings received 03/04/08.

The Committee **approved** the proposal with the proviso that whenever possible, the damaged windows, transoms and doors are repaired rather than replaced and that existing hardware is salvaged and reused.

1216 Burgundy: Mrs. Carol Kiefer, owner; G, Duane Crump, architect/applicant. Proposed reconstruction of masonry wall & foundation, the demolition of which was conceptually approved by the Architectural Committee in 2006, per application & detailed drawings received 03/04/08.

The Committee **approved** the proposed reconstruction provided that details for the expansion joints

are submitted for staff review and approval and the VCC “soft” stucco formula is used for the exterior of

the new masonry wall.

827 Ursulines: Linda Sampson, owner; L. Katherine Harmon, architect/applicant. Proposal to install copper cap-flashing on the service building parapets (approved for the main cottage by the AC in 2003), per application received 03/06/08.

Brian Morley, with Durable Slate Company, told the Committee that the tar covering the service building parapets is cracked and attempts to remove the material also causes damage to the brick. After some discussion, the Committee **denied** the proposed copper cap-flashing but advised the applicant of her right to appeal and suggested that additional photographs of existing conditions be presented. Mr. Hesdorffer suggested that methods should be explored to remove the existing tar from the parapet so that “proper” repairs can be made. The owner said that she would like to **appeal** the denial before the Vieux Carré Commission at its next meeting.

### III. APPEALS & VIOLATIONS

532 Gov. Nicholls: Dr. Carlos Trujillo, owner; Martin C. Vuljoin, applicant. Review of revised proposal for new millwork in facade and courtyard openings, installed without a permit, and additional proposal to install new shutters in facade openings, per application received 02/07/08 & material received 3/7/08.

The Committee **denied** use of the two proposed panel options and recommended that the details be revised to include a flat panel, matching the door panel details used in recreating appropriate millwork for 828 Chartres, a building with a vintage similar to that of the subject structure.

622 Pirates Alley: Tony Seville, owner (unit 1)/applicant. Proposal to reinstall ground floor shutters with re-located strap hinges, as done without a permit, per application received 02/18/08.

Before consideration of his application, the applicant **withdrew** the proposal as stated and asked for approval for installation of four hinges. Mr. Hesdorffer explained that if the existing shutters are repaired and a third hinge added to the lock rail closer, a fourth hinge would not be necessary. The Committee then discussed the correct ways to repair the shutters, door jambs and frames to accommodate the proper repair and restoration of the shutters and the use of proper hinges for the openings.

APPROVED: \_\_\_\_\_  
Dodie Smith, Chairman