

## VIEUX CARRE ARCHITECTURAL REVIEW COMMITTEE

LaToya Cantrell  
MAYOR

CITY OF NEW ORLEANS

Bryan Block  
DIRECTOR

**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 27, 2021– 1:00 pm.**

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

**Staff Present:** Renée Bourgogne, Deputy Director; Erin Vogt, Senior Building Plans Examiner; Nick Albrecht, Senior Building Plans Examiner; Marguerite Roberts, Inspector; Tony Whitfield, Inspector

**Staff Absent:** Bryan Block, Director

**Others Present:** Myles Martin, Steve Schappacher, Amy Garrett, Parag Athavale, David Maise, Salvatore Caserta, Jr., Nikki Szalwinski, Erin Holmes, Brook Tesler, Alfred Hayed, Katherine Harmon, John Williams, Erika Gates, Ivan Mandich, Lester Mayeux, Kent Wells

### 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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**1023 St Peter St: 20-48511-VCGEN;** Kemp Rob, applicant; Rory Panepinto, owner;

Proposal to construct new two-story building along rear property line, per application & materials received 08/28/18 & 08/13/2021, respectively.

<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=867105>

Mr. Albrecht read the staff report with Mr. Hayes present on behalf of the application. Mr. Hayes stated the following: the original proposal – they believed they applied for both the front and the rear, at which time the rear showed piles. They couldn't do that so they had a soil study done and it wasn't ok to support the structure. They told us to take out 3' of dirt and to re-compact it. Because of this we are not using the CMU but a frame system with a 2-hour rating with a sheathing.

Mr. Fifield stated that the provided drawings were not describing this. He then asked staff if they had reviewed drawings depicting what Mr. Hayes was describing. Mr. Albrecht stated that the drawings came in late the previous day and were too late to be presented at this meeting. Mr. Fifield asked the Committee how they wished to proceed. Ms. DiMaggio stated that since she and Mr. Bergeron were not present for the initial review, she was really not ok with proceeding. Mr. Fifield stated that perhaps they could include the phrase "once Committee makes approval the proposal must come back to ARC." He then questioned page 201. He asked Mr. Hayes if this was from the original proposal or if this was a change order. Mr. Hayes stated that he believed it was from the original proposal. Mr. Fifield asked Mr. Albrecht to please confirm prior to the proposal proceeding to the full Commission. Mr. Bergeron questioned the stucco on wood frame approach. He asked if the Committee felt this to be dishonest. Mr. Fifield stated that this was an excellent point and that originally this was a masonry building. He went on to say that this would be a "huge change." Ms. DiMaggio agreed. Mr. Fifield stated that he was concerned they weren't looking at the right drawings and that this was a method they would not normally approve. He asked the Committee how they wished to proceed. Ms. DiMaggio stated that they usually did not approve drawings they did not have in front of them. Mr. Fifield agreed and then explained to Mr. Hayes the two

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week prior to the meeting deadline. He then went on to say that he believed the Committee must defer the proposal until they could review the new drawings. With nothing left to discuss, the Committee moved on to the next agenda item.

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**1310 N Rampart St: 20-46919-VCGEN;** 1310 N Rampart St: Dipasquale Giuseppe, applicant; Esplanade Nola LLC, owner; Proposal to relocate and enlarge previously approved roof hatch, and review of proposed equipment screening mockup, per application & materials received 11/20/2020 & 08/09/2021, 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. He stated that they moved the hatch in response to Committee comment. Regarding the screening mockup, he stated that material sourcing was currently difficult, but he agreed that it did not adequately perform. He went on to say that they hoped the hatch could be approved and the screen could be dealt with separately. Mr. Fifield asked if the Committee had any questions or comments. Ms. DiMaggio asked if the increased hole size was a requirement for the air flow, and if they had an alternate material. Mr. Martin responded that they needed to calculate the minimum requirements, adding that he wanted to present another panel - "soft solution." Mr. Fifield stated that the Committee did not have any drawings to support this and that he would like to see elevations and detail drawings of the screen at a future meeting. He went on to say that he believed the screening material should be "all but opaque," but that the new roof hatch location was much preferable. With nothing left to discuss, the Committee moved on to the next agenda item.

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**1037 Dauphine St: 21-18034-VCGEN;** Schappacher Steve, applicant; Steven Schappacher, owner; Proposal to modify millwork and install decorative lighting, in conjunction with courtyard work, per application & materials received 06/23/2021 & 08/08/2021, respectively.

<https://onestopapp.nola.gov/Redirect.aspx?SearchString=21-18034-VCGEN>

Ms. Vogt read the staff report with Mr. Schappacher present on behalf of the application. Mr. Schappacher stated that they would like to keep the alley lights for security and that they would change the pool light, as they too only wanted white light. Ms. Vogt stated that staff also wanted lights installed in the alley for security but they should be more utilitarian and less decorative. Ms. DiMaggio stated that she found the half lights to be very unusual, particularly if installed on wood siding. Mr. Fifield and Mr. Bergeron both agreed that a less decorative option would be preferable.

Mr. Fifield then stated that the larger issue was the rear millwork and asked for the Committee's thoughts. Ms. DiMaggio stated that it felt a bit "top heavy/ unbalanced." Mr. Bergeron questioned why the applicant would want to go through the extent of doing this. Mr. Schappacher responded that they wanted to create a stronger connection between the interior and exterior and allow more light into the space. Mr. Fifield stated that if this was a new door and not an alteration, the Committee would likely handle the application differently. He went on to say that the millwork was not starting in a good place, which made it difficult to judge alterations. Mr. Fifield then stated that he understood the need for more light but if he was advising them, he would recommend completely new millwork. Mr. Bergeron state that he only really preferred the single lite because it was more honest about what was really going on.

Mr. Fifield then asked what the Committee thought about the pavers. Ms. DiMaggio stated that she usually preferred a sand base but since the area was so small, and there was a lot more permeable space, she was ok leaving the slab. Mr. Fifield stated that it was a very modest amount of square footage. Before moving on to the next item, Mr. Schappacher stated that the proposed alley light fixture was selected to match those in the rear and the "historical" context. Mr. Fifield stated that the Bevolo fixtures were not historic and that staff could assist with non-decorative fixture selection. With nothing left to discuss, the Committee moved on to the next agenda item.

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**808 Bourbon St: 21-20920-VCGEN;** Loretta Harmon, applicant; 810 Bourbon LLC, owner;

Proposal to demolish existing, brown-rated rear addition and courtyard stair and to construct a new stair to the second floor of the rear building, per application & materials received 07/20/2021 & 08/17/2021, respectively.

<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=893177>

Mr. Albrecht read the staff report with Ms. Harmon present on behalf of the application. Ms. Harmon stated that they agreed with the staff report. Mr. Fifield stated that this was a huge improvement. He then asked the

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Committee if they had any questions or comments. Ms. DiMaggio and Mr. Bergeron agreed with the staff report and with the applicant. With nothing left to discuss, the Committee moved on to the next agenda item.

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## **New Business**

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**815 St Ann St: 21-21655-VCGEN**; John C Williams, applicant; 815 St Ann Holdings LLC, Sandra L Sachs, Lisa P Sinderson, Sandra Sachs, owner;

Proposal to completely deconstruct the St. Ann elevation of the main building, construct new foundation, and reconstruct St. Ann elevation, per application & materials received 07/27/2021 & 08/18/2021, respectively.

<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=894862>

Mr. Albrecht read the staff report with Mr. Williams present on behalf of the application. Mr. Fifield commented that the drawings appeared to be out of order. Mr. Fifield stated that there didn't seem to be much to talk about here. He asked the applicant if there was a collapse here. Mr. Williams stated no, that it was from the street construction. Ms. DiMaggio stated that she would like to hear from a structural engineer in order to determine if this was the only course of action. Mr. Fifield asked the Committee if they agreed there was not enough information presented by the applicant. Mr. Bergeron agreed. Ms. Bourgogne asked that the motion include a staff inspection. The Committee agreed. With nothing left to discuss, the Committee moved on to the next agenda item.

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**325 Bourbon St: 21-21396-VCGEN**; Ellis Bob, applicant; Holdingsllc Quarter, owner;

Proposal to install a total of eight (8) new tie rods through the building, per application & materials received 07/28/2021 & 08/13/2021, respectively.

<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=894718>

Mr. Albrecht read the staff report with Ms. Gates present on behalf of the application. Ms. Gates stated that she agreed with the staff report and that there was another application in for the violations, which they were in the process of addressing. Mr. Fifield asked if the building was framed front to back or side to side, above the joist system or below. Ms. Gates stated that as she understood it, it was through the joist system. Mr. Fifield stated that he was concerned the location in elevation was different than in the section. Ms. DiMaggio stated that it could not be in the joist system if the drawings were right. Mr. Fifield asked why the drawings were so different. Ms. Gates stated the architect gave the drawings to the engineer so she would have to clarify. At this point the structural engineer, Mr. Mandich, stated that it would be impossible to determine until they went in how to traverse the structure. He went on to say that they might have to change once they started and that they wanted to hide the plates as much as possible while pulling the rear brick wall. Mr. Mandich then stated that until the contractor moved in, they couldn't exactly determine how they would proceed. For clarification Mr. Fifield asked, "so it is the rear you are trying to stabilize?" Mr. Mandich stated that the front façade was pulling down and that the issue was not localized. Ms. DiMaggio asked how they could proceed without knowing where the plates would land. Mr. Fifield went on to say that the drawings were in different scales and that he believed a graphic reference might help. Mr. Mandich stated that yes, the drawings were diagrammatic, but they knew they needed to move fast and that in principle this needed to be done. Mr. Fifield stated "absolutely," that the Committee was not questioning the need. He went on to ask that if Committee delayed for two weeks, would the building collapse. Mr. Mandich stated that it was hard to say. He went on to say that he would not wait too long and that visually you could see the issues- no bonding. Mr. Bergeron asked if temporary shoring would work while the Committee came up with a final solution. Mr. Mandich stated that the building was currently buckling and moving so he wasn't sure. He went on to say that he would say "no," that he could not think of temporary solution as even what was proposed here was not an absolute. Mr. Fifield stated that Mr. Mandich had mentioned a squeezing motion from the side buildings. He went on to ask how that would help. Mr. Mandich stated that it would redistribute the pressure and that the only way to fully solve the issue would be to work both buildings together. Mr. Fifield asked the Committee if they had any other comments. Ms. DiMaggio stated that she did not want to stand in the way of this, but she was unsure how to proceed. Mr. Fifield stated that perhaps they could mark the elevation for review. Mr. Mandich stated yes that they could definitely do that. With nothing left to discuss, the Committee moved on to the next agenda item.

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**208 Bienville St: 21-21645-VCGEN**; David Maise, applicant; 208 Bienville Street Development LLC, owner;

Proposal to construct a new three-story gallery with roof overhang on the N. Front elevation of the building, per application & materials received 07/29/2021.

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<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=895078>

Mr. Albrecht read the staff report. There was no one present on behalf of the application. The Committee agreed to defer the matter until the next meeting.

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**407 Royal St: 21-22804-VCGEN;** Moss Peter, applicant; 407 Royal LLC, owner;

Proposal to install a new fabric awning above the storefront window, per application & materials received 08/05/2021.

<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=895961>

Mr. Albrecht read the staff report. There was no one present on behalf of the application. The Committee agreed to defer the matter until the next meeting.

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## Appeals and Violations

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**528 St Louis St: 19-36579-VCGEN;** 528 St Louis St: Webre Consulting, applicant; L John Arbizzani, Haydee D Manual, Louis J Arbizzani, 46 Avenida Menendez Inc, Mary R Beamer, Cody Childress, Theodore W Nass, owner; Appeal to retain iron gates installed without benefit of VCC review and approval, per application & materials received 12/09/19. **[Notice of Violation sent 10/28/19]**

*The applicant requested a deferral prior to the meeting.*

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

Review of proposed structural reinforcement in conjunction with renovation, per application & materials received 04/27/2021 & 07/27/2021, respectively. **[Notices of Violation sent 04/19/2018, 07/10/2020, 11/30/2020, & 03/18/2021. STOP WORK ORDER posted 08/23/2021]**

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

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

Ms. Vogt presented the staff report with Ms. Garrett present on behalf of the application. Ms. Garrett stated that she agreed with the staff report and discussed the requested changes with the engineer but needed clarification regarding the comments related to the channel. She added that they might be able to reduce the size of the channel. Mr. Bergeron also stated that he agreed with staff regarding the orientation of the steel angles, and that the channel would need to be concealed with brick. Mr. Fifield asked what the plan was to obscure the channel; Ms. Garrett responded that plaster would be used. Mr. Fifield asked why a channel was being used instead of a steel angle; Ms. Garrett responded that it was due to the span of the opening. Both Committee members voiced concern that the channel would telegraph through the stucco. Mr. Fifield also noted a galvanized steel weld detail that should be revised, which Ms. Garrett agreed with. Mr. Bergeron also stated that he agreed with staff's suggestion to use round plates at the structural ties. Ms. Garrett stated that they would reverse the steel angle orientation, revisit the channel with the engineer, and change the structural tie plates to round. With no further discussion needed, the Committee moved on to the next item on the agenda.

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**308-16 Chartres St, 526 Conti: 21-07731-VCGEN;** W New Orleans French Quarter Hotel, applicant; MHW New Orleans LLC, owner; Appeal to retain mural, lights, speakers and awning installed without benefit of VCC review and approval, per application & materials received 05/05/2021. **[Notices of Violation sent 08/17/2020 & 01/06/2021]**

Ms. Vogt presented the staff report with Mr. Athavale present on behalf of the application. Mr. Athavale asked why the branding in the mural mattered since it is located in the courtyard; Mr. Fifield responded that that would be the Zoning Administrator's jurisdiction, not VCC. Mr. Athavale stated that string lights are installed elsewhere in the Quarter and they were seeking retroactive approval. He added that he would provide the requested information regarding the speakers and awning. Ms. DiMaggio stated that he should work with staff on the outstanding items and provide a light study and could then return to the Committee for further discussion.

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Ms. Bourgogne asked the applicant if he had met with staff before; Mr. Athavale responded that he met with

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Inspector Whitfield to discuss the violations. Mr. Athevale again stated that other properties have string lights present; Ms. Vogt responded that it was still a work without permit violation and other properties were likely in violation and had received a letter. She added that all murals are prohibited by the Design Guidelines and the issue was not just with the branding. Mr. Fifield stated that the applicant had not presented an argument for retention of any of the violations, just reasons he felt entitled to them, and that the Committee needed justification to approve work in deviation of the Guidelines. He again advised the applicant to meet with staff. With no further discussion needed, the Committee moved on to the next item on the agenda.

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**719 Toulouse St: 21-18810-VCGEN;** 719 Toulouse St: DAVID MAISE, applicant; Whelan Leblanc & Sons LLC, owner; Appeal to relocate HVAC equipment and replace service ell millwork, per application & materials received 06/29/2021 & 08/04/2021, respectively. **[Notice of Violation sent 06/12/2018]**  
<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=890843>

Ms. Vogt presented the staff report with Mr. Maise present on behalf of the application. Mr. Maise stated that they performed an extensive roof survey, and he found the proposal to be a good solution. He thought they might have another foot that they could push the equipment back and that it would be outside the line of vision. Regarding roof access, he stated that they could provide a roof hatch, and he agreed to revise the rail detail. Ms. DiMaggio stated that a detailed stair section would also be needed. Regarding the HVAC, she noted that he didn't mention a required rail; she stated that they would need to see the roof hatch in the drawing and more information as requested, particularly the stair section. Mr. Fifield stated that he would be required to provide sections and detail.

Mr. Fifield stated that the proposal did not present the ability for the building to support the roof loads, and requested an engineer's report. He emphasized that the main concern was that the work is not visible from the public right of way. With no further discussion needed, the Committee moved on to the next item on the agenda.

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**521 Dauphine St: 21-19168-VCGEN;** Winkert Daniel, applicant; 521 Dauphine Street LLC, owner; Proposal to install mini split units, per application & materials received 07/01/2021 & 08/10/2021, respectively. **[Notice of Violation sent 05/04/2021]**  
<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=891292>

Mr. Albrecht read the staff report with Mr. Winkert present on behalf of the application. Mr. Winkert stated that the problem with locating the units behind the building is the fact that the line sets are not long enough to reach. Regarding the dormer unit, Mr. Winkert stated that they planned to keep the line set in the building and run the exterior lines across the roof. Ms. DiMaggio stated that she was more concerned about having maintenance people getting on the roof and noted that she appreciated the discreetness of the new proposed location. Mr. Fifield polled the Committee asking if they agree the proposed roof unit would not be visible. Both Ms. DiMaggio and Mr. Bergeron agreed that it would not be visible.

Mr. Fifield stated that the units are all relatively small and could be easily removed. He recommended do what is possible to minimize the visibility of the units installed at grade. With nothing else to discuss, the Committee moved on to the next agenda item.

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**510 Conti St: 21-20237-VCGEN;** Salvatore F Caserta, Jr, applicant; 510 Conti Investments LLC, owner; Proposal to address demolition by neglect and work without permit violations, including replacement of vinyl windows, appeal to retain rooftop rail, and proposal to install decorative gas lighting, per application & materials received 07/13/2021 & 08/10/2021, respectively. **[Notice of Violation sent 09/17/2019]**  
<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=892279>

Ms. Vogt read the staff report with Mr. Caserta present on behalf of the application. Mr. Caserta stated that Inspector Whitfield had really helped them with the process and that they were working on tuckpointing and vegetation removal and that they had sent in window and shutter drawings. He added that the steel rail was there when they purchased the building and that he was sure it was for safety reasons since the parapet is only about 18" tall. He stated that the gas sconce had already been purchased from Bevolo in 2015 and he was told it was "VCC approved," and that they wished to install it now. For clarification Ms. DiMaggio asked if he was appealing to retain the rail; Mr. Caserta responded yes. She added that the fixture might be a hardship if the Committee did not find it approvable. Mr. Fifield asked if it would be gas; Mr. Caserta responded that it was, but that the streetlights provided adequate light levels. He added that he could add the cad drawing of the sconce to

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the elevation drawing for review. With no further discussion needed, the Committee moved on to the next agenda item.

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**1011 Orleans Ave: 21-21196-VCPNT;** Mayeux Lester, applicant; Lester D Mayeux, owner;

Proposal to retain absence of gutter and downspout removed from the Orleans elevation without benefit of VCC review or approval, per application received 07/28/2021. **[Notice of Violation sent 11/08/2019]**

Mr. Albrecht read the staff report with Mr. Mayeux present on behalf of the application. Mr. Mayeux stated that he preferred it without the gutter and that there were plenty of examples of this style house without a gutter. Mr. Fifield stated that this abat-vent had been modified and that might be why a gutter was necessary. Mr. Bergeron stated that the modifications made the gutter and attractive solution and that gutters saved buildings. Mr. Mayeux stated that he was not aware of any modifications. He went on to ask what those modifications were and why this one was so different. Ms. Bourgogne stated that this was not a traditional abat-vent as they overhang had a soffit. Ms. Vogt state that this was more of an overhang and that the fascia seemed incredibly large without the gutter. She went on to say that the soffit would deteriorate without the gutter. Mr. Fifield stated that they had photos of the previous gutter and that the applicant had presented no information as to how this overhang was different. He went on to say that there was no compelling evidence that there shouldn't be a gutter. Mr. DiMaggio agreed with Mr. Fifield and went on to say that she needed evidence that is should not be there. Mr. Fifield stated that the deep fascia suggests alteration and the need for a gutter. With nothing left to discuss, the Committee moved on to the next agenda item.

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**625 Dauphine St: 21-21745-VCGEN;** Wells Kent, applicant; 625 Dauphine Street LLC, owner;

Proposal to retain and complete work begun without benefit of VCC review or approval including new alleyway paving, removal of a water feature, HVAC equipment, etc. per application & materials received 07/29/2021 & 08/12/2021.

<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=894832>

Mr. Albrecht read the staff report with Mr. Wells present on behalf of the application. Mr. Wells stated that the roof had some damage so they put he copper cap up. Ms. DiMaggio asked if rebuilding the parapet was part of the permit and if there were any before and after pictures. She went on to say that she was truly against retention. Mr. Wells stated that he did have pictures. Mr. Bergeron asked if there was any situation in which staff or the Committee would allow the cap flashing. Mr. Fifield stated that perhaps if the parapet was too low, but the Committee did not have that information today. Mr. Albrecht confirmed Mr. Fifield's statement. With nothing left to discuss, the Committee went to a 30-minute recess for public comment.

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At approximately 3:24PM 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 3:54PM.

At approximately 3:54PM Ms. Bourgogne called the roll. Mr. Fifield and Mr. Bergeron were present. Mr. Fifield called the meeting to order. Ms. DiMaggio rejoined the meeting at 3:56PM

## Old Business

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**1023 St Peter St: 20-48511-VCGEN;** Kemp Rob, applicant; Rory Panepinto, owner;

Proposal to construct new two-story building along rear property line, per application & materials received 08/28/18 & 08/13/2021, respectively.

<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=867105>

### Public Comment:

**Nikki Szalwinski, 1011 St Philip**

Having lived next to an ongoing renovation project and second floor addition for over three years, I encourage the applicant to work with adjacent neighbors to minimize disruptions to their quality off life from dust, debris and above all noise from equipment and crew banter. In our experience this addition will inevitably increase noise in both their courtyard and adjacent ones through amplification off the masonry and they may want to consider eliminating stucco in favor of wood on its facade as well as allowing for plantings to absorb sound. Please also consider all mechanical equipment carefully as this new structure will decrease open space and available space for additional necessary equipment on the lot.

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**Discussion and Motion:** Ms. DiMaggio moved to defer the application to allow the applicant to revise the proposed construction materials. Mr. Bergeron seconded the motion, which passed unanimously.

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**1310 N Rampart St: 20-46919-VCGEN;** 1310 N Rampart St: Dipasquale Giuseppe, applicant; Esplanade Nola LLC, owner; Proposal to relocate and enlarge previously approved roof hatch, and review of proposed equipment screening mockup, per application & materials received 11/20/2020 & 08/09/2021, respectively.

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

**Public Comment:**

**Nikki Szalwinski**

**FQ Citizens**

The installed mechanical equipment is ENORMOUS and beyond highly visible to pedestrian and vehicular traffic and highly detrimental to the tout ensemble. We question whether this would have been approved at all if staff and commissioners were given a realistic view of how overwhelming this equipment is as it is now placed. Screening this equipment as sited is not at all realistic and the applicant has ample space at grade to relocate it. We also question whether this equipment is compromising the present structure, which while brown-rated, is a century old and now part of the fabric of the neighborhood. Commissioners often note that later structures and additions have a quirkiness which is worthy of keeping even if later construction. We agree with this sentiment. Part of preservation of a neighborhood is recognizing that some 20th century commercial structures contribute to the unique character and development of an area. 1310 N. Rampart is one such building. Commercial buildings like this one can and should be maintained in keeping with the original design, which did not include mechanical equipment of almost as much mass as the building itself. Please defer this proposal and consider alternate locations for this equipment, perhaps in the parking area between the two buildings where it is not so visible to the public and adjacent properties.

**Discussion and Motion:**

Mr. Bergeron asked staff if the equipment matched the approved materials as installed. Ms. Vogt responded that she would confirm but there was no obvious indication that it deviated. Mr. Bergeron moved to approve the roof hatch and defer the screening material. Ms. DiMaggio seconded the motion, which passed unanimously. Mr. Fifield stated that he wanted future submitted materials to show the building for context in relation to the screening.

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**1037 Dauphine St: 21-18034-VCGEN;** Schappacher Steve, applicant; Steven Schappacher, owner; Proposal to modify millwork and install decorative lighting, in conjunction with courtyard work, per application & materials received 06/23/2021 & 08/08/2021, respectively.

<https://onestopapp.nola.gov/Redirect.aspx?SearchString=21-18034-VCGEN>

**No Public Comment**

**Discussion and Motion:**

Ms. DiMaggio moved to **defer** the lighting, with non-decorative fixtures to be installed in the alley; to **approve** either a slab or sand paving substrate, to be decided at staff level; to **conceptually approve** modifying the rear millwork as proposed, and **approve** the installation of pool lights, with final fixture selection to be handled at staff level. Mr. Bergeron seconded the motion, which passed unanimously.

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**808 Bourbon St: 21-20920-VCGEN;** Loretta Harmon, applicant; 810 Bourbon LLC, owner;

Proposal to demolish existing, brown-rated rear addition and courtyard stair and to construct a new stair to the second floor of the rear building, per application & materials received 07/20/2021 & 08/17/2021, respectively.

<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=893177>

**Public Comment:**

There was no public comment.

**Discussion and Motion:** Mr. Bergeron moved to forward the proposed demolition to the full commission with a recommendation for approval. Ms. DiMaggio seconded the motion, which passed unanimously.

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## New Business

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**815 St Ann St: 21-21655-VCGEN;** John C Williams, applicant; 815 St Ann Holdings LLC, Sandra L Sachs, Lisa P Sinders, Sandra Sachs, owner;

Proposal to completely deconstruct the St. Ann elevation of the main building, construct new foundation, and reconstruct St. Ann elevation, per application & materials received 07/27/2021 & 08/18/2021, respectively.

<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=894862>

**Public Comment:**

**Nikki Szalwinski, FQ Citizens**

We agree with the staff report that this is a drastic intervention.

**Discussion and Motion:** Ms. DiMaggio moved to defer the application noting that much more information was needed before something this extreme could be approved. Ms. DiMaggio noted that structural engineer reports or letters need to be submitted and that the engineers should be present for future meetings. Finally, staff will perform an inspection in the interim. Mr. Bergeron seconded the motion, which passed unanimously.

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**325 Bourbon St: 21-21396-VCGEN;** Ellis Bob, applicant; Holdingsllc Quarter, owner;

Proposal to install a total of eight (8) new tie rods through the building, per application & materials received 07/28/2021 & 08/13/2021, respectively.

<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=894718>

**Public Comment:**

There was no public comment.

**Discussion and Motion:** Ms. DiMaggio moved to conceptually approve the proposed tie rod installation with final location of tie rod penetrations to be marked with paint on the exterior for staff review and approval. Mr. Bergeron seconded the motion, which passed unanimously.

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**208 Bienville St: 21-21645-VCGEN;** David Maise, applicant; 208 Bienville Street Development LLC, owner;

Proposal to construct a new three-story gallery with roof overhang on the N. Front elevation of the building, per application & materials received 07/29/2021.

<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=895078>

**Public Comment:**

There was no public comment.

**Discussion and Motion:** Ms. DiMaggio moved to defer the application to allow an applicant to be present. Mr. Bergeron seconded the motion, which passed unanimously.

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**407 Royal St: 21-22804-VCGEN;** Moss Peter, applicant; 407 Royal LLC, owner;

Proposal to install a new fabric awning above the storefront window, per application & materials received 08/05/2021.

<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=895961>

**Public Comment:**

There was no public comment.

**Discussion and Motion:** Mr. Bergeron moved to defer the application not allow a representative to be present. Ms. DiMaggio seconded the motion, which passed unanimously.

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## Appeals and Violations

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**528 St Louis St: 19-36579-VCGEN;** 528 St Louis St: Webre Consulting, applicant; L John Arbizzani, Haydee D Manual, Louis J Arbizzani, 46 Avenida Menendez Inc, Mary R Beamer, Cody Childress, Theodore W Nass, owner;

Appeal to retain iron gates installed without benefit of VCC review and approval, per application & materials received 12/09/19. **[Notice of Violation sent 10/28/19]**

**Public Comment:**

There is no public comment.

**Discussion and Motion:**

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

Review of proposed structural reinforcement in conjunction with renovation, per application & materials received

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04/27/2021 & 07/27/2021, respectively. [Notices of Violation sent 04/19/2018, 07/10/2020, 11/30/2020, & 03/18/2021. STOP WORK ORDER posted 08/23/2021]

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

[Ms. DiMaggio recused herself prior to the presentation of public comment, Committee discussion, and motion.]

**No Public Comment**

**Discussion and Motion:**

Mr. Bergeron moved to conceptually approve the proposed work with revisions to be completed as discussed, with final review and approval handled at staff level. Mr. Fifield requested an amendment to the motion, "to return to the Committee if the applicant's solution does not reflect today's discussion." Mr. Bergeron accepted the amendment and Mr. Fifield seconded the motion, which passed unanimously.

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**308-16 Chartres St, 526 Conti: 21-07731-VCGEN;** W New Orleans French Quarter Hotel, applicant; MHW New Orleans LLC, owner; Appeal to retain mural, lights, speakers and awning installed without benefit of VCC review and approval, per application & materials received 05/05/2021. [Notices of Violation sent 08/17/2020 & 01/06/2021]

**Public Comment:**

**Nikki Szalwinski, FQ Citizens**

We support the staff recommendation of denial of the mural and their request for a light study. Commercial properties should conform to design guidelines the same as residents. There has been a proliferation of string lights throughout the district at both commercial and residential properties as various properties owners mimic what they have seen elsewhere. Unfortunately what may seem innocuous in some settings is creating light pollution and concern about fire safety where wiring is unshielded from the elements, including rodents. If the applicant has doubt about spill-over light and its effect in neighbors I invite him to visit my own courtyard after dark which is entirely lit by string lights from one neighbor.

**Discussion and Motion:**

Ms. DiMaggio moved to **defer** the matter until the next meeting on 9/14/2021, to allow the applicant time to meet with staff and provide the items requested. Mr. Bergeron 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; Appeal to relocate HVAC equipment and replace service ell millwork, per application & materials received 06/29/2021 & 08/04/2021, respectively. [Notice of Violation sent 06/12/2018]

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

**No Public Comment**

**Discussion and Motion:**

Mr. Bergeron moved to **defer** the proposal, with the applicant to provide further details and an engineer's report as requested. Ms. DiMaggio seconded the motion, which passed unanimously.

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**521 Dauphine St: 21-19168-VCGEN;** Winkert Daniel, applicant; 521 Dauphine Street LLC, owner; Proposal to install mini split units, per application & materials received 07/01/2021 & 08/10/2021, respectively. [Notice of Violation sent 05/04/2021]

<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=891292>

**Public Comment:**

There was no public comment.

**Discussion and Motion:** Ms. DiMaggio moved to approve the proposed relocation of the dormer mini split unit to the location indicated in the application and to approve the proposed mini split locations at grade, with the applicant to propose screening measures for these units to minimize their intrusion, presence, and visibility. Mr. Bergeron seconded the motion, which passed unanimously.

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**510 Conti St: 21-20237-VCGEN;** Salvatore F Caserta, Jr, applicant; 510 Conti Investments LLC, owner; Proposal to address demolition by neglect and work without permit violations, including replacement of vinyl windows,

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appeal to retain rooftop rail, and proposal to install decorative gas lighting, per application & materials received 07/13/2021 & 08/10/2021, respectively. **[Notice of Violation sent 09/17/2019]**

<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=892279>

**No Public Comment**

**Discussion and Motion:**

Mr. Bergeron moved to approve the windows and gas sconce, with final review at staff level, and to deny retention of the rail. The motion died for lack of a second. Ms. DiMaggio moved to **conceptually approve** the windows, with final review and approval at staff level; **conceptually approve** the proposed fixture, unless staff review found the size and style to be drastically different from what was reviewed today; and **approval** to retain the rail for safety reasons until replacement was required. Mr. Bergeron seconded the motion, which passed unanimously.

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**1011 Orleans Ave: 21-21196-VCPNT;** Mayeux Lester, applicant; Lester D Mayeux, owner;

Proposal to retain absence of gutter and downspout removed from the Orleans elevation without benefit of VCC review or approval, per application received 07/28/2021. **[Notice of Violation sent 11/08/2019]**

**Public Comment:**

There was no public comment.

**Discussion and Motion:** Ms. DiMaggio moved to defer the application to allow the applicant to work with staff to research the history of the overhang and how it may have been altered over time. Mr. Bergeron seconded the motion, which passed unanimously.

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**625 Dauphine St: 21-21745-VCGEN;** Wells Kent, applicant; 625 Dauphine Street LLC, owner;

Proposal to retain and complete work begun without benefit of VCC review or approval including new alleyway paving, removal of a water feature, HVAC equipment, etc. per application & materials received 07/29/2021 & 08/12/2021.

<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=894832>

**Public Comment:**

There was no public comment

**Discussion and Motion:** Mr. Bergeron moved to defer the balustrade and cap flashing to allow the applicant to submit additional information. Mr. Bergeron continued that the motion included approval of the remaining items. Ms. DiMaggio seconded the motion, which passed unanimously.

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With no items left to discuss, Mr. Bergeron moved to adjourn the meeting at approximately 4:20 PM. Ms. DiMaggio seconded the motion, which passed unanimously.

Next AC Date:            Tuesday, September 21, 2021 (rescheduled from September 14, 2021, due to Hurricane Ida)