

Notice of Public Meeting
Tuesday, January 12, 2021
1:00 PM, WebEx Conference Call
(504) 658-7001, Access Code: 993 736 700

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 12, 2021 – 1:00 pm.

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

Staff Present: Bryan Block, Director; Renée Bourgogne, Senior Architectural Historian; Nick Albrecht, Senior Building Plans Examiner; Erin Vogt, Senior Plans Examiner
Marguerite Roberts, Inspector; Tony Whitfield, Inspector

Others Present: Elizabeth Simpson, Nathan Garnache, Joey Carlson, Ryan Mayer, John Williams, Dixon Jelic, Nikki Szalwinski, Jorge Anchissi

AGENDA

Prior to the start of the meeting, Mr. Block explained the process for a web conference as follows: after the presentation of the staff reports and a period for questions from the Committee members to the applicant and staff, the Committee would take a 30-minute recess to allow for the submittal of public comments via email at VCC@nola.gov. The comments would then be read to the Committee members prior to any motion or vote for each item. There would be a cap on the length of the comments to what could be read within two minutes, and the emails received have been saved as part of the public record.

At approximately 1:01 pm Mr. Fifield called the teleconference to order. Mr. Block called roll and all three Committee members were present, constituting a quorum.

Minutes

Old Business

819 Bourbon St: 20-25239-VCGEN; 819 Bourbon St: DiMaggio Toni, applicant; Beomjune B Kim, owner; Proposal to install new lighting and exhaust vent, per application & materials received 04/15/2020 & 01/06/2021, respectively.

<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=839289>

[Ms. DiMaggio recused herself prior to the presentation of the staff report and discussion of the application.]

Ms. Vogt read the staff report with Ms. Simpson, a representative of the architect, present on behalf of the application. Ms. Simpson stated that they agreed with the staff report and would follow any recommendations made by the Committee. Mr. Bergeron stated that nothing in the application seemed inappropriate, however, he asked if staff found the decorative fixtures on the hard ceiling to be appropriate. He went on to ask if staff would prefer surface mounted, non-decorative lights. Ms. Vogt stated that staff found them appropriate in this case considering the fixtures fit the building style and noting the fixtures were electric, not gas. She added that existing decorative lights were present in many of the same locations. Mr. Fifield stated that he shared Mr. Bergeron's concern about the second floor of the service building. The applicant responded that she would confer with the architect and get back with the Committee after the recess.

[Ms. DiMaggio rejoined the meeting following the discussion, prior to the presentation of the next item on the agenda]

200-30 Royal St: 20-47390-VCGEN; Nathan Garnache, applicant; New Hotel Monteleone Inc, owner; Proposal to replace existing windows, install new door openings and perform MEP work, per application & materials received 11/24/2020 & 01/05/2021, respectively.

<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=865909>

Ms. Vogt read the staff report with Mr. Garnache present on behalf of the application. Mr. Garnache stated that they had nothing to add to the comments, noting that they had revised the window and door heights to align based on the Committee's recommendations at the last meeting. Ms. DiMaggio acknowledged that the previous recommendation had suggested avoiding the Juliet balconies, but that she no longer found them to have a huge impact or to be objectionable. She added that the building masonry is younger and, as far as the masonry products were concerned, she believed they could work with staff to find a discrete location for a test patch. She then stated that she would like to see more information on the efficacy of the coating when applied to a painted surface. Mr. Bergeron agreed with Ms. DiMaggio. Mr. Garnache stated that the project was also being reviewed by SHPO. Mr. Fifield stated that the Secretary of the Interior standards would limit the pressure and the products they could use. Mr. Garnache stated that they had just used the same products on a similarly aged building, and both were approved, but added that he had not been given any updates on SHPOs review of this project. With nothing left to discuss, the Committee moved on to the next agenda item.

729 Governor Nicholls: 21-00429-VCGEN; John C Williams, applicant; Thomas N Reagan, owner;

Proposal to modify previously approved plans, including relocating mechanical equipment to rooftop location and changing design of courtyard masonry wall, per application & materials received 01/05/2021.

<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=869255>

Mr. Albrecht read the staff report with Mr. Williams and Ms. Bardwell present on behalf of the application. Ms. Bardwell stated that they were looking at a condenser that put out 59 decibels and that the owner just wanted a more usable, larger courtyard. Mr. Fifield asked the Committee members if they had any comments or questions. Ms. DiMaggio stated that 59 decibels was on the higher end for noise. Ms. Bardwell stated that they could look into something smaller. Mr. Fifield asked how they planned to keep a single wythe brick wall standing. He went on to ask where the lateral supports were. Ms. Bardwell stated that there were pilasters at the ends and in the middle. Ms. DiMaggio stated that they were shown on slide 71. Mr. Fifield asked Ms. Bardwell if the structural engineer had reviewed the drawings yet. Ms. Bardwell stated no, but that she would be sending them over. Mr. Fifield stated that their seemed to be no use in the courtyard. He went on to question why the condenser could not be at grade. Ms. Bardwell stated that the larger house would be for the owner while the smaller house would be a rental. Mr. Fifield stated that he would like his concern noted. Mr. Bergeron questioned slide 66, which indicated a 12' car gate "to be submitted later." He went on to say that he felt all the changes should be discussed holistically and not piecemeal. Ms. Bardwell stated that slide 66 was the absolute rear of the property. Mr. Fifield agreed with Mr. Bergeron. He went on to say that the Committee had seen this tactic before. He questions the small increments of an application and stated that Committee needed to see a complete application. In this same vein, Mr. Fifield went to question what motivated the HVAC change. Ms. Bardwell stated that the owner thought it would be more appealing to a tenant if it was removed from the courtyard. Mr. Fifield asked staff if there were zoning requirements on the distance of a condenser from a property line. Mr. Albrecht stated that he would look into that. With nothing left to discuss the Committee moved on to the next agenda item.

1008 Dauphine St: 20-48257-VCGEN; Maple Ridge Architects, applicant; Angela C Johnson, owner; Proposal to perform structural repairs on front elevation, remove fire escape, install new courtyard stair and other work in conjunction with renovation, per application & materials received 12/02/2020 & 01/05/2021, respectively.

<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=866429>

Ms. Vogt read the staff report with Mr. Carlson present on behalf of the application. Mr. Carlson stated that with they were still finalizing the number and location of HVAC units needed. Mr. Fifield asked if they could use the rear location without mounting to the fence; Mr. Carlson stated that they could. Ms. DiMaggio asked staff if they would require a paver sample prior to final approval; Ms. Vogt confirmed that she would. Mr. Fifield asked the applicant if the concrete stair was being retained; Mr. Carlson responded that it would be removed and replaced with a frame stair with composite treads and risers and a metal rail. Mr. Fifield asked staff if they felt the metal rail was appropriate; Ms. Vogt stated that her suggestion would be a wood rail at the green-rated dependency, but she found the metal rail to be less objectionable at the brown-rated portions. She added that composite wood decking was approvable in some cases, but composite treads and risers were not. Ms. DiMaggio asked if they could avoid the metal rail attached to the green rated building. Mr. Fifield asked why they would have a

wood stair with a metal rail; Mr. Carlson responded that the stair had no historic significance and they were concerned about durability. Mr. Bergeron asked if the composite decking was only on the connecting structure and rear building or if it was proposed for the kitchen as well. Ms. Vogt stated that the drawings showed it on the entire site, but staff only found it appropriate at the brown-rated portions. With nothing left to discuss, the Committee moved on to the next agenda item.

New Business

936 Esplanade Ave: 20-43846-VCGEN; Ryan Mayer, applicant; Felicia B Stallard, owner; Proposal to relocate HVAC condensers, replace wooden balcony rail, and demolish courtyard hot tub, per application & materials received 10/23/2020 & 12/15/2020, respectively.

<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=861790>

Ms. Vogt read the staff report with Mr. Mayer present on behalf of the application. Mr. Mayer stated that he would provide drawings for the platform. He added the owner was indifferent about retention or demolition of the steel structure. Ms. DiMaggio stated that she agreed with the staff report and would prefer to see the steel structure removed. She added that the replacement balcony rail should be historically detailed. Mr. Bergeron stated that he agreed with Ms. DiMaggio and staff. With nothing left to discuss, the Committee moved on to the next agenda item.

715 Ursulines Ave: 20-48052-VCGEN; Cangelosi, Jr Robert, applicant; Nathan Edmond Chapman, owner; Proposal to construct meter cabinet in alleyway with bamboo shade front, per application & materials received 12/01/2020.

<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=866283>

Mr. Albrecht read the staff report with Mr. Cangelosi present on behalf of the application. Mr. Cangelosi stated that the density of the meters did not allow for an accordion door or really any type of door. He went on to say that a removable section might be too heavy. Mr. Fifield asked the Committee if they had any questions or comments. Ms. DiMaggio asked if the building was single or multi-family residential. Mr. Cangelosi stated that it had multiple meters but was a single family home. Ms. DiMaggio stated that she only asked for fire code purposes. She went on to say that the proposed bamboo material seemed too temporary. Mr. Cangelosi admitted that he was still stumbling for a solution. Mr. Fifield asked the applicant if he thought canvas might be a good option. Mr. Cangelosi stated that he would be happy to change the material and that he only applied for the bamboo as he thought it might be more breathable. Mr. Bergeron asked how far away from the wall were the meters. Mr. Cangelosi stated that they were approximately 12-14" away from the wall. He went on to say that he was not sure about the width of the unit, that it was as small as possible but large enough to accommodate the units. Ms. DiMaggio stated that she wondered if the bottom could be fixed with a removable panel that could rest on top. Mr. Cangelosi stated that that could work but he was still concerned that the panel might be unwieldy. Ms. DiMaggio stated that she liked the idea of the canvas. Mr. Cangelosi agreed and stated that the canvas was a great option. With nothing left to discuss the Committee moved on to the next agenda item.

943 Chartres St: 20-50001-VCGEN; Loretta Harmon, applicant; McKane Properties LLC, owner; Proposal to remove existing mechanical equipment including window units and rooftop vent, and to install two new rooftop split unit condensers, per application & materials received 12/21/2020.

<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=868275>

Mr. Albrecht read the staff report with Ms. Harmon present on behalf of the application. Mr. Harmon stated that they would be restoring the millwork, removing the window units and vents. She went on to say that it would be a vast improvement. Mr. Fifield asked if the building occupied 100% of the lot. Ms. Harmon stated yes. Ms. DiMaggio and Mr. Bergeron had no comments or questions. With nothing else to discuss, the Committee moved on to the next agenda item.

937 Dumaine St: 20-50455-VCGEN; C Williams John, applicant; 937 Dumaine Street LLC, owner; Proposal to address demolition by neglect, perform structural repairs, replace millwork and install new MEP, per application & materials received 12/29/2020.

<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=868679>

Staff requested a deferral to allow for more time to review submitted materials and provide analysis.

Appeals and Violations

1005-09 St. Philip St: 20-47387-VCGEN; Nikki Szalwinski, appellant; Jorge Anchissi, applicant; Balentine Carbondale Holdings, LLC, owner; Appeal of application to retain security cameras installed without benefit of VCC review and approval, per application & materials submitted 11/23/2020.

<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=865548>

Ms. Vogt read the staff report with Mr. Anchissi present on behalf of the application and Ms. Szalwinski present on behalf of the appeal. Ms. Szalwinski stated that the previous camera was installed on a temporary basis and pointed directly at her bedroom but was blocked from view by scaffolding. She stated the new camera was pointing directly into her property and that legally one could not point a camera into another person's property, this was a criminal matter, not civil. Mr. Fifield asked for a response from Mr. Anchissi, who stated that the temporary camera was in place to watch the contractors while work was ongoing. He went on to state that neither he, or his company, was in the habit of installing cameras to "watch" people. Mr. Fifield asked what the cone of vision was for the camera installed; Mr. Anchissi responded that it was 90 degrees, with a wide angle and shorter field of view. Mr. Fifield asked if the applicant could provide a screenshot of the camera view; he responded that that would be up to the property owner. Ms. DiMaggio stated that she felt this appeal was outside the scope of the Architecture Committee, since the VCC oversees the built environment, not surveillance. Mr. Block stated that the VCC does review the appropriateness of cameras and their locations in relation to the architecture, and should consider this application in that context. Mr. Bergeron stated that privacy concerns were not within the Committee's purview and if the application meets the Design Guidelines, it meets the Guidelines. Ms. Szalwinski stated that she did not believe that the cameras were approvable in their current location and that they could easily be located someplace else. She went on to say that she found the location objectionable and that the VCC was allowing people to break the law. Mr. Anchissi stated that they would comply with the decision of the VCC. With nothing left to discuss, the Committee moved on to the next agenda item.

327 Bourbon St: 20-46277-VCGEN; Jon Andersen, applicant; 327 Bourbon Street LLC, owner;

Proposal to stabilize failing cornice by reattaching with "Tapcons" or "All Thread" every eight feet, per application & materials received 11/11/2020 & 11/19/2020, respectively.

<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=864501>

Mr. Albrecht read the staff report with Mr. Anderson present on behalf of the application. Mr. Anderson stated that they would attach the cornice to the ledger. Mr. Fifield asked which slide showed the ledger that they would drive through. He went on to say that he was having trouble orienting himself with the images. Mr. Albrecht clarified that Mr. Anderson was referring to 217 and 218. He went on to state that one slide was looking one way and the other slide was looking the other. Mr. Fifield asked the applicant if he would be driving through the wood, not the masonry. Mr. Anderson replied yes. Mr. Fifield asked the Committee if they had any other comments or questions. Mr. Bergeron stated that on slide 217 he saw a rusted metal piece. He went on to say that he wondered if this was in fact the original support. Mr. Anderson stated that he was unsure but that it was possible. Mr. Fifield stated that the section drawings submitted were very conceptual. He went on to state that he did not believe this to be the correct method for reattachment. Mr. Anderson stated that he had spoken with the engineer and he suggested that the washers be hidden in the design and that it would all be strapped to the ledger and the bricks, so it would be very secure. Mr. Bergeron asked how tall the cornice was. Mr. Anderson stated that he was unsure but probably about 2-3 feet. Mr. Fifield asked the applicant what he planned to do about the falling projecting portion. Mr. Anderson stated that it would be braced, pushed back flush and reattached to the building. He went on to say that once this was accomplished they would push the bottom in. Mr. Block asked the applicant if when they did exploratory work did they do any from the outside. Mr. Anderson stated no. Mr. Block stated that a more productive way might be removal so as to see how all of this started and then how to properly fix it. He went on to say that this proposal seemed highly speculative and that this was a highly rated building. Mr. Fifield asked the applicant if he had a picture from above. Mr. Anderson stated no. Ms. Bourgogne asked again, "but why did this happen to begin with?" Mr. Fifield stated that this was a valid concern. He went on to state that there was no part of the proposal to address the how or why. Mr. Anderson stated that they would use all galvanized thread that would not rust out. Mr. Fifield stated that it was the applicant's responsibility to show the Committee why this happened and why it failed to begin with. Mr. Anderson stated that he had been on the roof but would need a lift to get a better view. Ms. DiMaggio again asked the applicant for clarification as to if this was a temporary fix. The applicant stated no, that this would be a permanent solution. With nothing else to discuss, the Committee moved on to the next agenda item.

415 Burgundy St: 20-47852-VCGEN; Michael Winters Jr, applicant; 415 Burgundy LLC, owner;

Proposal to rebuild stuccoed brick wall at the rear of the property omitting the stucco when rebuilt, per application & materials received 11/25/2020 & 12/08/2020, respectively.

<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=866091>

Mr. Albrecht read the staff report with Mr. Winters present on behalf of the application. Mr. Winters stated that they proposed doing the wall in brick because all the other walls facing the parking lot were also brick, so they wanted them all to match. Mr. Fifield asked the applicant if he had submitted a drawing to staff. Mr. Winters replied no. Mr. Fifield asked staff if they would require drawings. Mr. Albrecht stated yes. Mr. Winters asked the Committee if they would be required to stucco the wall. Mr. Fifield stated that that was his point, the proposal was unclear. Ms. DiMaggio stated that the Committee would need to see drawings of the final product. Mr. Winters told the Committee that the tree that was causing the problems had since been removed. With nothing left to discuss the Committee moved on to the next agenda item.

435 Bourbon St: 20-49027-VCGEN; Rodney Ratliff, applicant; Copping Properties LLC, owner;

Proposal to retain violations including cut shutter and through wall air conditioning unit on the rear elevation, per application & materials received 12/10/2020.

<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=867524>

Mr. Albrecht read the staff report with Mr. Ratliff present on behalf of the application. Mr. Ratliff stated that the issue with the sign had been going on for 5-6 years and that they would do whatever they had to do to remedy the issue. He went on to say that they could move the sign and that they wanted to replace the shutters in order to remedy all violations. Mr. Fifield stated that moving the sign would not help as the shutters would not be operational. Mr. Ratliff stated that they would provide drawings and look for the best place to move the sign. Mr. Fifield asked staff if they were comfortable handling this. Mr. Albrecht stated yes. With nothing else to discuss the Committee moved on to the next agenda item.

711 Bourbon St: 20-49245-VCGEN; Christione Turner, applicant; Seven-Eleven Bourbon LLC, owner;

Proposal to retain paint on previously exposed natural brick, per application received 12/11/2020.

Mr. Albrecht read the staff report. There was no one present on behalf of the application. Ms. DiMaggio and Mr. Bergeron stated that they were both "horrified" by the painting of a previously unpainted brick on such a highly rated building. Ms. Bourgogne stated that she had written almost every paint permit for the past 6 years and this had NEVER occurred. With no applicant present, the Committee moved on to the next agenda item.

433 Burgundy St: 20-49339-VCGEN; Ritchie Richard, applicant; Thomas R Trubiano, Steve T Beattle, Bradley M Spinelli, Richard J Ritchie, Kathleen B Roberts, Marc D Renick, Jan L Shanaberger, Brion R Hanlon, owner; Proposal to retain torch down roofing repairs to existing synthetic slate roofing, per application received 12/14/2020.

<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=867636>

Mr. Albrecht read the staff report with two people present on behalf of the application. Mr. Fifield instructed the two representatives present to decide who would represent the application and that they would discuss it after the break.

641 Bourbon St: 20-49390-VCGEN; Erika Gates, applicant; 641 Bourbon Street LLC, owner;

Proposal to retain air conditioning compressor installed on balcony without benefit of VCC review or approval, per application received 12/14/2020.

Mr. Albrecht read the staff report with Ms. Gates present on behalf of the application. Ms. Gates stated that they were asking for six months to change out the illegal HVAC units installed on the balconies however, they would be ok with whatever time period the Committee saw fit. Ms. Gates clarified by stating that this was not a request to retain indefinitely. She went on to say that at the moment the tenants were more concerned with the masonry and the gutter situation. Mr. Fifield asked the Committee if they had any questions or comments for the applicant. Ms. DiMaggio stated that she would be willing to entertain a period of time, but that she was concerned that this situation had been ongoing since 2015. She went on to question of the tenants would actually complete the work. Ms. Gates stated that the tenant at this location was the same tenant at Jean Laffite's Blacksmith Shop and that they had just undertaken an extensive renovation to address longstanding

violations. She went on to say that they made good there and planned to do the same thing here. Mr. Bergeron stated that the purview of this Committee was architecture not hardship. Mr. Fifield agreed with Mr. Bergeron's point.

At approximately 2:53 pm Ms. DiMaggio moved to recess the meeting for 30-minutes for public comment. Mr. Bergeron seconded the motion. Mr. Fifield announced that the meeting would be reconvened at 3:23 PM.

At approximately 3:23 pm Mr. Block called the roll. All were present. Mr. Fifield reconvened the meeting.

Old Business

819 Bourbon St: 20-25239-VCGEN; 819 Bourbon St: DiMaggio Toni, applicant; Beomjune B Kim, owner; Proposal to install new lighting and exhaust vent, per application & materials received 04/15/2020 & 01/06/2021, respectively.

<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=839289>

[Ms. DiMaggio recused herself prior to the reading of the public comment and did not participate in the discussion and motion.]

Public Comment:

No public comment

Discussion and Motion:

Mr. Bergeron asked Mr. Fifield how strongly he felt with regard to the decorative lighting. Mr. Fifield stated that he "always feels very strongly about lighting," but that in this case he felt the recommendation from staff was well supported by the Guidelines. Mr. Bergeron asked Mr. Fifield if ten fixtures were too many, or if that number could be found approvable considering the existing conditions. Mr. Fifield stated that he did feel that ten would be excessive. Mr. Bergeron asked staff what the Guidelines would dictate; Ms. Vogt stated the Guidelines did not specify or limit the number of fixtures, but that she would work with the applicant to come up with a more suitable reduced number. Mr. Bergeron made the motion for **approval** of the vents and **conceptual approval** of the lighting the lighting plan, with the final number of courtyard lights to be negotiated at staff level. Mr. Fifield seconded the motion, which passed unanimously.

[Ms. DiMaggio rejoined the meeting following the motion.]

200-30 Royal St: 20-47390-VCGEN; Nathan Garnache, applicant; New Hotel Monteleone Inc, owner; Proposal to replace existing windows, install new door openings and perform MEP work, per application & materials received 11/24/2020 & 01/05/2021, respectively.

<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=865909>

No Public Comment

Discussion and Motion:

Ms. DiMaggio moved for conceptual approval of the façade modifications and masonry products, with provisos that SHPO find the materials approvable and sample testing is performed and inspected by staff. Mr. Bergeron seconded the motion, which passed unanimously.

729 Governor Nicholls: 21-00429-VCGEN; John C Williams, applicant; Thomas N Reagan, owner;

Proposal to modify previously approved plans, including relocating mechanical equipment to rooftop location and changing design of courtyard masonry wall, per application & materials received 01/05/2021.

<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=869255>

Public Comment:

This particular It is large enough to accommodate grade level HVAC without marring the views of surrounding properpeties for decades to come. The applicant and architect should work together to find a grade level location now while the building is not occupied and renovation mkaes installation less disruptive. As for teh single wythe fence these have a history of falling over with windlass and injuring people whe they are less tahn 6 feet in hioeght. At 8 feet the chanceces are much more likely taht it will be unstable particuall;ry if th emnoratr work has

a poor bond with masonry.

Lastly we concur with Comm. Fified taht thgsi project has been unnecessarily piecemeal and that the gate and fence at a minimum should be submitted as one proposal. The architect of record is well-versed in city VCC procedures and breaking the project into so many small pieces is onerous for his committee .

Nikki Szalwinski
FQ Citizens

Discussion and Motion: Ms. DiMaggio made the motion to deny the change in the HVAC location, and to defer the wall in order to allow for review by the structural engineer, building code compliance as well as a more comprehensive plan. Mr. Bergeron seconded the motion and the motion passed unanimously.

1008 Dauphine St: 20-48257-VCGEN; Maple Ridge Architects, applicant; Angela C Johnson, owner; Proposal to perform structural repairs on front elevation, remove fire escape, install new courtyard stair and other work in conjunction with renovation, per application & materials received 12/02/2020 & 01/05/2021, respectively.

<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=866429>

No Public Comment

Discussion and Motion:

Ms. DiMaggio noted that the pavers, steel stairs and Aeratis decking were a very contemporary palette to the courtyard that she was not sure she was comfortable with. She then moved for **conceptual approval** of the paving, **deferral** of the structural ties, HVAC, stair design and Aeratis decking so that more detailed information can be submitted. Mr. Bergeron seconded the motion, which passed unanimously.

New Business

936 Esplanade Ave: 20-43846-VCGEN; Ryan Mayer, applicant; Felicia B Stallard, owner; Proposal to relocate HVAC condensers, replace wooden balcony rail, and demolish courtyard hot tub, per application & materials received 10/23/2020 & 12/15/2020, respectively.

<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=861790>

No Public Comment

Discussion and Motion:

Mr. Bergeron moved to:

- **Approve** retention and relocation of the HVAC equipment,
- **Conceptually approve** HVAC platform and screening, with details to be handled at staff level,
- **Conceptually approve** balcony rail replacement with a typical detail,
- **Approve** demolition of the hot tub.

Mr. Bergeron amended his motion to include a recommendation for demolition of the steel structure. Ms. DiMaggio seconded the amended motion and the motion passed unanimously.

715 Ursulines Ave: 20-48052-VCGEN; Cangelosi, Jr Robert, applicant; Nathan Edmond Chapman, owner; Proposal to construct meter cabinet in alleyway with bamboo shade front, per application & materials received 12/01/2020.

<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=866283>

There was no Public Comment.

Discussion and Motion: Ms. DiMaggio made the motion for the conceptual approval of a bamboo or canvas shade with all final details to be worked out with staff. Mr. Bergeron seconded the motion and the motion passed unanimously.

943 Chartres St: 20-50001-VCGEN; Loretta Harmon, applicant; McKane Properties LLC, owner;

Proposal to remove existing mechanical equipment including window units and rooftop vent, and to install two new rooftop split unit condensers, per application & materials received 12/21/2020.

<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=868275>

There was no Public Comment.

Discussion and Motion: Ms. DiMaggio made the motion for the approval of the application with the details to be worked out at the staff level. Mr. Bergeron seconded the motion and the motion passed unanimously.

937 Dumaine St: 20-50455-VCGEN; C Williams John, applicant; 937 Dumaine Street LLC, owner; Proposal to address demolition by neglect, perform structural repairs, replace millwork and install new MEP, per application & materials received 12/29/2020.

<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=868679>

Public Comment:

John and I understand the VCC is very busy and we kindly ask that the committee consider our on time submittal. An approval to just the masonry repair work would help the client immensely as he is eager to stabilize and begin some masonry remediation work. We both feel it is in the best interest of the building to halt any further deterioration and fill the holes created by the previous window units installed into the brick wall, which has also created some masonry cracking we would like to rectify as soon as possible. This building has been neglected for some time now and we would appreciate the review at least the structural repair drawings.

Any review of this, particularly the structural repairs, would be extremely appreciated.

Thanks,
Dixon Jelich

Discussion and Motion:

Prior to reading the public comment from Mr. Jelich, Mr. Block stated that the applicant requested that the Committee review the materials provided in the PowerPoint presentation. Mr. Fifield asked if a staff report had been prepared; Mr. Block responded that the City-mandated furloughs had limited staff hours and there had not been enough time to adequately review the proposed work. Mr. Williams stated that the drawings had been reviewed by the Committee previously and requested that staff be allowed to issue permits since it was an emergency situation and Committee review was required for structural work. Ms. Vogt stated that, if the Committee were to consider this, she would appreciate a proviso that this only be allowed if the drawings matched those previously reviewed by the Committee, noting that she could not confirm no changes had been made. She added that the Committee members serving now were not the same group that approved the previous drawings in 2019. Ms. DiMaggio stated that the staff looked to the Committee for structural items and typically did not even make recommendations on such work, and that the applicant could install temporary supports or shoring if the drawings deviated. Mr. Fifield stated that he was sympathetic to the applicant's request, but noted the time that had gone by since previously reviewed.

Ms. DiMaggio moved to **defer** the application but allow permit of structural work at staff level if staff found the drawings matched what was conceptually approved in 2019. She noted that, if the drawings deviated from previous conceptual approval, the building should be stabilized until the materials could be fully reviewed by the Committee. Mr. Bergeron seconded the motion, which passed unanimously.

Appeals and Violations

1005-09 St. Philip St: 20-47387-VCGEN; Nikki Szalwinski, appellant; Jorge Anchissi, applicant; Balentine Carbondale Holdings, LLC, owner; Appeal of application to retain security cameras installed without benefit of VCC review and approval, per application & materials submitted 11/23/2020.

<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=865548>

Public Comment:

This is Bridget Balentine owner of 1005-09 St. Philip St. I urge you to support our security camera placements. These are so very necessary for a secure home in the French Quarter. I am able to log on from my phones to check for any unwelcome intruders into my residence. I believe the VCC understands the importance of security cameras, so I shall not belabor their existence.

I wish the VCC to know that my security cameras do not infringe on any other neighboring property rights of privacy. I believe the appellant is imaging an untruth. By showing my neighbors the visual scope of my cameras

removes the security feature which impacts my personal safety.

I have and will continue to work to make sure my home complies with all VCC regulations.

Sincerely,
Bridget Balentine

The VCC is supposed to protect and preserve the FQ. This camera, installed without permit, mounted and directed solely into my property does not provide security for their property in any way but it does mar my views in from inside my home and in my yard. They have numerous other options which provide security for their property while not invading neighbors' privacy. Moving this camera to below the fence line preserves what little privacy and view I have left. Who chose this location? Would staff recommend this location if given the choice? This not the only possible nor is it the best location to provide security for their property. It in fact provides no security for their property. I simply ask that the camera be moved so that my historic view is not marred and I am not staring at their electronic surveillance while in my own home. FQ residents rely on the VCC to protect history and this camera is not historic. The guidelines are guidelines and just because something fits the wording does not mean it fits the spirit. Please ask the owner to move the camera and aim it to provide security for their own property.

Terrence Jacobs
1011 st Philip

Discussion and Motion:

Ms. DiMaggio noted that the VCC is charged with overseeing the built environment and could not decide based on outside factors. Mr. Block responded that the Guidelines do say cameras must not be visibly obtrusive, and that from the neighbor's viewpoint, a case could be made that it was visually obtrusive to them. He added that the camera could be relocated to provide the necessary security without being so prominently visible from the neighboring property. Ms. Szalwinski stated that the Design Guidelines state that cameras must have a proven security application and agreed that they found the camera visually obtrusive. She noted that the Guidelines also encourage neighbors to work together on security measures and that all cameras should be installed high enough that they cannot be vandalized, so the current location is too low.

Mr. Fifield stated that out of three cameras, the location of one of those cameras was in dispute, and asked for a motion. Mr. Bergeron moved to deny the appeal and conceptually approve retention. Ms. DiMaggio requested an amendment to the motion: that the rear, kitchen building camera should be discussed with staff to find an alternate location in compliance with the Design Guidelines. Mr. Fifield asked Mr. Bergeron to restate the motion. Mr. Bergeron moved to conceptually approve the other two cameras presented, with the applicant to work with staff on an alternate location for the kitchen building camera. Ms. DiMaggio seconded the motion, which passed unanimously.

327 Bourbon St: 20-46277-VCGEN; Jon Andersen, applicant; 327 Bourbon Street LLC, owner;

Proposal to stabilize failing cornice by reattaching with "Tapcons" or "All Thread" every eight feet, per application & materials received 11/11/2020 & 11/19/2020, respectively.

<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=864501>

There was no Public Comment.

Discussion and Motion: Ms. DiMaggio made the motion to defer the proposal in order to allow the applicant time to inspect the cornice from above. She went on to state that staff should be notified and present for an inspection once a lift was acquired and that in the meantime this should be secured so as not to pose a risk to public safety. Mr. Bergeron seconded the motion and the motion passed unanimously.

415 Burgundy St: 20-47852-VCGEN; Michael Winters Jr, applicant; 415 Burgundy LLC, owner;

Proposal to rebuild stuccoed brick wall at the rear of the property omitting the stucco when rebuilt, per application & materials received 11/25/2020 & 12/08/2020, respectively.

<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=866091>

There was no Public Comment.

Discussion and Motion: Ms. DiMaggio made the motion for deferral in order to allow the applicant time to submit more information per today's discussion i.e. documentation of existing wall / conditions and proposed reconstruction details. Mr. Bergeron seconded the motion and the motion passed unanimously.

435 Bourbon St: 20-49027-VCGEN; Rodney Ratliff, applicant; Copping Properties LLC, owner;

Proposal to retain violations including cut shutter and through wall air conditioning unit on the rear elevation, per application & materials received 12/10/2020.

<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=867524>

There was no Public Comment.

Discussion and Motion: Mr. Bergeron made the motion to deny the retention of the shutters with all details, including sign relocation, to be worked out at the staff level. Ms. DiMaggio seconded the motion and the motion passed unanimously.

711 Bourbon St: 20-49245-VCGEN; Christione Turner, applicant; Seven-Eleven Bourbon LLC, owner;

Proposal to retain paint on previously exposed natural brick, per application received 12/11/2020.

Public Comment:

Work without permit should be taken much more seriously, particularly in the cases of commercial entities who are deriving profit and when performed on weekends. Thus work can be reversed using Peel-Away products which I have personally used with great success to remove 75 years worth of paint from brick. We ask that the committee deny retention.

Nikki Szalwinski

FQ Citizens

Discussion and Motion: Ms. DiMaggio made the motion for the denial of retention of inappropriately painted masonry. She went on to state that the methods of paint removal must be submitted in advance for staff review and approval, and that a test patch using submitted/approved methods and materials must be done in an inconspicuous location [location also to be approved in advance by staff] for staff review. Multiple methods may be required to achieve removal without damaging masonry [anything done must be submitted in advance for approval by staff].

She amended the motion, per Mr. Fifield's request, to make it clear that the Committee was denying retention of inappropriately painted masonry. Mr. Bergeron seconded the motion and the motion passed unanimously.

433 Burgundy St: 20-49339-VCGEN; Ritchie Richard, applicant; Thomas R Trubiano, Steve T Beattle, Bradley M

Spinelli, Richard J Ritchie, Kathleen B Roberts, Marc D Renick, Jan L Shanaberger, Brion R Hanlon, owner;

Proposal to retain torch down roofing repairs to existing synthetic slate roofing, per application received 12/14/2020.

<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=867636>

There was no Public Comment.

Discussion and Motion: Following the recess Mr. Hanlon was present to represent the application. He stated that he was there to request an exception with regards to the overlay roofing material on the front building. Mr. Fifield asked what was the material. Mr. Hanlon stated torch down. Mr. Fifield asked the applicant if it was a single membrane roofing system on the front building. Mr. Albrecht stated that although staff had mentioned the rear building, the timeline there was questionable, so staff was interested only in the front building. Ms. DiMaggio stated that it seemed Mr. Hanlon's request was based on hardship and therefore not the purview of the Architecture Committee. Ms. DiMaggio made the motion for the denial of the roof retention. Mr. Bergeron seconded the motion and the motion passed unanimously.

641 Bourbon St: 20-49390-VCGEN; Erika Gates, applicant; 641 Bourbon Street LLC, owner;

Proposal to retain air conditioning compressor installed on balcony without benefit of VCC review or approval, per application received 12/14/2020.

Public Comment:

To clarify before the item is voted upon. I expected the issue that the AC does not consider hardship to come up and I do understand if the AC believes this request for limited retention should be forwarded to the full Commission as the appropriate venue. The tenant is trying to prove that they can address these long standing violations, the other two bars they run at 941 Bourbon and 635 Bourbon have recently come into compliance after years of longstanding violations and they wish to do the same at 641 Bourbon as they are able.

Erika Gates, MPS
Gates Preservation, LLC

Discussion and Motion: Ms. DiMaggio made the motion to deny the retention of condenser[s] installed on balconies without benefit of VCC review or approval with the provisos that 1) six months will be given to comply, 2) all violations must be addressed and resolved by this time, and 3) verification that implementing a six-month period to comply would not conflict with the legal requirements of the City's process, given that City Council has already previously voted to deny the HVAC retention. Mr. Bergeron seconded the motion and the motion passed unanimously.

With no items left to discuss, Mr. Bergeron moved to adjourn the meeting at approximately 4:22 pm. Ms. DiMaggio seconded the motion and the motion passed unanimously.