

VIEUX CARRÉ ARCHITECTURAL REVIEW COMMITTEE

# City of New Orleans

## Notice of Public Meeting

**NOTE: The below minutes are in draft form and are a summary of actions taken. They are not a verbatim transcription of the meeting.**

**Minutes of the VCC Architectural Committee meeting of Tuesday, January 14, 2020 – 1:30 pm.**

**Committee Members Present:** Rick Fifield, Toni DiMaggio, Stephen Bergeron

**Staff Present:** Bryan Block, Director; Nicholas Albrecht, Senior Building Plans Examiner; Erin Vogt, Senior Building Plans Examiner; Renée Bourgogne, Senior Architectural Historian

**Staff Absent:** Anthony Whitfield, Inspector; Marguerite Roberts, Inspector

**Others Present:** Mark Heck, Brook Tesler, Juan Carlos Lara, Bev Falk, Erika Gates, Calla Bardwell, Chuck Berg, Shannon Guillarmod, Ruben de Santis, L.D. Oliver, Jenn Johnson, Shelly Waguespack

## AGENDA

### Old Business

---

**800-10 N. Rampart, 1041 St. Ann St: 17-40402-VCGEN;** John Williams Architects, applicant; J&R Rental Properties LLC, owner;

Proposal to renovate building, including new millwork, gallery and awning, per application & materials received 12/1/2017 & 1/7/2020, respectively.

Ms. Vogt presented the staff report with Mr. Heck present on behalf of the application. Mr. Heck clarified that the staff report mistakenly noted the pipe rail height at 36" instead of 3'-6". Mr. Heck stated that he worked closely with staff on revisions and additional details to alleviate all staff concerns. Mr. Fifield stated that previous submittals had provided less documentation, and that the current submittal supports the argument to restore the gallery on this particular building. Ms. DiMaggio noted that the two historic plan book renderings showed a different arrangement of fenestration; Mr. Block responded that the building has been altered over time, and that the proposed work was not a restoration of the original conditions but is appropriate. He requested that the applicant submit a plan detail of the transition from the gallery to awning in addition to the provided section detail.

Ms. Szalwinski addressed the Committee to say she was opposed to the proposal, as she believed it was not the same structure shown in the plan book drawings and set a precedent for installing galleries on one-and-a-half story buildings. Ms. Vogt stated that staff had inspected the interior of the building and that joist pockets for a gallery were present. Ms. Szalwinski asked how one could tell if they were for an awning or gallery and Ms. Vogt responded that the depth and spacing of the existing pockets indicates that it was a larger structure that would have been occupiable.

Ms. DiMaggio stated that the proposal and submittal were a good example of using physical evidence and historic research to support restoring something that deviates from the norm in a unique way. She moved to **conceptually approve** the proposal, noting that it would not set a precedent. Mr. Bergeron seconded the motion, which will be forwarded to the full Commission for review.

---

**1005-09 St. Philip St: 18-01001-VCGEN;** John Williams Architects, applicant; Balentine Carbondale Holdings LLC, owner;

Proposal revise permitted drawings to add window to Burgundy elevation of new second floor kitchen building addition, per application & materials received 1/22/2018 & 1/7/2020 respectively.

Ms. Vogt presented the staff report with Ms. Bardwell present on behalf of the application. Ms. Bardwell stated that the window would be fixed and that the applicant wished for additional natural light in the space. Mr. Fifield agreed with staff's assessment that the proportions could be improved and recommended that the applicant study the proportion of the glass lites.

---

---

Ms. Szalwinski addressed the Committee, asking why the property owners wanted a window that overlooks mechanical equipment. Ms. Bardwell responded that the height of the window did not provide views of the equipment but would provide natural light. Ms. Szalwinski stated that she suspected that the owners intended to install a door to access the adjacent flat roof. Ms. Vogt responded that the interior floor height would make that impossible.

Ms. DiMaggio moved to **conceptually approve** the installation of a window in the proposed location, with the applicant to work with staff on the proportion and size of the opening. Mr. Bergeron seconded the motion, which passed unanimously.

---

## New Business

---

**827 Ursulines St:** John Williams Architects, applicant; Claus E Sadlier, owner;

Proposal to renovate building, including rebuilding rear addition, installing new mechanical equipment, and additional fence screening, per application and materials received 11/26/19 & 12/31/2020, respectively.

Ms. Vogt presented the staff report with Messrs. Lara, Sadlier and Heck present on behalf of the application. Mr. Sadlier expressed concern over reducing the square footage of the proposed addition, as it would claim the square footage of the sheds while maintaining the same built footprint. Mr. Fifield stated that the proposed addition is atypical in size and material; Mr. Lara stated that the addition would be revised to use wood siding instead of stucco. Mr. Sadlier also expressed concern that the HVAC equipment would not fit in the shed if it were reconstructed. Mr. Bergeron recommended rebuilding the addition as-is, but using the “shed” space for an interior closet and installing the HVAC above it. Mr. Fifield stated that the current proposal would eliminate many of the building’s unique elements, and that the revisions should be based on keeping those elements intact instead of reimagining them.

Mr. Fifield asked why the applicant wished to paint the exposed masonry on the front façade; Mr. Sadlier responded that the side elevations are painted on the first floor. Mr. Fifield and Ms. DiMaggio requested additional information on the condition of the brick.

Regarding the proposed extension to the property line fences by adding lattice panels, Ms. Vogt stated that she had consulted with a plans examiner in Safety and Permits who had issues with lack of code compliance. Ms. DiMaggio added that, even if the VCC found it approvable, the BBZA had denied retention of a similar installation based on code compliance issues. Mr. Sadlier stated that it would be removed from the proposal.

Mr. Sadlier stated that the Bevolo fixture on the front elevation of the main building was centered, as the shutters would not operate if it were centered above the door. Mr. Fifield encouraged the applicant to explore alternate fixtures or utilitarian lighting, as a centered pendant fixture would not be approvable. Mr. Block added that the building is simple in its design and that decorative gas fixtures are not universally approvable.

Ms. DiMaggio moved to **defer** the proposal to allow for the applicant to respond to staff and Committee recommendations. Mr. Bergeron seconded the motion, which passed unanimously.

---

**729 Governor Nicholls St:** John Williams Architects, applicant; Reagan Thomas, owner;

Proposal to demolish existing brown-rated carport/shed and all concrete at grade, per application & materials received 12/18/2020.

Mr. Albrecht read the staff report with Ms. Bardwell present on behalf of the application. After reviewing the submitted documentation, Ms. DiMaggio moved for **conceptual approval** of the proposed demolition with the application to be forwarded to the full Commission. Mr. Bergeron seconded the motion, which passed unanimously.

---

**935 St Peter St:** Chuck Ransdell, applicant; Micki Beth Stiller, owner;

Proposal to install Aeratis synthetic decking on the balcony on the St Peter elevation, per application & materials received 12/18/2020.

Mr. Albrecht read the staff report with Ms. Guillarmod present on behalf of the application. Ms. DiMaggio inquired about the depth of the balcony and if the installation would require the installation of additional purlins. Ms. Guillarmod responded that she was not sure of the depth.

---

---

Mr. Block noted that the VCC was also trying to limit the installation of synthetic decking to situations where the existing wood decking is truly in need of major replacement.

Ms. DiMaggio moved to **approve** the installation of the Aeratis decking with a preference for the purlins to be respaced (as opposed to adding a secondary support) if necessary. Mr. Bergeron seconded the motion, which passed unanimously.

---

**933 Toulouse St:** Chuck Berg, applicant; Richard Attaway, owner;

Proposal to remove existing Inspire synthetic slate roofing material and install new porcelain roofing tiles, per application & materials received 12/18/2020.

Mr. Albrecht read the staff report with Mr. Berg present on behalf of the application. Mr. Fifield asked if there was variation from tile to tile. Mr. Berg responded that there was. Ms. DiMaggio expressed a preference for the "Charcoal" tiles and moved for **approval** of the installation of the Charcoal Ironstone roofing tiles to be installed with a straight edge as a test case only and not setting a precedent for additional installations. Mr. Bergeron seconded the motion, which passed unanimously.

---

**328-30 Exchange Place:** Ruben de Santis, applicant; New Orleans Television, Brigid Brown, John C McCurdy, Ponte Vedre (2008) LLC, Tonita A Davis, owners;

Proposal to replace wood balcony decking with Aeratis synthetic decking, per application & materials received 12/20/2019

Ms. Vogt presented the staff report with Mr. de Santis present on behalf of the application. Mr. de Santis confirmed that the building was residential use on the upper floors. Mr. Fifield stated that he was hesitant to allow the use of synthetic materials given the building's blue rating of major significance. Ms. DiMaggio moved to **deny** the proposal to install the Aeratis decking. Mr. Bergeron seconded the motion, which passed unanimously.

---

**208-10 Bourbon St:** City Wide Construction LLC, applicant;

Proposal to replace wood gallery decking with Aeratis synthetic decking, per application & materials received 12/20/2019

Ms. Vogt presented the staff report with Ms. Johnson present on behalf of the application. Ms. DiMaggio voiced concern over replacing the natural wood with a synthetic material given that the building is green rated and the gallery is covered. She noted that, since the gallery is heavily used by a large number of people, that it may be important to have visitors in contact with real wood materials. Mr. Bergeron agreed with her, but was still concerned that the heavy use would mean quicker deterioration of wood decking. Mr. Fifield noted that the Committee may be allowing too many green rated buildings to use synthetic decking. Mr. Block agreed with Ms. DiMaggio philosophically, but contended that the quality of treated pine is so poor that funds used for frequent replacement may be better utilized in upkeep of other building elements, such as stucco and millwork. Ms. DiMaggio noted that, since the purlins are already installed on a tight spacing, that the decking could be easily converted back to wood in the event that the second floor is ever used for residential use in future.

Mr. Bergeron moved to **defer** the application to allow staff to inspect the property and observe any other deferred maintenance issues, with the applicant to return for further discussion of the proposal. Ms. DiMaggio seconded the motion, which passed unanimously.

---

**1201 Decatur St:** Samara Poche, applicant; Vieux Telegraphe LLC, owner;

Proposal to install railing to divide balconies between this property and the neighboring 1205 Decatur St., per application & materials received 12/28/2019.

Mr. Albrecht read the staff report although there was no one present on behalf of the application. Mr. Fifield stated that the proposed concept was fine but that he did not want to see the dividing railing matching the existing railing.

Mr. Bergeron moved for **conceptual approval** of the proposal with details to be worked out at the staff level provided that the details are revised to not match the existing railings. Ms. DiMaggio seconded the motion, which passed unanimously.

---

**1001 Decatur St:** L. Dow Oliver; 1001 Decatur St LLC, owner;

Proposal to use exotic wood (angelim pedra, aka dinizia excels) with atypical width and joint details as gallery decking, per application & materials received 1/2/2020.

Mr. Albrecht read the staff report with Mr. Oliver present on behalf of the application. Mr. Oliver stated that it was his understanding that they cannot provide tongue and groove joints from the manufacturer. Mr. Fifield stated

---

---

that he was concerned that the proposed board does not have any of the traditional decking details. Ms. Roberts stated that this gallery had been heavily damaged by a truck several months ago and that the overall repair was her concern.

Mr. Fifield stated that if the wood could be milled to something closer to traditional that it would be approvable. Mr. Bergeron moved to **deny** the use of the proposed decking material. Ms. DiMaggio seconded the motion, which passed unanimously.

---

**636-638 Dauphine St:** Shelly Waguespack, applicant; GSW Properties, LLC, owner;

Proposal to install new iron gate and door at front porch, per application & materials received 1/6/2020.

Mr. Albrecht read the staff report with Ms. Waguespack present on behalf of the application. In response to the staff report, Ms. Waguespack stated that she agreed that unifying the design at the side opening would be an improvement. Ms. DiMaggio stated that she thought enclosing and unifying could be appropriate. Mr. Fifield stated that architecturally he thought it would be unfortunate to enclose the porch but that other methods have been approved such as removable barriers and lighting. Ms. DiMaggio stated that something more truncated may be more appropriate. Mr. Fifield stated that he would like details that look complimentary to the building; 42"-44" and add lighting.

Mr. Bergeron moved to **defer** the application to allow the applicant to work with staff to modify the application as discussed. Mr. DiMaggio seconded the motion, which passed unanimously.

---

With no other business to discuss, Ms. DiMaggio moved to adjourn the meeting. Mr. Bergeron seconded the motion, which passed unanimously. The meeting was adjourned at approximately 3pm.