

**Notice of Public Meeting**  
**Tuesday, May 11, 2021**  
**1:00 PM, WebEx Conference Call**  
**(504) 658-7001, Access Code: 991 405 635**

**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, May 11, 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 Building Plans Examiner; Marguerite Roberts, Inspector; Tony Whitfield, Inspector

**Others Present:** Andre Villere, Anise Fiello, Maurice Delechelle, Tim Gilbride, Joe Palmer, John Williams, Calla Bardwell, Patricia Kahn, Mark Latter, Avery Foret, Michael Barr, Erika Gates, David Merlin, Amy Garrett, Stuart Hurt, Bill Reeves, Brook Tesler, Erin Holmes, Nick Musso, Nikki Szalwinski

## **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**

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**715-721 Chartres St (Saint Louis Cathedral): 21-05684-VCGEN;** Saint Louis Cathedral, applicant; Archdiocese of New Orleans, owner;

Proposal to remove two existing electric light fixtures and to install two new hanging copper electric fixtures, per application & materials received 03/04/2021 & 05/04/21, respectively.

Mr. Albrecht read the staff report with Mr. Villere present on behalf of the application. Mr. Fifield asked the applicant if he had any response to the staff report. Mr. Villere stated that the existing lantern was a tad small for the opening and the building so they agreed with staff that the slightly larger lantern would be appropriate. Mr. Fifield asked the Committee if they had any comments or questions. Mr. Bergeron stated that he was not opposed to the larger lantern. He then stated that the Bevolo sketch did not show a chain. He asked the applicant if the existing chain would be used. Mr. Villere stated yes. Mr. Fifield stated that staff had asked about the patina. He asked Mr. Villere if he agreed with staff. Mr. Villere stated that the copper would patina naturally and very quickly, so he didn't see a reason to "age" it artificially. For clarification Ms. DiMaggio asked if it was correct that the bracket would not match the fixture as it ages. She then asked if the two should match or if it was ok that they did not. Mr. Fifield stated that he thought it more important to retain the historic bracket as the Bevolo sketch was stock. He went on to say that unless necessary, he did not believe it should be changed. Ms. DiMaggio agreed. With nothing left to discuss, the Committee moved on to the next agenda item.

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**813 Barracks St: 21-06790-VCGEN;** C Williams John, applicant; Richard M Wilkinson, owner;

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Proposal to remove service ell porch and modify courtyard planters, per application & materials received 03/09/2021 & 04/27/2021, respectively.

<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=875698>

Ms. Vogt read the staff report with Ms. Bardwell and Mr. Williams present on behalf of the application. Ms. Bardwell stated that they would not be modifying any openings on the service building and that the door was partially blocked by pool equipment, making it appear to be a window from some photos. Mr. Williams stated that they would like to change the roof to real slate and remove and replace the galvanized gutters with copper. He stated that the doors had stoops prior to installation of the porch between 1999 and 2001, so they wanted to go back to that condition. Mr. Fifield noted that the roof could be handled at staff level and that the issue before the Committee was the proposed porch removal.

Ms. DiMaggio stated that the porch was appropriate and asked if the owner would be open to modifying the rail instead of wholesale demolition; Mr. Williams responded that the owner might be open to this but that they have a small child and wanted more room around the pool. Ms. DiMaggio stated that she was hesitant to allow this as she was unsure at what point the stoops were installed or how long they were in place, and that she was concerned with reverting to a condition without significance. Mr. Bergeron stated that he agreed with the staff recommendation of deferral and that he would be more agreeable to considering removal if there was more documentation. Mr. Fifield stated that the porch was clearly a historic reconstruction and that Mr. Williams wanted to go back to a non-historic condition. Mr. Williams stated that they would be happy to pull up some of the boards for exploratory demolition and come back to the next hearing, adding that the Sanborn could be depicting the overhang. With nothing left to discuss, the Committee moved on to the next agenda item.

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## New Business

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**429 Decatur St: 21-05094-VCSGN;** Michael Barr, applicant; Kara Farms LLC, owner;

Proposal to install second floor blade sign, per application & materials received 02/23/2021.

<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=873972>

Ms. Vogt read the staff report with Mr. Latter, Ms. Foret and Mr. Barr present on behalf of the application. Mr. Fifield asked for clarification as to how signs at both addresses could be considered “classic” and as such both receive the designation. Mr. Block stated that it was his understanding that the other property owner was not seeking classic designation, and that it could remain as non-conforming but could not be modified in any way. He added that,, unfortunately, the sign was not the property of the restaurant. Ms. Foret stated that that the application was to make an exact replica, and that the original sign would be coming down. Ms. DiMaggio expressed how unfortunate it was that the restaurant was not given permission to use the original sign. Mr. Latter stated that legally the name had to be removed from the old sign within a month (May 2021) but he was unsure about the property owner’s intentions for the sign itself. Mr. Fifield asked if Mr. Latter was prepared to revise the replica sign to be an exact match, as required for classic sign designation; Mr. Latter responded that he was. Mr. Fifield asked if this would include the neon; Mr. Latter stated that it would, if allowed by the Committee by the Committee.

Mr. Fifield asked the Committee if these answers addressed their concerns; Ms. DiMaggio responded yes. Mr. Bergeron expressed his concern that the historic sign would be “mutilated” to adapt it for use for a new business, asking the applicant again if there was any chance the old sign could be reused; Mr. Latter responded that they had tried unsuccessfully and the landlord would not discuss reuse. Mr. Fifield asked if there were any other questions from the Committee. Ms. DiMaggio stated that the cultural connection between the sign and the restaurant was important, so being able to retain that beacon for the new location would be ideal. Mr. Fifield agreed. Mr. Latter stated that he too agreed, and he thanked the Committee for their time and attention. Ms. Vogt stated for clarification that the application would next go to the full Commission and then back to the Committee for final review of details, particularly the structural attachment to the building. With nothing left to discuss, the Committee moved on to the next agenda item.

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**1041 Royal St: 21-09964-VCGEN;** Alexander L Blondeau, applicant; Alexander L Claudine D Blondeau, owner;

Proposal to install new “hedgehog” security device above masonry alleyway wall, per application & materials received 04/12/2021 & 04/26/2021, respectively.

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<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=880270>

Mr. Albrecht read the staff report with Ms. Fiello present on behalf of the application. Ms. Fiello stated that she would need to talk with the property owner, but she didn't think he would have a problem with the modifications. Mr. Fifield asked the Committee if they had any questions or comments. Mr. Bergeron stated that he would prefer a vertical bar to the "S" scroll. With nothing left to discuss, the Committee moved on to the next agenda item.

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**615 Ursulines Ave: 21-10616-VCGEN;** Maurice L. Robert LLC, applicant; Maurice L Robert LLC, owner;  
Proposal to install new metal gate at front of entrance alcove, per materials received 04/12/2021.  
<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=881702>

Mr. Albrecht read the staff report with Mr. Delechelle present on behalf of the application. Mr. Fifield thanked Mr. Delechelle for his years of great pastries in the French Quarter. He asked if there was anything the applicant would like to say. Mr. Delechelle stated that he thought a removable gate would work as well and that he was willing to work with staff. Mr. Fifield asked if the Committee had any questions or comments. Ms. DiMaggio stated that this was a difficult one. Mr. Delechelle stated that the problem was the homeless people that slept in the alcove and were difficult to remove in the morning. Ms. Bourgogne stated that on many occasions she had witnessed this almost nightly occurrence. Mr. Fifield stated that he was very sympathetic to the situation but was concerned about the ceramic base and glass. He went on to say that he believed there was a way to accomplish the goal but that he believed there should be a permanent bar with a removable gate and that this could be worked out at the staff level. Mr. Block agreed that this could be done at the staff level. Ms. DiMaggio stated that maintaining the tile would be the most significant part of this so if something could be possibly worked out from above, that might be best. Mr. Fifield agreed. Mr. Bergeron stated that this was a unique design challenge but it seemed like something could be hung from above and attached at the bottom. With nothing left to discuss, the Committee moved on to the next agenda item.

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**1000 Orleans, 713 Burgundy St: 21-11355-VCGEN;** Tim Gilbride, applicant; Timothy W Gilbride, Eddie J Jr Himel, Mark McKenzie, Jerome A Boudreaux, owner;  
Proposal to install new metal railing to existing concrete stoop on the Burgundy elevation, per application & materials received 04/21/2021.  
<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=883329>

Mr. Albrecht read the staff report with Mr. Gilbride present on behalf of the application. Mr. Gilbride stated that they agreed with the staff report. Mr. Fifield asked if they agreed with wanting the shutters to operate. Mr. Gilbride stated the existing shutters on the Orleans elevation are not able to fully open either. Ms. DiMaggio stated that she hoped S&P would respond soon and then staff could work out the details. With nothing left to discuss, the Committee moved on to the next agenda item.

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**920 Governor Nicholls St: 21-11885-VCGEN;** 920 Governor Nicholls St: Gregory W Kahn, applicant/owner;  
Proposal to replace missing roof shingles with dissimilar material, per application & materials received 04/27/2021.

Ms. Vogt read the staff report. There was no one present on behalf of the application. Ms. Bourgogne explained that she had been in contact with the owners and the roofer. Mr. Bergeron stated that he agreed with the staff report. Ms. DiMaggio questioned if 30 slates was enough to suggest replacing the entire roof, noting that it did not sound to be over 20%. She added that sheet metal was not appropriate, but she was unsure if there were any other options. Mr. Fifield asked if staff had inspected a sample; Ms. Bourgogne responded that she had not, but the roofer had offered to fabricate one for inspection. Ms. Bourgogne stated that there was some water infiltration, so the Committee needed to move forward with a decision and not defer the application. Mr. Fifield agreed, adding that he was sympathetic to the proposal as it would likely not be long before the entire roof would need replacement due to its age and the roof was not easily visible. Mr. Bergeron and Ms. DiMaggio agreed. With nothing left to discuss, the Committee moved on to the next agenda item.

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## Appeals and Violations

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**725 St Peter St: 18-20768-VCGEN;** Interior Installations LLC, applicant; H O V LLC, owner;

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Appeal to retain patina in response to demolition by neglect citation and 04/28/2021 adjudication hearing.  
**[Notices of Violation sent 01/27/2017 and 11/01/2019]**

The applicant withdrew the application prior to the meeting.

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**719 Toulouse St: 20-40881-VCGEN**; 719 Toulouse St: Erika Gates, applicant; Whelan Leblanc & Sons LLC, owner; Proposal to replace dependency railing and stairs to meet building code and to install new rooftop HVAC platform in response to violations, per application & materials received 09/17/2020 & 11/12/2020, respectively. **[Notice of Violation sent 06/12/2018]**

<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=858547>

Ms. Vogt read the staff report with Ms. Gates present on behalf of the application. Ms. Gates stated that she believed herself and staff to be on the same page with regards to the rail and the stair. With regards to the HVAC, she had discovered that while not permitted by VCC, a mechanical permit had been issued by S&P, so the existing platform could be retained, and they would not have to go any larger. She went on to say that they wanted the Committee to review the mechanical in its current location with the possible addition of screening. Mr. Fifield asked if the Committee had any questions. Mr. Bergeron responded no. Ms. DiMaggio stated that she agreed with the staff report and that she would like to see the actual proposal drawn if items have changed. Mr. Bergeron agreed. Ms. Gates stated that she would be happy to work with staff to update the drawings and HVAC proposal. Ms. Vogt stated that staff also needed an inspection. Ms. Gates stated yes. Mr. Fifield stated that he needed a site plan. Ms. Gates stated that slide 141 had it but it was cut off. Mr. Fifield stated yes, but in the future the whole site on one page. With nothing left to discuss, the Committee moved on to the next agenda item.

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**417 Bourbon St: 21-07896-VCGEN**; Zella May, applicant; Darlene B Wiener, owner;

Proposal to retain relocated air intake vent installed through masonry wall without benefit of VCC review or approval, per application & materials received 03/19/2021 & 04/13/2021, respectively.

<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=879446>

Mr. Albrecht read the staff report. There was no one present on behalf of the application. Ms. DiMaggio stated that she would prefer to wait until an applicant was present to discuss. The Committee agreed. Mr. Fifield moved on to the next agenda item.

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**420 Bourbon St: 21-11809-VCGEN**; David Merlin, applicant; Quarter Holdings LLC, owner;

Proposal to renovate main building, dependency, and courtyard to address violations, per application & materials received 04/27/2021. **[Notices of Violation sent 04/19/2018, 07/10/2020, 11/30/2020, & 03/18/2021]**

<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=882784>

**[Ms. DiMaggio recused herself prior to the presentation of the staff report]**

Ms. Vogt read the staff report with Mr. Merlin and Ms. Garrett present on behalf of the application. The applicants went through the report item by item as follows:

1.1- Modifying front doors for ADA compatibility. Mr. Fifield asked if there was another route. Ms. Vogt stated that there was nothing to make her think these openings were not historic. Mr. Merlin stated no, that they needed two means of egress. Mr. Fifield asked Mr. Bergeron his opinion. Mr. Bergeron stated that he was not comfortable removing historic fabric.

1.7- Mr. Merlin stated that they would provide sashes.

3.2- Mr. Merlin stated that they were still planning to infill these openings. Mr. Bergeron asked if they were currently infilled. Mr. Merlin stated partially that currently they had meters on them. Mr. Bergeron asked why the shutters were to be removed. Mr. Merlin stated that they were attempting egress through the alley. For clarification Ms. Garrett stated that the two windows were currently covered in plywood with meters attached. She went on to say that they planned to come back with more sound infill and replicate the shutters to match.

6.1-6.2- Mr. Fifield stated that this seemed very speculative and that the Committee would need to see details. Mr. Merlin agreed. He went on to say that they needed the swing door for egress. Mr. Fifield asked about the introduction of the transom. Mr. Bergeron stated that it appeared "squatty," and that this feature would be all about the detailing. Mr. Merlin stated that they wanted to avoid warping but could increase the height. Mr. Fifield asked what the door height was. Mr. Merlin stated that the doors would use the existing openings. Ms.

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Garrett stated that the doors were about 7' 6". Mr. Fifield asked for the applicant to confirm the exact height, . He went on to ask if the plan was to remove the sill. Mr. Merlin stated that they planned to modify the existing grade at the courtyard so there would be a seamless transition between the two.

6.9- Ms. Garrett state that the door would be a 7' hollow metal door. She went on to say that they wanted to reconstruct to something more historically appropriate- perhaps a single paneled door.

8.1-8.2- Mr. Merlin stated that they would raise the elevation of the courtyard to have a seamless transition for safety. Mr. Fifield asked how this would be accomplished on the dependency. Mr. Merlin stated the existing floor was not original. Mr. Fifield asked how they knew this fact. Mr. Merlin stated that they suspected but needed to do some exploratory demolition. Ms. Garrett stated that she believed it was a wood floor that was filled in at some point with concrete as you could see it spilling out of the vents. For clarification Mr. Fifield asked if they were lowering the floor for historic reasons. Mr. Merlin stated both- they wanted to mediate between the courtyard and the problem area while recreating historic fabric. Mr. Fifield asked staff if this would be a change of use. Ms. Vogt stated currently it was a bar/ nightclub and that the entire property was one use. Mr. Merlin stated that they were remodeling the planters and removing tree stumps. Mr. Fifield questioned the canvas sail, fake grass and string lights. Mr. Merlin stated that these would take further drawings. Ms. Vogt stated that the additional alcohol serving stations were not ok with zoning. Mr. Merlin stated that there were not doing to use the trailer for drinks, but it would instead be a prop with some outlets. Mr. Bergeron questioned the string lights. Mr. Block stated that the VCC was being more tolerate but they still required review and permits. Mr. Fifield questioned the sail. Mr. Block stated similarly with the lights, all about attachment. Mr. Fifield stated that he would like to see how this would be accomplished.

8.6- Mr. Fifield stated "provide proposal."

11.1- Mr. Fifield stated "we touched on this."

11.5-7- Mr. Merlin stated "staff's findings are appropriate."

15 1.3- Mr. Merlin stated "staff's findings are appropriate."

16.1- Mr. Merlin stated that they would provide details for review. Hood vent- additional review. Speakers- we will work this out with zoning.

Ms. Vogt stated that speakers to amplify live music were ok, but they could not pipe in music all the time. Mr. Fifield stated that the fans and signage were not resolved. Mr. Bergeron state that a revised paving plan could accommodate doors and would be more successful. Mr. Merlin stated that he understood. Mr. Fifield stated that Mr. Bergeron's comment could go for the entire proposal. He went on to say that the proposal was looking for business owner ease, not historic material, this included the alteration of the front doors. Mr. Merlin stated that they definitely wanted to maintain historic fabric. Mr. Fifield stated that he did not see that reflected in the proposal. Mr. Merlin stated that he understood. Mr. Fifield stated that he could not support the modifications of the building as proposed here. Mr. Merlin asked if the Committee could tell them what was ok. Ms. Vogt stated that this could happen at staff level before returning to the Committee. With nothing left to discuss, the Committee moved on to the next agenda item.

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**627 Bourbon St: 21-12303-VCGEN**; Joe Palmer, applicant; El-Jaouhari LLC, owner;

Proposal to retain HVAC equipment and rack installed on the Dauphine elevation of the rear service ell, per application & materials received 04/29/2021.

<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=883320>

Mr. Albrecht read the staff report with Mr. Palmer present on behalf of the application. Mr. Palmer stated that they were under the impression that the platform was ok but they now realized that it was not. Mr. Fifield asked if the Committee had any questions. Ms. DiMaggio asked that any motion please include potential screening. Mr. Fifield asked the applicant if he was ok with screening. Mr. Palmer stated yes. Mr. Fifield asked if they applicant could work with staff. Mr. Palmer stated yes. With nothing left to discuss the Committee adjourned for a 30-minute recess.

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At approximately 2:51 Mr. Bergeron made the motion for a 30-minute recess for public comment. Ms. DiMaggio seconded the motion. The motion passed unanimously, and the Committee agreed to reconvene at 3:21 PM.

At approximately 3:21 PM Mr. Block called the roll. All were present. Mr. Fifield reconvened the meeting.

## Old Business

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**715-721 Chartres St (Saint Louis Cathedral): 21-05684-VCGEN**; Saint Louis Cathedral, applicant; Project Lazarus

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Homes, owner;

Proposal to remove two existing electric light fixtures and to install two new hanging copper electric fixtures, per application & materials received 03/04/2021 & 05/04/21, respectively.

<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=874676>

**Public Comment:**

There was no public comment.

**Discussion and Motion:**

Mr. Bergeron made the motion for the approval of the fixture with the existing bracket and chain to remain. Ms. DiMaggio seconded the motion and the motion passed unanimously.

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**813 Barracks St: 21-06790-VCGEN;** C Williams John, applicant; Richard M Wilkinson, owner;

Proposal to remove service ell porch and modify courtyard planters, per application & materials received 03/09/2021 & 04/27/2021, respectively.

<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=875698>

**Public Comment:**

**Nikki Szalwinski**

**FQ citizens**

We agree with the staff report and encourage the applicant to reconsider Masson's sensitive restoration and consider contacting Ann or Frank's last firm for additional information. It would also be helpful if staff were to observe any exploration so as to avoid any confusion on previous conditions and what may or may not have existed since they have toured so many properties.

**Erin Holmes**

**VCPOA**

Out of concern for maintaining an original architectural form, VCPORA encourages the deferral to allow the applicants to provide verification that the rear service ell porch did not previously exist. We share the staff's concerns that the 2001 installation was likely a reconstruction of an original historic feature, as depicted in the 1896 Sanborn map. Further, to retain the form, the railing could be opened at intervals with the addition of porch steps which would allow for the retention of the porch. Lastly, we support the staff's request for a complete scope of work when reviewing applications to the fullest extent possible. This can diminish some of the confusion that results from piecemeal projects and will allow for the staff and commission to fully vet all proposed changes to important, historic structures.

**Discussion and Motion:**

Ms. DiMaggio made the motion for **deferral** at the request of the applicant to allow for exploratory demolition. Mr. Bergeron requested an amendment to the motion to require the applicant to include a complete scope of all exterior work. Ms. DiMaggio accepted the amendment and Mr. Bergeron seconded the amended motion, which passed unanimously.

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## New Business

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**429 Decatur St: 21-05094-VCSGN;** Michael Barr, applicant; Kara Farms LLC, owner;

Proposal to install second floor blade sign, per application & materials received 02/23/2021.

<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=873972>

**Public Comment:**

**Erin Holmes**

**VCPOA**

VCPOA supports this application to recreate an exact replica, or the closest approximation pending Commission approval, of the historic Tujague's sign for the longtime owner's use in their new location. We find it incredibly unfortunate that the landlords of 823 Decatur will not consider its relocation along with its namesake, as both the sign and the restaurant are an important part of the French Quarter's cultural and culinary legacy. Further, if no future agreement can be reached for the transfer of this historic element, can the existing sign also be designated a Classic Design to prevent the possibility of modification or reconfiguration by the current owners?

**Discussion and Motion:**

Ms. DiMaggio moved to **conceptually approve** the sign and forward a **positive recommendation** for classic sign designation to the full Commission, with the application to return to the Committee for additional review of

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details, materials and attachment. Mr. Bergeron seconded the motion, which passed unanimously.

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**1041 Royal St: 21-09964-VCGEN;** Alexander L Blondeau, applicant; Alexander L Claudine D Blondeau, owner; Proposal to install new “hedgehog” security device above masonry alleyway wall, per application & materials received 04/12/2021 & 04/26/2021, respectively.

<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=880270>

**Public Comment:**

There was no public comment.

**Discussion and Motion:**

Mr. Bergeron made the motion for the conceptual approval of the application with the details to be worked out at the staff level with the use of vertical bars, not the proposed scrollwork. Ms. DiMaggio seconded the motion and the motion passed unanimously.

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**615 Ursulines Ave: 21-10616-VCGEN;** Maurice L. Robert LLC, applicant; Maurice L Robert LLC, owner; Proposal to install new metal gate at front of entrance alcove, per materials received 04/12/2021.

<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=881702>

**Public Comment:**

There was no public comment.

**Discussion and Motion:**

Mr. Bergeron made the motion for the deferral of the application to allow time for the applicant to work with staff on a revised proposal. Ms. DiMaggio seconded the motion and the motion passed unanimously.

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**1000 Orleans, 713 Burgundy St: 21-11355-VCGEN;** Tim Gilbride, applicant; Timothy W Gilbride, Eddie J Jr Himel, Mark McKenzie, Jerome A Boudreaux, owner;

Proposal to install new metal railing to existing concrete stoop on the Burgundy elevation, per application & materials received 04/21/2021.

<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=883329>

**Public Comment:**

**Erin Holmes**  
**VCPORA**

VCPORA shares the applicant and staff's concerns that the addition of these railings, as designed, would prevent the full operation of the shutters, which also exist as an important safety feature. Given that this is a requirement by the applicant's insurance company, we are curious as to the frequency of these requests by property owners. Once an appropriate design can be achieved between the staff and Safety & Permits that allows for the functionality of both the railing and the shutters, we encourage the development of design guidelines to address them in a consistent manner.

**Discussion and Motion:**

Mr. Bergeron made the motion for the conceptual approval of a railing that would allow the shutters to operate with the details to be worked out at the staff level. Ms. DiMaggio seconded the motion and the motion passed unanimously.

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**920 Governor Nicholls St: 21-11885-VCGEN;** 920 Governor Nicholls St: Gregory W Kahn, applicant/owner; Proposal to replace missing roof shingles with dissimilar material, per application & materials received 04/27/2021.

**No Public Comment**

**Discussion and Motion:**

Ms. DiMaggio moved to defer the application to allow for the submittal of samples for review at staff level. Mr. Bergeron seconded the motion. Mr. Fifield asked if staff or Committee review would be required; Ms. DiMaggio responded that the staff recommendation sounded like staff could not approve the material. Ms. Vogt noted that the recommendation was based on the Design Guidelines, but that she was comfortable reviewing it at staff level if the Committee granted that authority.

Ms. DiMaggio revised her motion, moving for **conceptual approval** with a sample to be examined by staff prior to approval and permit issuance. Mr. Bergeron requested an amendment to the motion, adding that the life of the

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remaining roof, its visibility, and the percentage of failing slates were factors taken into the Committee's consideration as part of their decision to allow an impermissible material. Ms. DiMaggio accepted the amendment and Mr. Bergeron seconded the motion, which passed unanimously.

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## Appeals and Violations

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**725 St Peter St: 18-20768-VCGEN;** Interior Installations LLC, applicant; H O V LLC, owner;

Appeal to retain patina in response to demolition by neglect citation and 04/28/2021 adjudication hearing.

[Notices of Violation sent 01/27/2017 and 11/01/2019]

**Public Comment:**

**Discussion and Motion:**

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**719 Toulouse St: 20-40881-VCGEN;** Erika Gates, applicant; Whelan Leblanc & Sons LLC, owner; Proposal to replace dependency railing and stairs to meet building code and to install new rooftop HVAC platform in response to violations, per application & materials received 09/17/2020 & 11/12/2020, respectively. [Notice of Violation sent 06/12/2018]

<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=858547>

**No Public Comment**

**Discussion and Motion:**

Mr. Bergeron moved to conceptually approve the millwork and stair replacement and defer the platform and screening to allow time for revision and site visit. Ms. DiMaggio seconded the motion, which passed unanimously.

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**417 Bourbon St: 21-07896-VCGEN;** Zella May, applicant; Darlene B Wiener, owner;

Proposal to retain relocated air intake vent installed through masonry wall without benefit of VCC review or approval, per application & materials received 03/19/2021 & 04/13/2021, respectively.

<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=879446>

**Public Comment:**

There was no public comment.

**Discussion and Motion:**

Ms. DiMaggio made the motion for deferral in order to allow an applicant to be present. Mr. Bergeron seconded the motion and the motion passed unanimously.

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**420 Bourbon St: 21-11809-VCGEN;** David Merlin, applicant; Quarter Holdings LLC, owner;

Proposal to renovate main building, dependency, and courtyard to address violations, per application & materials received 04/27/2021. [Notices of Violation sent 04/19/2018, 07/10/2020, 11/30/2020, & 03/18/2021]

<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=882784>

**Public Comment:**

**Nikki Szalwinski**

**FQ Citizens**

As this is a comprehensive renovation FQC encourages the reuse of any historic materials and lot elements as much as possible. For example reusing as many brick courtyard pavers as possible and investigating whether the tree stump is growing in an old fountain that could be restored. As to the original floor level photos on both Diboll site and virtual library show vents and steps along with a window-door-window-door configuration on the front facade as recently as June 1975. The concrete infill floor appears to have been a lowering of the original condition....a change that may be causing moisture issues for the building envelope. Regarding string lights we encourage compliance with design guidelines since there is not a distinction between residential and commercial uses in this regard. While string lighting may seem innocuous enough in some settings the lighting spills into neighboring properties rather than being aimed downward and contained. Further the methods by which various property owners attach the string lights is various, at times cobbled and in some instances questionably safe and not maintained/checked for damage. Given the rodent population in the district, string lighting may not be the safest choice. Lastly we remain concerned about live entertainment outdoors given the lack of a noise ordinance and ask that the committee carefully consider how any approvals will impact the surrounding area given that the temporary situation could become permanent along with any issues that develop along the way.

**Erin Holmes**

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**VCPORA**

VCPORA is appreciative that the applicants are addressing recent and longstanding violations on this property and are taking the important steps necessary to maintain this building for the future. The staff noted many areas that need further review as this project moves forward but we must point out several components, including the creation of a stage and external speakers, that are in direct contradiction to the City Code.

CZO: 20.3.JJ

*5. Windows and doors shall be closed during live entertainment performances and compliance with the City of New Orleans Noise Ordinance is required. In the Vieux Carré Districts, music of any kind is prohibited outside the building, unless authorized through the conditional use process.*

Municode: Sec. 66-209. - Placement of loudspeaker(s).

*In all commercial enterprises, no loudspeaker(s) shall be located beyond the interior walls of the building or be oriented in such a way that the face or front of the loudspeaker(s) points in the direction of any exterior door, window, or other opening to the exterior of the building. This provision shall not apply to permanently closed doors, windows, or emergency exits. No loudspeaker(s) shall have any openings on the back or side that project sound.*

**Discussion and Motion:**

Mr. Bergeron made the motion for **deferral** in order to allow time for the applicant to work with staff based on today's discussion. Mr. Fifield seconded the motion and the motion passed unanimously.

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**627 Bourbon St: 21-12303-VCGEN**; Joe Palmer, applicant; El-Jaouhari LLC, owner;

Proposal to retain HVAC equipment and rack installed on the Dauphine elevation of the rear service ell, per application & materials received 04/29/2021.

<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=883320>

**Public Comment:**

There was no public comment.

**Discussion and Motion:**

Ms. DiMaggio made the motion to approve the retention of the HVAC rack and equipment as long as the applicant work with staff on screening. Mr. Bergeron seconded the motion and the motion passed unanimously.

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With no items left to discuss, Mr. Bergeron moved to adjourn the meeting at approximately 3:51 pm.

Ms. DiMaggio seconded the motion and the motion passed unanimously.