

VIEUX CARRE ARCHITECTURAL REVIEW COMMITTEE

LaToya Cantrell  
MAYOR

CITY OF NEW ORLEANS

Bryan Block  
DIRECTOR

**Notice of Public Meeting**  
**TUESDAY, JULY 13<sup>th</sup>, 2021**  
**1:00 PM, WebEx Conference Call**  
**(504) 658-7001, Access Code: 999 621 218**

**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, July 13, 2021– 1:00 pm.**

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

**Staff Present:** Renée Bourgogne, Senior Architectural Historian; Erin Vogt, Senior Building Plans Examiner; Marguerite Roberts, Inspector; Tony Whitfield, Inspector

**Staff Absent:** Bryan Block, Director; Nick Albrecht, Senior Building Plans Examiner

**Others Present:** John Williams, Calla Bardwell, Patrick Tucker, Michael Reid, John Gray, Soren Giseson, Bennett Luke, Juan Lara, Ed Edelman, Jared Bowers, Steve Pettis, Charles Silbernagel, Erika Gates, Amy Garrett, Ross Karsen, Jeff Poree, Robert Cangelosi

## AGENDA

**Prior to the start of the meeting, Ms. Bourgogne 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 1:00 pm Mr. Fifield called the teleconference to order. Ms. Bourgogne called roll and all three Committee members were present, constituting a quorum.

## Minutes

### Old Business

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**729 Governor Nicholls St: 21-08898-VCGEN**; C Williams John, applicant; Thomas N Reagan, owner;

Proposal to modify previously approved plans including relocating mechanical equipment to new roof rack constructing a new pergola structure and creating a new opening in the property line wall, per application & materials received 01/05/2021 & 06/29/2021, respectively.

<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=878835>

Ms. Bourgogne read the staff report with Mr. Williams and Ms. Bardwell present on behalf of the application. Mr. Williams stated that they agreed with the staff report and there would be no mechanical on the roof. He went on to say that the pergola would be an attractive feature and that they would be happy to work with staff on the paving. Mr. Williams then informed staff and the Committee that the wall opening had been approved along with the re-subdivision of the property at the January 26, CPC hearing. From there Mr. Williams turned his attention to the wall opening. He stated that Mr. Block had said that the arch with the shutter would be most appropriate. He went on to say that they were building the fence for the neighbor on the Bourbon Street side. For the sake of time, Mr. Fifield then turned the meeting over to the Committee. Ms. DiMaggio stated that she needed to see the proof of the re-subdivision before she agreed on the gate. She went on to say that she had a lot of experience with the 7' foot fence variance and this would likely not comply. Mr. Fifield stated that the gate detail seemed more associated with a building and not a gate. Mr. Bergeron stated that the proposed gate created a false sense of history and it should be plainer. With nothing left to discuss, the Committee moved on to

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the next agenda item.

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**740 Dauphine St: 21-06778-VCGEN**; Patrick Tucker, applicant; 740 Dauphine LLC, owner; Proposal to construct new roof over existing gallery, per application & materials received 03/09/2021 & 06/23/2021, respectively.

<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=875731>

Ms. Bourgogne read the staff report with Mr. Tucker present on behalf of the application. Mr. Tucker stated that they agreed with the staff report. Mr. Fifield asked the applicant which option they preferred. Mr. Tucker stated that they preferred A04B and the open-end gallery. Ms. DiMaggio stated that the connection didn't seem to have any structural support. Mr. Tucker stated that they would be reviewing the drawings with the engineer but that they did speak with him before and he did say that this was a viable option. Mr. Bergeron questioned the fact that the roof was detailed with steel. He asked the Committee if perhaps wood would not be more appropriate. Mr. Fifield agreed that perhaps the Committee should investigate a wood detailing. Ms. DiMaggio stated that she was fine with either wood or steel but agreed that if the rest of the Committee thought they should reconsider she was ok with that as well. Mr. Fifield stated that maybe it should be a wood structure instead of the metal with beaded board on the underside. He went on to say "in a single plane" more like slide 34, hiding the attachment. Mr. Tucker asked if this would hide the rafter tail. Mr. Fifield responded yes. Mr. Tucker stated that he had never seen anything like that in the French Quarter. Mr. Fifield stated that there was nothing like this- a building with no gallery getting a gallery addition and then decades later getting a roof. With nothing left to discuss the Committee moved on to the next agenda item.

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**931 St Louis St: 21-09414-VCGEN**; Michael Reid, applicant; William Anderson Mudd, owner;

Review of construction details of conceptually approved gazebo structure, per application & materials received 04/05/2021 & 06/17/2021, respectively.

<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=879546>

Ms. Bourgogne read the staff report with Mr. Reid present on behalf of the application. Mr. Reid stated that they had chosen these types of columns so that they would not warp. He went on to say that he preferred to use materials that were obviously new so the casual observer would know they were new. Mr. Reid then explained that the hurricane clips were required by code. Ms. DiMaggio stated that the clips could be painted out. She went on to say that perhaps the use of these particular columns could be considered a case study so as not to set a precedent. Mr. DiMaggio then turned her attention to the base of the columns. She stated that the deep wide sill plate was odd and that she would defer to staff, but she believed it should either match the rear building or be smaller. Both Mr. Fifield and Mr. Bergeron agreed. With nothing left to discuss, the Committee moved on to the next agenda item.

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**1118-1120 Bourbon St: 21-10129-VCGEN**; John Gray, applicant; Soren Giseson, owner;

Proposal to modify existing property line walls by replacing existing wood portions with new bricks and proposal to replace existing cloth awnings with new copper awnings, per application & materials received 04/09/2021 & 06/25/2021, respectively.

<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=883353>

Ms. Bourgogne read the staff report with Mr. Gray and Mr. Giseson present on behalf of the application. Mr. Gray stated that the step down was approximately 20" to align with the neighboring gate. Mr. Giseson stated that he was confused. Mr. Gray stated that option 2 would be to the height of the gray gate. Mr. Giseson stated that this was a security concern more than anything else. He went on to say that the awnings were to protect the openings and that they were ok with a more simplified design. Mr. Fifield asked if the wall was 9'8". Mr. Gray stated that they said 10' but that it was transcribed as 9'8". Mr. Fifield stated that that would fall within one course of brick. Ms. DiMaggio stated that there was a lot of "jogging" in the height between the two properties. Mr. Gray stated that he had studied the site lines and the full height would only obscure a portion of the building but "not anything historic." The Committee moved on to the next agenda item.

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## New Business

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**935 Barracks St: 21-15842-VCGEN**; Bennett Luke, applicant; Robert Montgomery, David H Jr Kemker, Charles W Digges, Joseph E Lauber, owner; Proposal to install new electric pendant fixture over front entry, per application

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& materials received 06/08/2021 & 07/01/2021, respectively

<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=886852>

Ms. Vogt read the staff report with Mr. Luke present on behalf of the application. Ms. DiMaggio stated that the front was tripart and she was not sure if it was appropriate to distinguish a main entrance; Ms. Vogt noted that this was the breezeway and there were a couple of differences. Mr. Fifield noted that it was typically a service entrance, not a grand entry. He asked staff to comment. Ms. Vogt responded that she agreed but that the Committee had approved similar fixtures at carriageways and their entrances and that it was not strictly prohibited by guidelines. Mr. Fifield stated that he understood and asked that the size be "minimized." With nothing left to discuss, the Committee moved on to the next agenda item.

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**935 Barracks St: 21-16476-VCPNT**; Bennett Luke, applicant; Robert Montgomery, David H Jr Kemker, Charles W Digges, Joseph E Lauber, owner; Proposal to replace treated pine balcony decking with Aeratis synthetic decking, per application & materials received 06/08/2021.

Ms. Vogt read the staff report with Mr. Luke present on behalf of the application. Mr. Luke noted that the existing pine decking had been installed fairly recently. Ms. DiMaggio asked about the spacing between the purlins, noting that they appear closer together than typical balconies. Mr. Fifield asked Mr. Bennett to report back after the recess. With nothing left to discuss the Committee moved on to the next agenda item.

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**220-22 Chartres St: 21-17006-VCGEN**; John C Williams, applicant; 222 Chartres LLC, owner; Proposal to install mechanical equipment, new millwork, and lighting, in conjunction with a change of use from *vacant* to *specialty restaurant*, per application & materials received 06/15/2021 & 06/28/2021, respectively.

<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=888194>

Ms. Vogt read the staff report with Mr. Williams and Mr. Lara present on behalf of the application. Mr. Williams stated that they would get the sound output information to present after the recess. Ms. DiMaggio stated that she believed staff could work out the fixture but that the attachment plate needed to be small enough to avoid damaging historic pilaster details. Mr. Bergeron called attention to slide 10 and stated that it may have been a window, not a door, due to the height of the remaining brick sill. Mr. Fifield stated that he wondered if perhaps the floor elevation had changed; Mr. Williams agreed. He went on to say that they could work with staff on the light fixture. With nothing left to discuss, the Committee moved on to the next agenda item.

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**1012 Orleans Ave: 21-18359-VCGEN**; James Cowden Windmiller, applicant/owner;

Proposal to replace one existing front door with new casement over panels window and proposal to replace other existing 15 lite front door with new six lite over panels front door, per application & materials received 05/27/2021 & 06/25/2021, respectively.

<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=890389>

Ms. Bourgogne read the staff report. There was no one present on behalf of the application. In the absence of an applicant, the Committee agreed to move on to the next agenda item

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**300 Bourbon St: 21-18455-VCGEN**; Albert Architecture, applicant; Royal Sonesta Inc, owner; Proposal to repair stormwater system, paving, piping, and balcony rails, per application & materials received 06/25/2021.

<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=890485>

**[Mr. Fifield recused himself prior to the presentation of the staff report and rejoined the meeting following the item]**

Ms. Vogt read the staff report with Messrs. Edelman and Bowers present on behalf of the application. Mr. Edelman stated that they were looking at the concrete repair and would have an engineer's report for the entire facility soon. He stated that the 8" gutter allows for them to be properly pitched for easier flow and that the downspouts would penetrate the patio and drain directly, thereby taking the roof water load off of the elevated courtyard. Mr. Bergeron stated that he agreed with the staff and shared their concern with the spalling concrete and exposed rebar. Ms. DiMaggio stated that she also agreed, noting that the scope of work was limited to the courtyard and not the streetfront. Mr. Edelman stated that they would have the concrete evaluated and provide their report. With nothing else to discuss, the Committee moved on to the next agenda item.

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**616 St Peter St: 21-18629-VCGEN;** Gabriel Virdure, applicant; Petit Theatre Du Vieux Carre Le, 616 St Peter St LLC, owner; Proposal to install new copper awning over existing wraparound gallery, per application & materials received 06/28/2021.

<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=890661>

Ms. Vogt read the staff report with Mr. Pettis present on behalf of the application. Mr. Pettis, the owner of the property, stated that they had been ready to move forward with the work with the pandemic started and they were forced to close. He added that outside dining is more important than ever before, and helps protect the gallery. Ms. DiMaggio asked for a brief background on the application as it was first approved before she was on the Committee. Mr. Fifield stated that the modification was first presented by Trapolin Peer Architects and that the ironwork was the key feature that must be protected. He added that the viewsheds have been studied and the Committee found that it met the Design Guidelines. Ms. Vogt added that slides 174-75 showed that the one-story portion on the St. Peter side was the only blue rated section left, clarifying that the portion of the building where the work would take place was orange rated and that the rail was salvaged from the original building. Ms. DiMaggio thanked staff and Mr. Fifield. Mr. Fifield added that the viewsheds were closely studied and the Committee had believed the building could take the addition. With nothing left to discuss, the Committee moved on to the next agenda item.

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**714 St Peter St: 21-18750-VCGEN;** CLS Architects, applicant; 718 Barracks LLC, owner; Proposal to install mechanical equipment and modify millwork, per application & materials received 06/29/2021.

<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=890783>

Ms. Vogt read the staff report with Mr. Carimi, Mr. Silbernagel and Mr. Williams present on behalf of the application. Mr. Williams stated that the previously existing HVAC was insufficient, and no millwork would be removed as part of the proposal. He added that this avoided them needing to put equipment on the roof and was the least intrusive option. Regarding the French doors, he stated that they could be left open or have no glazing installed. Ms. DiMaggio stated that a similar proposal would not be considered elsewhere, but that she found it to be an interesting approach in this situation. Ms. Bourgogne stated that staff had reviewed and discussed several different options with the applicants and that they agreed this was the least invasive approach. Mr. Fifield questioned whether the Guidelines would allow millwork with no glazing; Ms. Vogt responded that the Guidelines were not specific on this point but that the millwork would have to be properly detailed to ensure the muntins did not hold water and rot. Mr. Fifield asked if this had come up at the recent renovation of MS Rau; both Ms. Bourgogne and Ms. Vogt were unsure. With nothing left to discuss, the Committee moved on to the next agenda item.

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**1215 Dauphine St, 913 Governor Nicholls St: 21-18881-VCGEN;** John C Williams, applicant; Gov Nichols Properties LLC, owner; Proposal to build new two-and-a-half story building, per application & materials received 06/29/2021.

<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=890915>

Ms. Vogt read the staff report with Mr. Williams and Mr. Stephens present on behalf of the application. Mr. Williams stated that he did not anticipate any building code issues, except the front building would have to be sprinkled. He added that the owner had decided not to sell the property and would be proceeding with construction. Mr. Fifield stated that he was the only remaining member of the previous Committee that had voted for approval, which was reviewed and developed over many months. Ms. DiMaggio stated that any code compliance questions must be addressed. 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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**624 Dumaine St: 19-02566-VCGEN;** Paul Duxworth, applicant; Bienville Street Outback LLC, owner; Proposal to address inappropriate application of mortar to faces of brick, per application & materials received 04/08/19 & 06/21/2021, respectively.

<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=791830>

Ms. Bourgogne read the staff report with Mr. Smith present on behalf of the application. Mr. Smith stated that he agreed with the staff report. Mr. Fifield asked if they would agree to a test patch. Mr. Smith stated yes. Ms.

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DiMaggio asked if there was a way to determine the percentage of bricks that were damaged. Mr. Smith stated that the ground was small in the alleyway and not very visible. He went on to say that to remove the slurry would do no further harm. Mr. DiMaggio thanked Mr. Smith for the clarification. She went on to say that they might have to replace the damaged bricks. Mr. Fifield asked if perhaps they might need to stucco the entire wall. Mr. Smith agreed and that he would ask the owner. Mr. Fifield stated that this proposal might be the first step but ultimately, they might need to look at alternatives. Ms. DiMaggio agreed with Mr. Fifield. She went on to say that there was no way to heal the bricks without replacement or stucco. With nothing left to discuss, the Committee moved on to the next agenda item.

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**939-41 Bourbon St: 21-06226-VCGEN;** Erika Gates, applicant; Lafitte Blacksmith Shop Inc, owner; Proposal to repair damaged stucco and appeal to retain fiberglass mesh installed without benefit of VCC review and approval, per application & materials received 03/09/2021. **[Notice of Violation sent 02/23/2021]**

Ms. Vogt read the staff report with Ms. Gates, Mr. Poree and Mr. Cangelosi present on behalf of the application. Mr. Fifield asked them to shed light on what work was done and when. Mr. Poree stated that he did the work and that they had chiseled off existing Portland cement and cleaned out the joints. He added that the head plasterer did not recall using mesh and he did not believe he did, but if they had it would have been due to the previous existence of Portland cement and the condition of the brick. Mr. Cangelosi stated that the work was permitted in 2003 and the Commission was split on whether the building should be fully stuccoed. He added that the work had been closely monitored by former Architectural Historian Hilary Irvin and he specified filaments in the scratch coat, not mesh. He noted that the mesh was being used all over the Quarter with no adverse effect, and stated that he would simply clip the exposed edges and repair the stucco.

Ms. DiMaggio thanked all those in attendance for their comments and stated that she had no concern with leaving the mesh in place and repairing the stucco. Mr. Poree stated that he knew they used the VCC stucco formula, and that it may have had difficulty grasping the brick. Mr. Cangelosi stated that it had been 17 years since the stucco was installed, and the mesh could have been unpermitted work after the fact. He noted that the mesh was not prohibited by the Guidelines; Ms. Bourgogne responded that it is not expressly prohibited, but use of the mesh was not permitted. Mr. Fifield asked if the mesh should be left in place; Mr. Cangelosi responded yes, if the stucco was sound. Ms. Vogt stated that staff needed a proposal for how the stucco would be repaired, and that staff was concerned with the overall maintenance, including potential resealing of the bricks and painting of the exposed posts. Mr. Cangelosi stated that the posts were painted at one time. Mr. Fifield asked Ms. Gates if the owner was prepared to make a proactive proposal; Ms. Gates responded that they would prepare a complete proposal and submit to staff for review. With nothing left to discuss, the Committee 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 & 07/06/2021, respectively. **[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 Ms. Garrett present on behalf of the application. Mr. Garrett thanked staff for their report and stated that they were looking for some clarification on the bifold doors and proposed lighting. Mr. Fifield identified the rear millwork as the biggest preservation issue and asked staff which option they preferred. Ms. Vogt responded that she was surprised to find she preferred Option A, as the existing millwork was not original, and it reestablished a larger opening between the interior and exterior such as would have existed when the loggia was unenclosed. Mr. Bergeron stated that staff made a compelling argument. Mr. Fifield asked Ms. Garrett if the doors would be milled to appear as a double sash or single panel; Ms. Garrett responded that it would be single panel. Mr. Fifield wondered if the millwork would appear "too fake" since it was simulating a double hung window but not functioning as such. Ms. Vogt stated that, if the bifold doors were to be considered, they should be more contemporary in detail so they would not be mistaken as historic. Mr. Fifield agreed with this statement. Ms. Garrett asked if Option B would be more appropriate, and Mr. Fifield responded that this would be his preference. Ms. Garrett then asked about the pendant lights; Mr. Fifield stated that he was satisfied with what was proposed. With nothing left to discuss, the Committee moved on to the next agenda item.

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**530-34 Bourbon St: 21-13559-VCGEN;** Myles Martin, applicant; Akm Acquisitions LLC, owner; Appeal to retain hood vent, mechanical equipment, and metal stair, in conjunction with repairs to correct violations, per application & materials received 05/11/2021 & 06/16/2021, respectively. **[Notices of Violation sent 07/17/2019, 12/05/2019 & 12/14/2020]**

<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=884547>

*Staff returned the item for revision and submittal of additional drawings prior to the meeting.*

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**700 Royal St: 21-14226-VCPNT;** 4HCONSTRUCTION, applicant; Royal Quarter Properties LLC, owner; Appeal of staff denial to paint cast iron gallery ironwork unapproved color, per application & materials received 05/17/2021.

Ms. Vogt read the staff report with Mr. Wood present on behalf of the application. Mr. Wood stated that he didn't understand all "this nonsense" and asked staff what color they wanted, noting that none of the previous permits were for black paint. Ms. Bourgogne explained that staff was fine with a gray color but would like it to be a tad darker than what was proposed as it would fade dramatically as this corner was exposed to heavy sunlight. Ms. DiMaggio stated that, if no evidence existed that the rustoleum was the historic color, she did not find it approvable as the Architectural Historian had established that a lighter gray color was not appropriate. She noted that the Guidelines identified what colors would be appropriate based on a much earlier timeframe than the photos or postcard showed. Ms. Bourgogne noted that every permit since 2014 called for black paint, and all had been signed. Mr. Bergeron asked if any other color could have been used; Ms. Bourgogne responded that it could have been, but the Design Guidelines called for black. Mr. Wood repeated that the photographs he provided showed it as a lighter color. With nothing left to discuss, the Committee moved on to the next agenda item.

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**211 Royal St: 21-17034-VCGEN;** Christione Turner, applicant; Royal Condominium Developments LLC, owner; Appeal to retain mechanical work completed in deviation from stamped approved materials, per application & materials received 06/14/2021.

<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=888054>

Ms. Vogt read the staff report with Mr. Karsen present on behalf of the application. Mr. Karsen stated that he had nothing to add. The Committee likewise had no comments. With nothing to discuss the Committee moved on to the next agenda item.

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**719 Toulouse St: 21-18810-VCGEN;** 719 Toulouse St: DAVID MAISE, applicant; Whelan Leblanc & Sons LLC, owner; Proposal to relocate HVAC equipment and address demolition by neglect violations, per application & materials received 06/29/2021. **[Notice of Violation sent 06/12/2018]**

<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=890843>

*Staff requested a deferral to allow the applicant to revise the submitted materials.*

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**427-33 Royal St: 21-18879-VCGEN;** John C Williams, applicant; Nuper Royal Rue LLC R, 427-33 Royal Street LLC, John D Georges, Daniel Wood, Royal Angel BB LLC, Moore & Hoyt Rentals LLC, Jmda Properties LLC, owner; Proposal to address demolition by neglect and work without permit violations, including replacement of vinyl windows, and to install new security gate in alcove, per application & materials received 06/29/2021.

<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=890913>

Ms. Vogt read the staff report with Mr. Williams present on behalf of the application. Mr. Williams stated that they would work with staff and include the missing items in the proposal. Ms. Bardwell noted that the asphalt roof had been replaced without permit. Mr. Williams added that the flap would cover a relief valve for the rear, flat roof, that only expelled overflow. He noted that a similar solution was approved at Brennan's and was very discreet. He added that they would seek approval from other City departments, if needed. With nothing left to discuss the Committee went to 30-minute recess.

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At approximately 3:19 PM 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 3:49PM.

At approximately 3:49PM Ms. Bourgogne called the roll. All were present. Mr. Fifield reconvened the meeting.

## Old Business

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**729 Governor Nicholls St: 21-08898-VCGEN**; C Williams John, applicant; Thomas N Reagan, owner;

Proposal to modify previously approved plans including relocating mechanical equipment to new roof rack constructing a new pergola structure and creating a new opening in the property line wall, per application & materials received 01/05/2021 & 06/29/2021, respectively.

<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=878835>

### **No Public Comment**

### **Discussion and Motion:**

Prior to the motion Ms. Dimaggio sated that she was ok with the pergola and she agreed it could be handled at staff.

Ms. DiMaggio made the motion to defer in order to allow the applicant time to provide requested material for the wall opening and consider the AC comments regarding design and to gain all S&P and BBSA approvals and/or waivers before the AC continued design review. Mr. Bergeron seconded the motion and the motion passed unanimously.

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**740 Dauphine St: 21-06778-VCGEN**; Patrick Tucker, applicant; 740 Dauphine LLC, owner; Proposal to construct new roof over existing gallery, per application & materials received 03/09/2021 & 06/23/2021, respectively.

<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=875731>

### **Public Comment:**

#### **Nikki Szalwinski, FQ Citizens**

This building has been substantially altered from original and adding a metal canopy only further conceals what was original, what is 1920s and what is 1988 onward. As Comm. Fifield said, there are no examples to look at of adding a gallery to a building that never had one and then additionally adding a canopy. Within the district there are a number of buildings that with floors that were to earlier Creole buildings, many of which the VCC staff are not even aware of and whose quality and condition are often concealed by stucco and later skim coats.

Attaching a canopy not only to a holding where one did not cost prior but also to a building with a story not necessarily designed to carry the weight and wind loads should be concerning to all. Perhaps a better alternative on this building is a cloth awning or simply continuing with the present side umbrellas rather than further altering and obscuring the original design.

### **Discussion and Motion:**

Mr. Bergeron made the motion to Defer the proposal in order to allow the applicant time to revise the proposal to show wood roof structure attached to the building, similar to option 2. Ms. DiMaggio seconded the motion and the motion passed unanimously.

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**931 St Louis St: 21-09414-VCGEN**; Michael Reid, applicant; William Anderson Mudd, owner;

Review of construction details of conceptually approved gazebo structure, per application & materials received 04/05/2021 & 06/17/2021, respectively.

<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=879546>

### **No Public Comment**

### **Discussion and Motion:**

Mr. Bergeron made the motion for Approval of the proposed construction details w/ all exposed metal ties painted to match the wood structure and final details of the column bases to be worked out at staff level. Ms. DiMaggio seconded the motion and the motion passed unanimously.

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**1118-1120 Bourbon St: 21-10129-VCGEN**; John Gray, applicant; Soren Giseson, owner;

Proposal to modify existing property line walls by replacing existing wood portions with new bricks and proposal to replace existing cloth awnings with new copper awnings, per application & materials received 04/09/2021 & 06/25/2021, respectively.

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<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=883353>

**No Public Comment**

**Discussion and Motion:** Ms. DiMaggio moved to defer the application to allow the applicant to confer with the structural engineer and provide additional information on the foundation and how the extra height would be added to the wall, such as being tied into the existing masonry. Mr. Bergeron seconded the motion, which passed unanimously.

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**Public Comment:**

**Nikki Szalwinski, French Quarter Citizens**

While we sympathize with the owner as far as security and privacy concerns the CZO clearly states:

a. Unless otherwise permitted or restricted by this Ordinance, a fence or wall may be located in any yard but may not exceed eight (8) feet in height, except within national historic districts, where a fence or wall may not exceed seven (7) feet in height. Fences in front yards shall be open fences.

Additionally many brick fence walls in the FQ were built with minimal foundations. My own personal experience is that adding to an existing fence can cause issues with gates sidewalks and drainage. Before any approval is issued the VCC should require all variances are obtained and adequate excavation to determine the quality and type of foundation under the fence so that the wall doesn't lean, torque or crack under its own weight. In our experience we discovered a foundation off only a few courses of unmortared brick under a property line fence rather than a step foundation as staff was told.

**Discussion and Motion:**

Ms. DiMaggio made the motion to defer the proposal in order to allow time for the applicant to confirm w/ Structural Engineer. Mr. Bergeron seconded the motion and the motion passed unanimously.

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**New Business**

**935 Barracks St: 21-15842-VCGEN;** Bennett Luke, applicant; Robert Montgomery, David H Jr Kemker, Charles W Digges, Joseph E Lauber, owner; Proposal to install new electric pendant fixture over front entry, per application & materials received 06/08/2021 & 07/01/2021, respectively

<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=886852>

**No Public Comment**

**Discussion and Motion:**

Ms. DiMaggio moved for **conceptual approval** of the proposal with the final size of the fixture to be decided between applicant and staff. Mr. Bergeron seconded the motion and the motion passed unanimously.

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**935 Barracks St: 21-16476-VCPNT;** Bennett Luke, applicant; Robert Montgomery, David H Jr Kemker, Charles W Digges, Joseph E Lauber, owner; Proposal to replace treated pine balcony decking with Aeratis synthetic decking, per application & materials received 06/08/2021.

**Public Comment:**

**Bennett Luke, applicant**

Thanks for taking the time today. I have adequate stringer spacing to hold Aeratis T&G. See attached. Please let me know if there is anything else I need to do here.

**Discussion and Motion:**

Mr. Bergeron noted that the balcony held many potted plants, which could be a major contributing factor to deteriorating of wooden decking.

Ms. DiMaggio moved to **approve** the installation of the Aeratis decking, with the proviso that the spacing of the purlins must be verified. Mr. Bergeron seconded the motion, which passed unanimously.

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**220-22 Chartres St: 21-17006-VCGEN;** John C Williams, applicant; 222 Chartres LLC, owner; Proposal to install mechanical equipment, new millwork, and lighting, in conjunction with a change of use from *vacant* to *specialty restaurant*, per application & materials received 06/15/2021 & 06/28/2021, respectively.

<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=888194>

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**No Public Comment**

**Discussion and Motion:**

Mr. Bergeron moved for **conceptual approval** of the proposal with final review and approval to be handled at staff level, with a **positive recommendation** for change of use to be forwarded to the full Commission. Ms. DiMaggio seconded the motion and the motion passed unanimously.

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**1012 Orleans Ave: 21-18359-VCGEN;** James Cowden Windmiller, applicant/owner;

Proposal to replace one existing front door with new casement over panels window and proposal to replace other existing 15 lite front door with new six lite over panels front door, per application & materials received 05/27/2021 & 06/25/2021, respectively.

<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=890389>

**No Public Comment**

**Discussion and Motion:**

Ms. DiMaggio made the motion to defer the application in order to allow the applicant a chance to be present for the next hearing. Mr. Bergeron seconded the motion and the motion passed unanimously.

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**300 Bourbon St: 21-18455-VCGEN;** Albert Architecture, applicant; Royal Sonesta Inc, owner; Proposal to repair stormwater system, paving, piping, and balcony rails, per application & materials received 06/25/2021.

<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=890485>

**[Mr. Fifield recused himself prior to the discussion, returning to the meeting following the motion.]**

**No Public Comment**

**Discussion and Motion:**

Mr. Bergeron moved for **approval** of the proposed work. Ms. DiMaggio seconded the motion, which passed unanimously.

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**616 St Peter St: 21-18629-VCGEN;** Gabriel Virdure, applicant; Petit Theatre Du Vieux Carre Le, 616 St Peter St LLC, owner; Proposal to install new copper awning over existing wraparound gallery, per application & materials received 06/28/2021.

<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=890661>

**Public Comment:**

**Steve Pettus, owner**

Commissioners Fifield, DiMaggio & Bergeron: Thank you for taking the opportunity to review our proposal for a copper awning. As noted earlier, in 2019, this project received unanimous approval of the VCC-ARC, and the VCC granted approval on July 18, 2019. As it was already mid-July, we did not believe it prudent to begin construction at that time. Our concern was that construction would not be completed before the French Quarter experienced its annual fall rush. So, we put the project off until the summer of 2020. Covid hit New Orleans in March of 2020, and virtually all dining out in New Orleans stopped by order of the City of New Orleans on March 17, 2020. Tableau (616 St. Peter) was closed from March 17, 2020 until September 2020, about 6 months. As we were not even sure if we would be in business, or if/when restaurants would be allowed to re-open, we had to, once again, delay construction. This put us past the initial construction permit time.

We believe the merits of this project have stood, and continue to stand, on their own. We also find ourselves in a position where we would have been already completed construction but for Covid, and the corresponding (necessary) governmental response. This project would address one of the fundamental precepts of post-Covid dining, outside dining offers a healthier alternative for the public.

Once again, we thank you for your service on the VCC, and for your consideration of this project.

**Nikki Szalwinski, French Quarter Citizens** [received after the recess ended, not read into the record]

The gallery awning conceals building details and alters the historic view shed. Please ask applicant for something much less obtrusive. Buildings should not continue to be altered to suit a purpose which is more temporary than the structure itself.

**Discussion and Motion:**

Mr. Bergeron moved to **approve** the proposal with the application to be forwarded to the full Commission with a

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positive recommendation. Ms. DiMaggio seconded the motion, which passed unanimously.

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**714 St Peter St: 21-18750-VCGEN;** CLS Architects, applicant; 718 Barracks LLC, owner; Proposal to install mechanical equipment and modify millwork, per application & materials received 06/29/2021.

<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=890783>

**No Public Comment**

**Discussion and Motion:**

Ms. DiMaggio moved for **conceptual approval** of the proposal with all details to be finalized at staff, with revisions to be completed per staff and Committee recommendations. Mr. Bergeron seconded the motion which passed unanimously.

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**1215 Dauphine St, 913 Governor Nicholls St: 21-18881-VCGEN;** John C Williams, applicant; Gov Nichols Properties LLC, owner; Proposal to build new two-and-a-half story building, per application & materials received 06/29/2021.

<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=890915>

**Public Comment:**

**Danny & Heidi Raines, 905 Governor Nicholls Street**

Dear VCC Staff,

The proposed development would attach to the rear wall of our home at 905 Governor Nicholls. This will require the developer (Cesar Burgos) to appropriate this wall and an exterior portion of our brick building. Such construction also carries risk of damage to our home through excavation beneath our structure and by driving of pilings. These issues were discussed during project development but never resolved.

As a solution, Mr. Burgos has agreed to sell us the 1,550 square foot portion of the lot at the rear of our home pending VCC approval of revision of property lines and construction plans at this meeting. It is apparent that this agreement is now illegitimate.

We respectfully request that the VCC require the developer to address these residual issues which may include an additional survey. We also request that the construction elements which attach to our historic building be reviewed and approved by our engineer and/or architect prior to final approval for construction.

**Discussion and Motion:**

Mr. Fifield asked if the permitted materials included engineering drawings; Ms. Vogt responded that she believed so, but it had been several years since review and permitting was completed and she was not completely certain. Mr. Fifield asked if the application was just for renewal of previous materials. Ms. Vogt responded that it was a new application under new building code, and the Committee could reevaluate previous decisions since it had been over 12 months. Mr. Fifield stated that the Committee would allow for additional scrutiny and involvement from the public.

Ms. DiMaggio moved for **approval** of the previously approved plans with the proviso that current building code must be met, with the application to be forwarded to the full Commission. She also invited the neighboring property owner to join the next Commission meeting to express their concerns. Mr. Bergeron seconded the motion and the motion passed unanimously.

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## Appeals and Violations

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**624 Dumaine St: 19-02566-VCGEN;** Paul Duxworth, applicant; Bienville Street Outback LLC, owner;

Proposal to address inappropriate application of mortar to faces of brick, per application & materials received 04/08/19 & 06/21/2021, respectively.

<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=791830>

**No Public Comment**

**Discussion and Motion:**

Mr. Bergeron made the motion to approve the proposed cleaning method with the applicant to work with staff on test patch of H40 product and work with staff on any details to finalize the work. Ms. DiMaggio seconded the motion and the motion passed unanimously.

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**939-41 Bourbon St: 21-06226-VCGEN;** Erika Gates, applicant; Lafitte Blacksmith Shop Inc, owner; Proposal to

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repair damaged stucco and appeal to retain fiberglass mesh installed without benefit of VCC review and approval, per application & materials received 03/09/2021. **[Notice of Violation sent 02/23/2021]**

**No Public Comment**

**Discussion and Motion:**

Ms. DiMaggio moved to **conceptually approve** retention of the embedded mesh, with the applicant to submit a full proposal to repair the damage and abate violations. Mr. Fifield suggested an amendment to require the proposal to address the brick sealant and paint the posts, which Ms. DiMaggio accepted. Mr. Bergeron seconded the motion, which 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 & 07/06/2021, respectively. **[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 discussion and returned to the meeting following the motion.]**

**No Public Comment**

**Discussion and Motion:**

Mr. Bergeron moved to **conceptually approve** the proposed work with final details to be handled at staff level and the existing rear millwork to be retained. Mr. Fifield seconded the motion, which passed unanimously.

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**530-34 Bourbon St: 21-13559-VCGEN;** Myles Martin, applicant; Akm Acquisitions LLC, owner; Appeal to retain hood vent, mechanical equipment, and metal stair, in conjunction with repairs to correct violations, per application & materials received 05/11/2021 & 06/16/2021, respectively. **[Notices of Violation sent 07/17/2019, 12/05/2019 & 12/14/2020]**

<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=884547>

**No Public Comment**

**Discussion and Motion:**

Ms. DiMaggio made the motion to defer the application at the request of staff to allow for the submittal of more information. Mr. Bergeron seconded the motion and the motion passed unanimously.

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**700 Royal St: 21-14226-VCPNT;** 4HCONSTRUCTION, applicant; Royal Quarter Properties LLC, owner; Appeal of staff denial to paint cast iron gallery ironwork unapproved color, per application & materials received 05/17/2021.

**No Public Comment**

**Discussion and Motion:**

Ms. DiMaggio moved to **deny** the appeal of staff denial, noting that the applicant had the right to appeal to the full Commission within 30 days. Mr. Bergeron seconded the motion, which passed unanimously.

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**211 Royal St: 21-17034-VCGEN;** Christione Turner, applicant; Royal Condominium Developments LLC, owner; Appeal to retain mechanical work completed in deviation from stamped approved materials, per application & materials received 06/14/2021.

<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=888054>

**No Public Comment**

**Discussion and Motion:**

Mr. Bergeron made the motion to **approve** the appeal to retain the work, consistent with staff recommendation. Mr. Fifield requested an amendment to include painting the plywood transom infill, which Mr. Bergeron accepted. Ms. DiMaggio seconded the motion, which passed unanimously.

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**719 Toulouse St: 21-18810-VCGEN;** 719 Toulouse St: DAVID MAISE, applicant; Whelan Leblanc & Sons LLC, owner; Proposal to relocate HVAC equipment and address demolition by neglect violations, per application & materials received 06/29/2021. **[Notice of Violation sent 06/12/2018]**

<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=890843>

**No Public Comment**

**Discussion and Motion:**

Ms. DiMaggio made the motion to at staff's request to allow for resubmittal. Mr. Bergeron seconded the motion and the motion passed unanimously.

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**427-33 Royal St: 21-18879-VCGEN;** John C Williams, applicant; Nuper Royal Rue LLC R, 427-33 Royal Street LLC, John D Georges, Daniel Wood, Royal Angel BB LLC, Moore & Hoyt Rentals LLC, Jmda Properties LLC, owner; Proposal to address demolition by neglect and work without permit violations, including replacement of vinyl windows, and to install new security gate in alcove, per application & materials received 06/29/2021.

<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=890913>

**No Public Comment**

**Discussion and Motion:**

Ms. DiMaggio moved for **conceptual approval** with provisos as noted in the staff report, and with outstanding violations to be submitted to staff for review as requested. 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 4:29PM.

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