

**Notice of Public Meeting**  
**TUESDAY, MAY 25th, 2021**  
**1:00 PM, WebEx Conference Call**  
**(504) 658-7001, Access Code: 990 174 066**

**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 25, 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:** Lacey Wotring, Zella May, Chuck Berg, Lynn Kirby, Jeremy Corker, Kris Shull, Tim Terrell, Myles Martin, John Williams, Juan Lara, Mark Mueller, Gary Martin, Nikki Szalwinski, Brook Tesler

## **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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**921-25 Burgundy St: 20-43443-VCGEN;** Charles Berg, applicant; Cheryl Lynn Kirby, owner; Proposal to construct two-story rear dependency, per application & materials received 10/12/2020 & 05/11/2021, respectively.  
<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=861358>

Ms. Vogt read the staff report with Mr. Berg and Ms. Kirby present on behalf of the application. Mr. Berg stated that he was comfortable with the staff report. Mr. Fifield asked the Committee if they had any comments or questions. Ms. DiMaggio stated that she agreed with the staff report that the proportions were now more appropriate. She then asked Mr. Berg if the small window on the side elevation was to be a casement style or fixed; Mr. Berg responded that it would be fixed but with divided lites. Ms. DiMaggio stated that the fascia might have to get deeper as the structural drawings were developed but that this could be worked out as design development progressed, and that it would not be a detrimental change; Mr. Berg agreed. Mr. DiMaggio thanked Mr. Berg for responding to the staff and Committee concerns.

Mr. Bergeron stated that he shared staff's concern about the relationship between the loft and the second-floor transoms. Mr. Berg responded that the dropped floor level would only be in the bathroom so it would not be visible. For clarification, Mr. Fifield asked if the transom would be interrupted from the courtyard side; Mr. Berg answered that it would not. With nothing left to discuss the Committee moved on to the next item on the agenda.

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**909 Ursulines Ave: 21-01038-VCGEN**; Ryan Cole Landscape Architecture, applicant; Sterling S Willis, owner; Proposal to expand side porch addition, per application & materials received 01/12/2021 & 05/05/2021, respectively.

<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=869871>

Ms. Vogt read the staff report with Mr. Corker present on behalf of the application. Mr. Corker stated that he thought the staff report covered the details and that they were only coming back for the porch addition following preliminary approval of the courtyard work. Mr. Fifield asked staff about the status of the previously reviewed scope; Ms. Vogt answered that the Committee had required additional drawings and review and had deferred the proposal, but the porch was the only item under scope of review at this hearing.

Mr. DiMaggio stated that she was struggling with the proposed work, which she found to be “additive,” noting that the roof line concerned her greatly. Mr. Fifield agreed with Ms. DiMaggio, stating that the roof line was out of character with typical building types, noting that the existing building had a very simple roof, and the porch was driving the design. He added that the proposed roof was very oddly shaped and that they were reviewing without a site plan, so he was greatly concerned. Mr. Bergeron agreed with Mr. Fifield and Ms. DiMaggio, questioning why the roof could not be of more regular geometry. Mr. Bergeron then referenced slide 63 and questioned the rhythm of the columns, noting that they were interrupted and more regular spacing would be more appropriate. Mr. Corker responded that the proposed roof addition was the same scale, slope and materials as the existing roof.

Mr. Fifield asked the applicant to explain the use of the shutters as screening, and why they were located as proposed. Mr. Corker stated that the shutters were to screen the cars parked in the driveway from the side seating area. Mr. Corker stated that the shutters “were keeping with what was happening in the French Quarter.” Mr. Fifield asked Mr. Corker to expand on his explanation. Mr. Corker repeated that the shutters were for privacy and to shield the cars. Mr. Fifield asked the Committee if they had any last questions. Mr. Bergeron stated that he shared Mr. Fifield’s concerns regarding the screening. He then questioned if there were not other types of screening that might be more appropriate and asked the applicant to provide precedents of shutters as screening. Mr. Fifield agreed with Mr. Bergeron, stating that she found the placement to be arbitrary and not architecturally driven. Ms. DiMaggio finished out the conversation by stating that the historic elements should work with the existing structure to achieve harmony, adding that the shutters looked fixed and that this was an awkward use of them. She also stated that she had concerns about the short ridge at the hip, finding that the proposed asymmetrical design was working against the architecture. Mr. Fifield added that the column spacing was a concern in relation to the existing conditions. With nothing left to discuss, the Committee moved on to the next agenda item.

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**200 Bourbon St: 21-09736-VCGEN**; Kris Shull, applicant; 200 Bourbon LLC, owner; Proposal to install new hood vent and intake air, per application & materials received 04/13/2021 & 05/11/2021, respectively.

<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=879684>

Ms. Vogt read the staff report with Mr. Terrell present on behalf of the application. Mr. Terrell stated that the screen would be in front of the exhaust duct, set back behind the middle window. He believed a safety rail would be required. He stated that the vent could be moved further away from the blue rated building, towards the service ell, to minimize visibility. He added that they would be happy to explore other screening options. He stated that they were fine with a deferral but wanted guidance on whether this was an option that they should explore further, since it necessitated redesigning the interior.

Mr. Fifield asked staff if the roof over the stair should be considered part of the historic blue rated building; Ms. Vogt responded that she was unsure, adding that both the main and the service buildings were blue rated and that only the courtyard infill was brown rated. Mr. Fifield asked if there was any possibility to move the exhaust vent to the lower service building; Mr. Terrell responded that he did not believe so. He went on to say that if they did, they would have to penetrate the wall. He did, however, believe that they could move it further down the roof. Ms. DiMaggio asked if the height would have to increase as a result of moving it lower; Mr. Terrell stated that it would not. He went on to explain that it needed to be 3’-8” above the roof, adding that they might be able to move the duct to the rear, away from Bourbon. Mr. Fifield asked if they had explored an inline fan option; Mr. Terrell responded that they had, but it became too complicated as they have no attic. He went on to say that they could get a prefinished color that would match the roof to minimize visibility. Mr. Bergeron asked if a guardrail would be required if they used an inline fan; Mr. Terrell responded that it would not, but he was unsure if it would fit in this location and was likewise unsure how it would be serviced. Mr. Fifield stated that the

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Committee was trying to minimize the impact on the building, and it was up to the architects to figure that out.

Ms. DiMaggio stated that she would prefer to see a simpler screen, similar to the 1940s photo but set further back. Mr. Fifield added that he was also concerned with the louver size. He added that graphic representation to support their arguments, such as a rendering or site line studies, might help both staff and the Committee visualize the plan better, adding that all elements should be depicted. Lastly, Mr. Bergeron stated that the roof plan showed the penetration in the middle of the roof. He went on to say that he did not see why it could not be closer to the property line and near the parapet. With nothing left to discuss, the Committee moved on to the next agenda item.

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**828 Bourbon St: 21-13334-VCGEN**; 828 Bourbon St: Archetype LLC, applicant; Sahuque Realty Co, owner; Proposal to renovate property including modifying window and door openings, installing new millwork, and installing a new garde de frise, per application & materials received 05/10/2021.  
<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=884077>

Mr. Albrecht read the staff report with Ms. Wotring present on behalf of the application. Ms. Wotring stated that with regards to the new openings she would be happy to investigate and that the meter box requirements were state fire marshal requirements. Ms. DiMaggio suggested making the box shallower by adding more doors. Ms. Wotring agreed and stated that she would investigate this alteration. Mr. Fifield asked Ms. Wotring to look more closely at the detailing of the French doors and the single swing door and transom based on the existing. Ms. Wotring stated that the paneling and lite pattern was based on what was currently there and that she would provide photos. Mr. Block asked for verification from zoning on the number of allowable units. Ms. Wotring stated that to her understanding 7 units were allowed. With nothing left to discuss, the Committee moved on to the next agenda item.

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## New Business

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**1310 N Rampart St: 20-46919-VCGEN**; 1310 N Rampart St: Dipasquale Giuseppe, applicant; Esplanade Nola LLC, owner; Proposal to alter front façade, including modification of existing transom and addition of new transom, per application & materials received 11/20/2020 & 04/30/2021, respectively.  
<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=865218>

Ms. Vogt read the staff report with Mr. Martin present on behalf of the application. Mr. Martin stated that they had no objection to extending the scope of work on the Esplanade elevation and would be happy to do some exploratory demolition to determine the proper stucco product based on the existing substrate.

Mr. Bergeron referenced slide 139 and stated that the doors on the left did not match the drawings, asking if this was just a drafting error. Mr. Fifield questioned the lite pattern as drawn. Mr. Martin stated that they would reuse the existing millwork if they were found to be in acceptable condition, and that if they were not, they would have new doors made to match the existing. Mr. Fifield stated that they might want to consider breaking the large transom into four lites, with the transom over the single door to be revised to two or three lites to help proportions. Mr. Martin agreed. With nothing left to discuss, the Committee moved on to the next agenda item.

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**220-22 Chartres St: 21-10597-VCGEN**; John C Williams, applicant; 222 Chartres LLC, owner; Proposal to replace flat roof system, demolish existing elevator penthouse, and install metal cap flashing, per application & materials received 04/15/2021 & 05/03/2021, respectively.  
<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=880555>

Ms. Vogt read the staff report with Mr. Lara and Mr. Mueller present on behalf of the application. Mr. Lara stated that the metal cap would be used on the service building only. He added that the scuppers on the front elevation were a drafting error, and the roof sloped to the back and had two scuppers that tied into existing drainage systems. Mr. Mueller stated that the plan was to remove the elevator penthouse but that it would remain for 45-60 days for construction purposes. Mr. Fifield asked the Committee if they had any other comments or questions. Ms. DiMaggio asked if the cap flashing could be characterized as more of a repair; Mr. Mueller responded yes, since it was relatively new, that it just depended on the underlying condition when it was pulled up. With nothing left to discuss, the Committee moved on to the next agenda item.

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**317-321, 325-327, & 329-331 Burgundy; 1010-1012 & 1014 Conti; 318 N. Rampart; and 1019-1025 Bienville Streets; 21-12943-VCGEN;** Maple Ridge Architects, applicant; 1025 Bienville LLC, owner; Proposal to replace existing garage door with new wood and glass garage door and proposal to install new copper awnings, per application & materials received 05/05/2021.

<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=884077>

This item was deferred prior to the meeting at the applicant's request.

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**510 Wilkinson St Unit 1: 21-13041-VCGEN;** Lougee Janet, applicant; Nicholas G Mosca, Alexander A Burgers, 510 Wilkinson Loft LLC, 512 Wilkinson Row LLC, owner; Proposal to install new shutters in ground floor openings, per application & materials received 05/05/2021.

<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=880592>

Ms. Vogt read the staff report. There was no one present on behalf of the application. Ms. Bourgogne stated that she spoke with the applicant, who told her that the shutters were part of a previous permit, but the work was not completed at that time. Ms. DiMaggio stated that she usually liked for the applicant to be present but in this case, she was feeling comfortable with the proposed work. Mr. Fifield asked Ms. Bourgogne to look up previous reviews of shutter proposals during the recess. With nothing left to discuss, the Committee moved on the next agenda item.

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**817 Burgundy St: 21-10634-VCGEN;** Gary Martin, applicant; Jerald P Tremont, Gary K Martin, Andrew Coney, William D Smith, Nancy L Pierce Trustee of The Pierce Trust Dated May 1, 2002, owner; Proposal to replace wooden gate transom with new wrought iron transom, per application & materials received 05/10/2021.

<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=880592>

Ms. Vogt read the staff report with Mr. Martin present on behalf of the application. Mr. Martin stated that they had had problems with people jumping up and breaking the screening. He was hoping for approval of wrought iron for security, adding that they would be willing to work with staff and would take any recommendations. Ms. DiMaggio stated that if it was paired down it might work, but that she agreed with the staff report. She added that she would be comfortable with the applicant working with staff to come up with the best option. Mr. Bergeron stated that a hedgehog might work but added that it would do little to screen the equipment. Mr. Martin responded that the wooden screen had required replacement multiple times, but he was happy to work with staff. With nothing left to discuss, the Committee moved on to the next agenda item.

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## Appeals and Violations

**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 with Ms. May present on behalf of the application. Ms. DiMaggio stated that she agreed with the staff report. Mr. Bergeron stated that he was distracted by the lighting on the front of the building but understood that that was not part of today's discussion. With nothing left to discuss, the Committee adjourned for a 30-minute recess for public comment.

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At approximately 2:06PM 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 2:36PM.

At approximately 2:36PM Mr. Block called the roll. All were present. Mr. Fifield reconvened the meeting.

## Old Business

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**921-25 Burgundy St: 20-43443-VCGEN;** Charles Berg, applicant; Cheryl Lynn Kirby, owner; Proposal to construct two-story rear dependency, per application & materials received 10/12/2020 & 05/11/2021, respectively.

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<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=861358>

**No Public Comment**

**Discussion and Motion:**

Ms. DiMaggio moved to conceptually approve the proposed work with design development and final details at the staff level. Mr. Bergeron seconded the motion. Prior to the vote, Ms. Vogt stated that new construction must go before the full Commission and then return to the Committee for design development and construction document review prior to permit. Mr. Fifield asked Ms. DiMaggio to amend her motion. Ms. DiMaggio amended her motion, moving for **conceptual approval** with the application to be forwarded to the full Commission in advance of design development review at the Committee level. Mr. Bergeron seconded the amended motion, which passed unanimously.

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**909 Ursulines Ave: 21-01038-VCGEN**; Ryan Cole Landscape Architecture, applicant; Sterling S Willis, owner; Proposal to expand side porch addition, per application & materials received 01/12/2021 & 05/05/2021, respectively.

<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=869871>

**Public Comment:**

**Nikki Szalwinski, French Quarter Citizens**

I wonder if the applicant has considered a pergola for the purposes of entertaining in this lovely yard versus further altering this building.

**Discussion and Motion:**

Mr. Bergeron moved to defer the application to allow the applicant time to revise the proposal based on today's discussion. Ms. DiMaggio seconded the motion, which passed unanimously.

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**200 Bourbon St: 21-09736-VCGEN**; Kris Shull, applicant; 200 Bourbon LLC, owner; Proposal to install new hood vent and intake air, per application & materials received 04/13/2021 & 05/11/2021, respectively.

<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=879684>

**Public Comment:**

**Nikki Szalwinski, French Quarter Citizens**

While we recognize that this building was altered and in-filled more than a century ago it should not go unnoticed that mechanical equipment placement is made more difficult due to the lack of open space. We urge the committee to consider this property as an example of the importance of open space and minimizing additions district wide going forward.

**Discussion and Motion:**

Mr. Bergeron moved to **defer** the application to allow the applicant time to revise the proposal based on today's discussion, with a preference for a solution that included an inline fan. Ms. DiMaggio seconded the motion, which passed unanimously.

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**828 Bourbon St: 21-13334-VCGEN**; 828 Bourbon St: Archetype LLC, applicant; Sahuque Realty Co, owner; Proposal to renovate property including modifying window and door openings, installing new millwork, and installing a new garde de frise, per application & materials received 05/10/2021.

<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=884077>

**Public Comment:**

**Nikki Szalwinski, French Quarter Citizens**

While we are pleased to see this building renovated we urge the applicant to consider reducing the number of units in this proposal as seven units far exceeds the allowable two units. The open space at this address is barely more than a third of that required by zoning and accommodating mechanical and electrical equipment for seven units in this small space will render the courtyard unpleasant at best and likely unusable. As another applicant stated a few meetings back preserving courtyard space is part of building preservation. Further we agree with the staff report regarding the concrete stairs. Wooden stairs are more appropriate and concrete stairs have shown to cause rot and moisture issues at other addresses. Finally, we ask that the committee consider deferral until such time as the applicant provides clearance from zoning on the number of units.

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**Discussion and Motion:**

Ms. DiMaggio made the motion for the approval of the proposal on the condition that the zoning is verified with all details at the staff level. Mr. Fifield asked if she could amend her motion to include a millwork packet. Ms. DiMaggio amended the motion for the millwork packet to come back to the Committee. Mr. Bergeron seconded the amended motion and the motion passed unanimously.

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**New Business**

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**1310 N Rampart St: 20-46919-VCGEN**; 1310 N Rampart St: Dipasquale Giuseppe, applicant; Esplanade Nola LLC, owner; Proposal to alter front façade, including modification of existing transom and addition of new transom, per application & materials received 11/20/2020 & 04/30/2021, respectively.

<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=865218>

**No Public Comment****Discussion and Motion:**

Mr. Bergeron moved for **conceptual approval** of the proposed millwork with final details, including the stucco and detailing, to be handled at the staff level. Ms. DiMaggio seconded the motion, which passed unanimously.

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**220-22 Chartres St: 21-10597-VCGEN**; John C Williams, applicant; 222 Chartres LLC, owner; Proposal to replace flat roof system, demolish existing elevator penthouse, and install metal cap flashing, per application & materials received 04/15/2021 & 05/03/2021, respectively.

<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=880555>

**No Public Comment****Discussion and Motion:**

Ms. DiMaggio moved to **defer** the application to allow the applicant time to revise the proposal based on today's comments. Mr. Bergeron seconded the motion, which passed unanimously.

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**317-321, 325-327, & 329-331 Burgundy; 1010-1012 & 1014 Conti; 318 N. Rampart; and 1019-1025 Bienville Streets: 21-12943-VCGEN**; Maple Ridge Architects, applicant; 1025 Bienville LLC, owner; Proposal to replace existing garage door with new wood and glass garage door and proposal to install new copper awnings, per application & materials received 05/05/2021.

<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=884077>

**Public Comment:**

There was no public comment.

**Discussion and Motion:**

The applicant requested a deferral prior to the meeting. Ms. DiMaggio made the motion to defer the application. Mr. Bergeron seconded the motion and the motion passed unanimously.

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**510 Wilkinson St Unit 1: 21-13041-VCGEN**; Lougee Janet, applicant; Nicholas G Mosca, Alexander A Burgers, 510 Wilkinson Loft LLC, 512 Wilkinson Row LLC, owner; Proposal to install new shutters in ground floor openings, per application & materials received 05/05/2021.

<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=880592>

**No Public Comment****Discussion and Motion:**

Mr. Fifield asked Ms. Bourgoigne if she had investigated previous approvals for the proposed shutters; she responded that a full renovation was approved in 1998 and the shutters were approved in 2000, but the work was not completed. Ms. DiMaggio stated that she was comfortable approving the shutters without the applicant present. Mr. Fifield noted that there was a fire department hookup to the left of the front entry which might impede the function of the shutters. Ms. Bourgoigne stated that the impression she got from the applicant was that the shutters would remain closed most of the time to provide security and a sound barrier.

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Ms. DiMaggio moved to **defer** the application to allow the applicant time to be present and address any Committee concerns. Mr. Bergeron seconded the motion, which passed unanimously.

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**817 Burgundy St: 21-10634-VCGEN**; Gary Martin, applicant; Jerald P Tremont, Gary K Martin, Andrew Coney, William D Smith, Nancy L Pierce Trustee of The Pierce Trust Dated May 1, 2002, owner; Proposal to replace wooden gate transom with new wrought iron transom, per application & materials received 05/10/2021.

<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=880592>

**No Public Comment**

**Discussion and Motion:**

Mr. Bergeron moved to approve installation of a header, with final details, materials and placement to be worked out at the staff level. Ms. DiMaggio seconded the motion and the motion passed unanimously.

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## Appeals and Violations

**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:**

**Zella May, applicant, Z Group LLC**

Regarding the exterior lighting. We were not aware it was in violation.

I am currently working with the staff on other items and would like to get their recommendations. As I've mentioned before, the owner will make sure the building is in VCC compliance.

**Discussion and Motion:**

Mr. Bergeron made the motion for the approval of the retention provided the frame was painted and all exterior violations were remedied. Ms. DiMaggio 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 2:54PM.

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