

MINUTES  
VIEUX CARRE COMMISSION  
ARCHITECTURAL COMMITTEE MEETING  
TUESDAY, APRIL 8, 2008  
1:30 P.M. CONFERENCE ROOM  
334 ROYAL STREET, 2ND FLOOR

Architectural Committee Members Present:                   Dodie Spencer Smith, Chairman  
Tom Bissell  
David Dillard

Architectural Committee Members Absent:                   Stewart Farnet

Vieux Carré Commission Members Present:                   Fred Lawson  
Betty Norris

STAFF PRESENT:     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, L. Katherine Harmon, Mark Parsons, Russ Copping, Ray Hostetter, R.L. Bishop, Harvey Burns, Van Jenkins and Roy Blount.

I.     OLD BUSINESS

622 Conti: Lewis C. Ramel, Jr., owner; Gregory St. Angelo, lessee; Barry M. Fox, architect/applicant. Review of proposed modifications for a **change of use** from *retail* to *mixed commercial* and *residential*, per application received 10/02/07 & revised drawings received 04/01/08.

The Committee **approved** the submittal with permits to be written for the approved work after the applicant provides the following material:

- Cut sheets for the electric lights, skylights and HVAC equipment;
- Design details for the planter at the rear of the new courtyard so that the planter does not touch the walls of the adjacent structure; and
- With the understanding that when the upper floor conversion proceeds, the **change of use**, accompanied by any exterior architectural modifications, must be approved by the VCC.

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. Review of proposal to re-subdivide properties (6 lots of record into 2), 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 & revised drawings received 04/03/08.

Expressing support for the proposed revitalization of currently unused space, the Committee forwarded the proposal to the VCC with a recommendation of **approval** for the following items

- Revised proposal to re-subdivide the six lots of record into two lots, rather than the previously proposed three lots.
- Kitchen addition and renovations with details to be submitted for additional review at a later date by the Architectural Committee, including how the proposed rooflines would affect the existing green rated buildings.

(Note: the **change of use** from *commercial/restaurant* to *restaurant* and *residential* and two separate *commercial* properties was supported by the VCC, 12/19/06)

435 Bourbon: Copping Properties LLC (Russ W. Copping), owner; Mark Parsons, applicant; Ray Hostetter, contractor. Review of proposal to make architectural modifications for **change of use** (1<sup>st</sup> floor) from *retail* to *adult cabaret*, per application received 10/24/07 & revised drawings received 04/01/08 & 04/03/08.

The Committee sent the proposal to the Vieux Carré Commission with a recommendation of **approval** of the following architectural modifications and a **change of use** of the 1<sup>st</sup> floor from *retail* to *adult cabaret*:

- Removal of the two (2) fresh air intakes with the proviso that the holes through the walls will be filled and finished to match the existing wall.
- Relocation of the condenser units and removal of the existing HVAC platform constructed without a permit.
- Replacement of the three (3) steel tube columns, installed without a permit, with 4x4 wood columns to match the original columns; details of the columns must be submitted to staff for review.
- Routing of the electrical and refrigerate lines for the HVAC system.
- Locations of the light fixtures with small hooded fixtures to be approved by staff.

- Deletion of the increase in guardrail height of the balcony handrails.
- The sign as shown.
- Location of the electrical service as shown.

## II. NEW BUSINESS

241 N. Peters/240 Clinton: RSS Enterprises LLC (Sam Sadhwani), owner; L. Katherine Harmon, architect/applicant. Proposed architectural modifications for **change of use** from *retail* (1<sup>st</sup>) & *vacant* (2<sup>nd</sup>, 3<sup>rd</sup> & 4<sup>th</sup>) to *retail* (1<sup>st</sup>) & *residential* (2<sup>nd</sup>, 3<sup>rd</sup> & 4<sup>th</sup>), per applications & drawings received 02/06/08 & 04/01/08.

The Committee took the following action:

- **directed** the staff to proceed with issuance of a permit to remove the unpermitted vinyl windows and install correctly detailed 6/6 or 6/9 hung sash wooden windows in these openings; and
- **deferred** action on the other architectural modifications and the **change of use** until a revised proposal is submitted that addresses both the insufficiencies of lot size to accommodate the proposed density in the building and adequate exiting requirements.

237 N. Peters/238 Clinton: RSS Enterprises LLC (Sam Sadhwani), owner; L. Katherine Harmon, architect/applicant. Proposed architectural modifications for **change of use** from *retail* (1<sup>st</sup>) & *vacant* (2<sup>nd</sup>, 3<sup>rd</sup> & 4<sup>th</sup>) to *retail* (1<sup>st</sup>) & *residential* (2<sup>nd</sup>, 3<sup>rd</sup> & 4<sup>th</sup>), per applications & drawings received 02/06/08 & 04/01/08.

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## III. APPEALS & VIOLATIONS

715 Dauphine/900 Orleans: James Cavanaugh, owner; Ray Hostetter, applicant. Proposal to replace four (4) air conditioner condenser units on roof of one-story link between main house and service building, and to screen with a louvered panel per application & material received 09/26/07 & additional material received 10/30/07 and 03/26/08. (Work executed without benefit of VCC application, review or VCC permit.)

At the applicant's request, this item of business was **withdrawn**.

830 Royal Street: Anizam LLC, owner, Douglas Mazina, applicant. Appeal of staff's denial for installation of copper cap flashing on the masonry parapet, per application received 3/5/08.

The Committee **denied** the appeal and recommended that the applicant submit a revised application to use an acceptable method of addressing the roofing problems such as capping the existing parapet with mortar, sloped in one direction toward the roof.

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