

VIEUX CARRE ARCHITECTURAL REVIEW COMMITTEE

LaToya Cantrell  
MAYOR

CITY OF NEW ORLEANS

Bryan Block  
DIRECTOR

Notice of Public Meeting

TUESDAY, JANUARY 11<sup>th</sup>, 2022; 1:00 PM,

WebEx Conference Call: (415) 655-0001, Access Code: 2490 036 0228

**NOTE: The below minutes are a summary of actions taken. They are not a verbatim transcription of the meeting.**

**Minutes of the VCC Architectural Committee meeting of Tuesday, January 11, 2022– 1:00 pm.**

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

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

**Others Present:** John Williams, Carrie Hunsicker, Calvin Rice, Patrick Abry, Peter Moss, MaryAnn Parker, Katherine Harmon, Max Perret, Steven Finegan, Scott Clark, Juan Lara, Patrick Capella, Myles Martin, Ivan Mandich, Lacey Wotring

## Minutes

### Old Business

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

Proposal to revise previously approved plans and to retain work completed in deviation of approved plans, per application & materials received 03/30/2021 & 12/29/2021, respectively.

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

Mr. Albrecht read the staff report with Mr. Williams and Ms. Hunsicker present on behalf of the application. Ms. Hunsicker stated that the oval lite was the existing door and they wished to keep it. Mr. Fifield stated that the approved drawings showed a different door. He directed the Committee's attention to slide #20, the stamped drawings and slide #18 the photo. He went on to say that slide #20, the door schedule showed a different door. He then asked staff to clarify. Mr. Albrecht stated door #8 on the schedule was the one in question. Mr. Block stated that slide #22 showed a rectangular door hence the confusion. Ms. Hunsicker stated that that was door #6 and they were talking about door #8. Mr. Block stated that it was an exterior door, so he asked the ARC if they were ok to retain. Mr. Fifield opened it up to the Committee. Mr. Bergeron stated that he did not feel strongly one way or the other. Mr. Fifield asked if there were any more comments. Ms. DiMaggio stated that she was ok with the gutter and handrail or with staff recommendations. As for the door, she stated she was ok with that as well. Mr. Fifield asked about the side door- was paired and now is a single swing. Ms. DiMaggio stated that it should be historically matching and bi-fold in nature. Mr. Fifield asked the architects. Ms. Hunsicker stated that it was a window converted to a door and the issue was the ceiling height. Mr. Block stated that the confusion was in the plan it is shown as 3 windows. He went on to ask if the Committee was ok with the design of the door and the fact that it would not match anything else. Ms. DiMaggio thanked him for the clarification and stated that she was ok with it. Mr. Block stated that staff found the handrail to be diminutive in nature. Ms. Hunsicker state that they had submitted a detail. With nothing else to discuss, the Committee moved on to the next agenda item.

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**317-19 Chartres St, 316-18 Exchange Place: 21-24905-VCGEN;** 319 Chartres St: Steven J Finegan Architects, applicant; SA Mintz LLC, owner;

Proposal to modify first floor millwork and remove courtyard enclosure roof, per application & materials received 08/24/2021 & 11/22/2021, respectively.

<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=898086>

Ms. Vogt read the staff report with Mr. Finegan present on behalf of the application. Mr. Finegan stated that they agreed with the staff report and would submit the revisions this week. With no comments or questions, the Committee moved on to the next agenda item.

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**1122 Burgundy St: 21-32521-VCGEN;** Cangelosi, Jr Robert, applicant; John A Frazee Living Trust, owner;  
Proposal to replace existing louvered and paneled shutters with new louvered and paneled shutters, per application & materials received 11/19/2021 & 12/23/2021, respectively.

<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=907797>

Mr. Albrecht read the staff report with Mr. Rice present on behalf of the application. Mr. Rice stated that they agreed with the staff report. With no comments or questions, the Committee moved on to the next agenda item.

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## New Business

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**800-804 Royal St: 21-32782-VCGEN;** Morris Kahn, applicant; Meir Chee Shawl Ltd, owner;

Proposal to deconstruct portion of building in order to install new foundation, per application & materials received 11/23/2021 & 12/07/2021, respectively.

<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=908063>

Mr. Albrecht read the staff report with Mr. Abry present on behalf of the application. Mr. Abry stated that they had reviewed a less invasive repair, but they had decided the only way to really do this would be to completely rebuild the wall with existing bricks. Mr. Fifield asked what they were really trying to get approved today. Mr. Abry stated that they wanted some sort of conceptual approval so they could move ahead with submittals. Ms. DiMaggio stated that they needed documentation to show that all possibilities had been explored. She went on to say that they had to have this and that documentation was key, very important. Ms. Bourgoigne stated that the oldest photo was from 1937. Mr. Bergeron asked where staff was with acquiring an independent structural engineer. Ms. Bourgoigne explained that the process was not easy and she was working with legal on the contract. With nothing left to discuss, the Committee moved on to the next agenda item.

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**231 Royal St: 21-21929-VCGEN;** Moss Peter, applicant; 231 LLC, owner;

Proposal to demolish existing pedestrian entrance and install new storefront system, per application & materials received 11/26/2021 & 12/30/2021, respectively.

<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=908179>

Mr. Albrecht read the staff report with Mr. Moss present on behalf of the application. Mr. Moss stated that he would be happy to work with staff he just asked that they approve the work because he had been held up since June. Mr. Block stated that part of the proposal included an enclosure that need to be reviewed by the ARC. He went on to say that the current proposal did not show the intent, then the ARC could review again and THEN staff could review the details. Mr. Fifield asked why they didn't consider altering the right side of the first bay. Mr. Moss stated that the interior wall was there. Ms. Bourgoigne suggested moving the gate forward in the opening and eliminating the alcove. Mr. Moss stated that that would not help the vagrant situation. Mr. Bergeron stated that he agreed with the staff report.

With nothing left to discuss, the Committee moved on to the next agenda item.

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**1130 Chartres St: 21-33567-VCGEN;** Sarah Nickelotte, applicant; Soniat Holdings LLC, owner;

Proposal to renovate building including the installation of new mechanical equipment, installation of metal cap flashing, and conversion of existing lanterns from electric to gas, per application & materials received 12/02/2021.

<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=909114>

The applicant asked for a deferral prior to the reading of the staff report.

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**1133-1137 Chartres St: 21-33579-VCGEN;** Sarah Nickelotte, applicant; Soniat Holdings LLC, owner;

Proposal to renovate building including construction of new skylights, installation of new mechanical equipment, and installation of a new steel gate, per application & materials received 12/02/2021.

<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=909109>

The applicant asked for a deferral prior to the reading of the staff report.

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**632 Burgundy St: 22-00211-VCGEN;** Kevin-Steven C Buford, applicant/owner;

Proposal to install Zip Wall Sheathing at wall opening immediately adjacent to neighboring building wall, per application & materials received 12/07/2021.

<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=911409>

There was no one present on behalf of the application.

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**919 St Peter St: 21-34497-VCGEN;** Parker Maryann, applicant; Thomas E Parker, owner;

Proposal to add vertical extension and fish-hook style pickets above existing alleyway gate, per application & materials received 12/13/2021.

<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=909748>

Mr. Albrecht read the staff report with Ms. Parker present on behalf of the application. Ms. Parker asked, "So a whole new top?" Mr. Fifield stated yes, redesign the entire gate system so it is more unified. Mr. Bergeron stated that he agreed with the staff report, the frame with bars and replace in whole with the hooks and bars. Mr. Fifield asked if she could work with staff and come back to the next ARC. Ms. Parker asked, "So I have to redo both gates?" Mr. Fifield stated "not necessarily." He went on to say that it was a question of what should be constructed. He then stated that they should defer and they would look forward to seeing Ms. Parker at the next meeting. With nothing else to discuss, the Committee moved on to the next agenda item.

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**827 Ursulines Ave: 21-34843-VCGEN;** John C Williams, applicant; Angela Kirby Clark, owner; Proposal to build new CMU fence and foundation following previous wall collapse, per application & materials received 12/16/2021.

<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=910054>

Ms. Vogt read the staff report with Mr. Williams and Mr. Lara present on behalf of the application. There were no questions or comments. The Committee moved on to the next agenda item.

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**714 St Peter St: 21-35451-VCGEN;** John C Williams, applicant; 718 Barracks LLC, owner; Proposal to install balcony rail extension, per application & materials received 12/22/2021.

<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=910668>

Ms. Vogt presented the staff report with Messrs. Williams and Capella present on behalf of the application. Mr. Williams stated that they wanted to get the rail extension installed as soon as possible for safety reasons and that they were withdrawing the portion of the proposal that modified the signage. Ms. DiMaggio stated that she appreciated the proposal as it was very clean and simple with minimal disruption to historic ironwork. With nothing left to discuss the Committee moved on to the next item on the agenda.

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**520 Burgundy St: 21-35436-VCGEN;** Loretta Harmon, applicant; 488 Holdings LLC, owner;

Proposal to renovate building including installation of new slate roofing, repair/replacement of windows, doors, trim, and shutters, and the enlargement of one existing pair of French doors, per application & materials received 12/22/2021.

<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=911063>

Mr. Albrecht read the staff report with Mr. Perret and Ms. Harmon present on behalf of the application. Mr. Bergeron asked which opening was to be modified. Ms. DiMaggio stated sheet A4, but asked Ms. Harmon which one. Ms. Harmon stated the one that is furthest from the rear. Mr. Albrecht stated the elevation was shown on slide #247 and in detail on slide #248. Mr. Bergeron stated that the impact seemed minimal.

\*\*\* Mr. Fifield had to leave the meeting briefly to attend a CPC hearing.

With nothing else to discuss, the Committee moved on to the next agenda item.

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## Appeals and Violations

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**530 Bourbon St: 21-11339-VCGEN;** Ellis Bob, applicant; Akm Acquisitions LLC, owner;

Appeal to retain work completed without benefit of VCC review and approval, including HVAC equipment, and to address work without permit and demolition by neglect violations, including hood vent and millwork, per application & materials received 04/21/2021 & 11/09/2021, respectively. **[Notices of Violation sent 07/17/2019, 12/05/2019 & 12/14/2020]**

<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=882456>

Ms. Vogt presented the staff report with Mr. Martin present on behalf of the application. Mr. Martin stated that the header would be dropped to show it was a later addition, but could be concealed with joist hangers. He agreed to add a roof hatch or permanent metal ladder in the mechanical alcove at the second floor. Mr. Bergeron asked if staff would prefer the mechanical be deferred, and Ms. DiMaggio asked if staff was comfortable reviewing and approving this. Ms. Vogt stated that it depended on the submittal since a ladder would likely result in a more extensive rail. She also noted that a roof hatch might be preferable since the roof is younger and Orange rated. Ms. DiMaggio stated that this could potentially be approved at staff level and a motion would be made after the recess. The Committee moved on to the next item on the agenda.

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**416 Bourbon St: 21-13009-VCGEN;** Ellis Bob, applicant; 416 Bourbon Street Inc, owner; Proposal to address violations, including appeal to retain unpermitted courtyard structure built without benefit of VCC review and approval, per application & materials received 07/25/2021 & 11/09/2021, respectively. **[Notices of Violation sent 09/08/2011, 10/24/2011, 11/04/2013, 11/21/2014, 06/21/2016, 05/01/2019, 11/30/2020, & 10/18/2021]**

<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=884074>

[Mr. Fifield rejoined the meeting during the discussion and was absent for the presentation of the report.]

Ms. Vogt read the staff report with Mr. Martin present on behalf of the application. Ms. DiMaggio asked for clarification on the infill structure and if it was wood frame construction; Mr. Martin answered yes. With nothing else to discuss, the Committee moved on to the next agenda item.

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**418 Bourbon St: 21-27787-VCGEN;** 418 Bourbon St: John C Williams, applicant; Nuccio Family LLC, owner; Proposal to address demolition by neglect and work without permit violations, including masonry repairs and millwork replacement, per application & materials received 10/05/2021 & 11/09/2021, respectively. **[Notices of Violation sent 09/08/2011, 01/17/2012, 11/04/2013, 06/13/2014, & 06/15/2018]**

<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=900929>

Ms. Vogt presented the staff report with Messrs. Williams and Lara present on behalf of the application. Mr. Lara stated that they would be going back with wood purlins and decking. Regarding the mechanical, he stated that he had emailed the daiquiri chiller specs to staff and that it would be one tank under the HVAC. Ms. Vogt asked if it would be outside and at grade, noting that it was eight feet tall; Mr. Lara stated yes.

Regarding the front elevation, Ms. DiMaggio stated that there should be some differentiation between the original openings and new modified openings. Mr. Lara stated that they were able to eliminate the exterior fire doors but could do flat metal doors. Ms. DiMaggio responded that the new doors should be slightly different in language but still an improvement, transoms might be fine, but the openings should not overly match. Mr. Fifield and Mr. Bergeron agreed. The Committee moved on to the next item on the agenda.

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**714 Orleans Ave: 21-32699-VCGEN;** Archetype LLC, applicant; Sahuque Realty Coinc, owner; Appeal to retain TPO roof, HVAC, millwork, and stucco application completed without benefit of VCC review and approval, and proposal to stucco exposed masonry, per application & materials received 11/29/2021 & 12/13/2021, respectively. **[Notices of Violation sent 07/05/2017 & 11/24/2021]**

<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=908244>

Ms. Vogt read the staff report with Ms. Wotring present on behalf of the application. Ms. Wotring stated that she had a few questions. With regard to the windows and doors, Mr. Wotring stated that according to the owner nothing had been changed as long as he had owned the building, so they were confused where to go from here. Ms. Vogt stated that the dormer had probably been there awhile, but the millwork was highly atypical and appeared to be recent. Mr. Fifield asked for comments. Mr. Bergeron asked if slide #396 was impermissible. Ms.

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Vogt stated yes. Mr. Fifield asked if staff knew what had been there previously; Ms. Vogt responded no. Ms. Wotring stated that the owner stated that it was not new and had not been replaced, they had simply removed some T1-11 and painted. Ms. DiMaggio asked when the owner acquired the property; Ms. Wotring stated 30-40 years ago. Mr. Fifield asked if they had any photos of the property throughout that time that would support the assertion that no work had been done; Ms. Wotring responded that she would ask. Mr. Block asked if the VCC had any indication that the work was present more than 10 years ago; Ms. Vogt responded not that she had found.

Mr. Fifield asked for the Committee's opinion on the exposed masonry. Ms. Wotring stated that they wanted to fully stucco the walls and that the owner stated the stucco had deteriorated and fallen. Mr. Fifield stated that it would be helpful if staff were allowed to visit the site and view the masonry in person, and he asked if the owner could provide more documentation. Ms. DiMaggio noted that the building is Blue rated and added that it would be important to get their ruling right.

With nothing left to discuss, Mr. Fifield requested a motion to recess for public comment.

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**900 Dumaine St: 21-35113-VCGEN;** 900 Dumaine St: Restorical Homes and Renovations LLC, applicant; QSR Properties LLC, owner; Appeal to retain unpermitted stucco installed on chimney, per application & materials received 12/20/2021.

*The item was removed from the agenda to be handled at staff level.*

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With nothing left to discuss, at approximately 2:33 PM the Committee went to a 30-minute recess for public comment. Mr. Bergeron made the motion to adjourn until 3:03PM. Ms. DiMaggio seconded the motion, which passed unanimously.

At approximately 3:03PM Mr. Block called the roll. All were present, and Mr. Fifield called the meeting to order.

## Old Business

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**729 Governor Nicholls St: 21-08898-VCGEN;** John C Williams, applicant; Thomas N Reagan, owner; Proposal to revise previously approved plans and to retain work completed in deviation of approved plans, per application & materials received 03/30/2021 & 12/29/2021, respectively.

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

**There was no Public Comment.**

**Discussion and Motion:** Ms. DiMaggio made the motion for the approval of the proposal. Mr. Bergeron seconded the motion and the motion passed unanimously.

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**317-19 Chartres St, 316-18 Exchange Place: 21-24905-VCGEN;** 319 Chartres St: Steven J Finegan Architects, applicant; SA Mintz LLC, owner;

Proposal to modify first floor millwork and remove courtyard enclosure roof, per application & materials received 08/24/2021 & 11/22/2021, respectively.

<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=898086>

**No Public Comment**

**Discussion and Motion:**

Mr. Bergeron moved for **conceptual approval** with provisos as noted in the staff report. Ms. DiMaggio seconded the motion, which passed unanimously.

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**1122 Burgundy St: 21-32521-VCGEN;** Cangelosi, Jr Robert, applicant; John A Frazee Living Trust, owner;

Proposal to replace existing louvered and paneled shutters with new louvered and paneled shutters, per application & materials received 11/19/2021 & 12/23/2021, respectively.

<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=907797>

**There was no Public Comment.**

**Discussion and Motion:** Ms. DiMaggio made the motion for the approval of the proposed shutter alteration. Mr.

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Bergeron seconded the motion and the motion passed unanimously.

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## New Business

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**800-804 Royal St: 21-32782-VCGEN**; Morris Kahn, applicant; Meir Chee Shawl Ltd, owner;

Proposal to deconstruct portion of building in order to install new foundation, per application & materials received 11/23/2021 & 12/07/2021, respectively.

<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=908063>

**Public Comment:**

We support the staff recommendations that this application will require significant documentation to justify such an extreme approach, similar to what was applied for at 815 St. Ann. Further, we support a complete catalog of all components and materials that can be retained for reconstruction and a full structural assessment pointing to such a drastic restoration approach.

Erin Holmes  
Executive Director  
Vieux Carré Property Owners, Residents and Associates

There does not seem to have been any repointing attempted which is less invasive. Please defer. This application and encourage the applicant to interview a number of masons and consider other less invasive and less expensive options.

Nikki Salwinski

**Discussion and Motion:** Mr. Bergeron made the motion to defer the application in order to allow the applicant time to consult with a structural engineer and provide a report. Ms. DiMaggio seconded the motion and the motion passed unanimously.

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**231 Royal St: 21-21929-VCGEN**; Moss Peter, applicant; 231 LLC, owner;

Proposal to demolish existing pedestrian entrance and install new storefront system, per application & materials received 11/26/2021 & 12/30/2021, respectively.

<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=908179>

**There was no Public Comment.**

**Discussion and Motion:** Ms. DiMaggio made the motion to defer the application. Mr. Bergeron seconded the motion and the motion passed unanimously.

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**1130 Chartres St: 21-33567-VCGEN**; Sarah Nickelotte, applicant; Soniat Holdings LLC, owner;

Proposal to renovate building including the installation of new mechanical equipment, installation of metal cap flashing, and conversion of existing lanterns from electric to gas, per application & materials received 12/02/2021.

<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=909114>

**Public Comment:**

Our comment pertains to 1130 Chartres and the notation regarding a proposed generator on the top of the small storage building in the courtyard. Please note our initial objection to the placement of any such mechanical equipment on top of that building without more information such as the size of the generator, what would be done to make it less visible for the adjacent property, noise reduction, etc. It appears you all are asking for more information but want to be on the record with regard to our position as owners of the adjacent property.

Thanks.

Angie Bowlin

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**Discussion and Motion:** Mr. Bergeron moved to defer the application, noting the applicant's request to do so. Ms. DiMaggio seconded the motion, which passed unanimously.

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**1133-1137 Chartres St: 21-33579-VCGEN;** Sarah Nickelotte, applicant; Soniat Holdings LLC, owner;

Proposal to renovate building including construction of new skylights, installation of new mechanical equipment, and installation of a new steel gate, per application & materials received 12/02/2021.

<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=909109>

**There was no Public Comment.**

**Discussion and Motion:** Ms. DiMaggio moved to defer the application, noting the applicant's request to do so. Mr. Bergeron seconded the motion, which passed unanimously.

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**632 Burgundy St: 22-00211-VCGEN;** Kevin-Steven C Buford, applicant/owner;

Proposal to install Zip Wall Sheathing at wall opening immediately adjacent to neighboring building wall, per application & materials received 12/07/2021.

<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=911409>

**There was no Public Comment.**

**Discussion and Motion:** Mr. Bergeron made the motion to defer the application in order to allow the applicant time to be present for the next hearing. Ms. DiMaggio seconded the motion and the motion passed unanimously.

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**919 St Peter St: 21-34497-VCGEN;** Parker Maryann, applicant; Thomas E Parker, owner;

Proposal to add vertical extension and fish-hook style pickets above existing alleyway gate, per application & materials received 12/13/2021.

<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=909748>

**There was no Public Comment.**

**Discussion and Motion:** Ms. DiMaggio made the motion to defer the application. Mr. Bergeron seconded the motion and the motion passed unanimously.

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**827 Ursulines Ave: 21-34843-VCGEN;** John C Williams, applicant; Angela Kirby Clark, owner; Proposal to build new CMU fence and foundation following previous wall collapse, per application & materials received 12/16/2021.

<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=910054>

**Public Comment:**

The fence proposal at 827 Ursuline is an attempt to steal one foot of property from the adjoining owner. This foot was magical discovered during a recent survey. Residential surveys in Louisiana only have to be accurate plus or minus one foot. This so called discovery is bogus. John Williams did the same thing with the property adjoining me, 1009 St Philip. He used a "survey discovery" to obtain permits from the VCC and then used the VCC permits for justification of stealing property. In my case this has resulted in over two years of litigation and over on hundred thousand dollars in legal expenses. I will also point out that in the last two hearings before both state appeals panel and a local judge, I have prevailed. The VCC should not be complicit in Mr Williams attempts to usurp property from the rightful owners.

Respectfully,

Captain Terrence Patrick Jacobs

The brick property line fence that collapsed has been standing between these buildings as long as I can remember going back to the 1980s and at this point is common by law because it is touches the property line along its entirety. This is evident in a survey of th neighboring property at 823-825 Ursulines on the Diboll site. It is concerning that the adjacent property owner was not on the call today since they may not be aware of this longstanding condition and as an owner in indivision have a say on the fence. Further a residential survey in

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Louisiana only has to be accurate to 12 inches as I am sure most architects and developers are aware. (Mortgage holders are only looking at the rough size of the lot rather than the actual boundary location.) Before issuing an approval the VCC would be wise to not only include the adjacent homeowner but also request a true boundary line survey in order to avoid being dragged into litigation. Unfortunately this has happened on other projects presented by this firm in the past.

Nikki Szalwinski  
1011 St. Philip

**Discussion and Motion:**

Mr. Bergeron stated that he agreed with the staff report but was alright with deferring the item to allow the neighbor an opportunity to be present. Ms. Bourgogne stated that the neighbor was aware, that she had been copied on emails between the two property owners. She added that JWA was hired to do the drawings after the current owner discovered this survey and the neighbor was in agreement with the relocation. Mr. Block stated that the Committee could include the survey in the motion but that it did not affect the architectural proposal and jurisdiction of the Committee.

Mr. Bergeron made the motion to **approve** the proposed CMU fence with the following provisos:

- The wall must be fully stucco'd on both sides with metal lath added to prevent CMU joint telegraphing
- The applicant must submit a full height section of the wall showing the corbel, lath, and stucco prior to permit issuance.
- A current survey must be submitted to staff prior to permit issuance

Ms. DiMaggio seconded the motion, which passed unanimously.

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**714 St Peter St: 21-35451-VCGEN;** John C Williams, applicant; 718 Barracks LLC, owner; Proposal to install balcony rail extension, per application & materials received 12/22/2021.

<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=910668>

**No Public Comment**

**Discussion and Motion:**

Ms. DiMaggio moved to **approve** the rail extension with final review and approval to be handled at staff level. Mr. Bergeron seconded the motion, which passed unanimously.

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**520 Burgundy St: 21-35436-VCGEN;** Loretta Harmon, applicant; 488 Holdings LLC, owner;

Proposal to renovate building including installation of new slate roofing, repair/replacement of windows, doors, trim, and shutters, and the enlargement of one existing pair of French doors, per application & materials received 12/22/2021.

<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=911063>

**There was no Public Comment.**

**Discussion and Motion:** Mr. Bergeron made the motion to approve the proposed work with final details to be worked out at the staff level. Ms. DiMaggio seconded the motion and the motion passed unanimously.

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## Appeals and Violations

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**530 Bourbon St: 21-11339-VCGEN;** Ellis Bob, applicant; Akm Acquisitions LLC, owner;

Appeal to retain work completed without benefit of VCC review and approval, including HVAC equipment, and to address work without permit and demolition by neglect violations, including hood vent and millwork, per application & materials received 04/21/2021 & 11/09/2021, respectively. **[Notices of Violation sent 07/17/2019, 12/05/2019 & 12/14/2020]**

<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=882456>

**No Public Comment**

**Discussion and Motion:**

Ms. DiMaggio moved to **conceptually approve** the proposed work with final review and approval at staff level unless staff determines that it should return to the Committee for further review. Mr. Bergeron seconded the

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motion, which passed unanimously.

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**416 Bourbon St: 21-13009-VCGEN**; Ellis Bob, applicant; 416 Bourbon Street Inc, owner; Proposal to address violations, including appeal to retain unpermitted courtyard structure built without benefit of VCC review and approval, per application & materials received 07/25/2021 & 11/09/2021, respectively. [Notices of Violation sent 09/08/2011, 10/24/2011, 11/04/2013, 11/21/2014, 06/21/2016, 05/01/2019, 11/30/2020, & 10/18/2021]  
<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=884074>

**Public Comment:**

VCPORA extends our thanks to the VCC staff and Architecture Committee for their commitment to holding property owners responsible as stewards for these structures, particularly given their high profile locations on Bourbon Street. The continuation of unpermitted work and ongoing demolition by neglect jeopardizes not only these irreplaceable buildings, but also that of the entire district. We also encourage the Committee to deny retention of the unpermitted ground level infill, noting that it is in violation of open space requirements and could contribute to continued damage to the original structure from inadequate drainage.

Erin Holmes  
Executive Director  
Vieux Carré Property Owners, Residents and Associates

**Discussion and Motion:**

Mr. Bergeron asked staff to clarify what was grandfathered versus what was being appealed; Ms. Vogt stated that the addition on the second floor was grandfathered but that the single-story infill adjacent to the service ell was unpermitted. She added that the first floor of the service ell, which became “interior” after the unpermitted addition was built, had been partially deconstructed and heavily modified. He asked if there was an engineer’s report, which Ms. Vogt directed him to, noting that the engineer claims it is stable. Mr. Fifield asked if the infill was built in excess of the allowable area per the CZO; Ms. Vogt stated that she was unsure as those calculations had not been provided. Mr. Fifield stated that he did not wish for the VCC to be used as leverage with Zoning to retain the infill.

Ms. DiMaggio noted that the building is Blue rated, there is no evidence the single-story infill was grandfathered, significant first floor damage has been done to the service ell, and the infill does not contribute to the historic character of the district. She stated that it was difficult to support retention in light of these issues, but that the applicant could appeal for hardship.

Mr. Bergeron moved to **deny** the appeal to retain the infill construction and **conceptually approve** the remaining work to be handled at staff level, noting that the HVAC must be screened, and the mortar cap must be revised. Ms. DiMaggio seconded the motion. Mr. Bergeron and Ms. DiMaggio voted for the motion, while Mr. Fifield abstained since he was absent for the presentation of the staff report. The motion passed with two votes.

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**418 Bourbon St: 21-27787-VCGEN**; 418 Bourbon St: John C Williams, applicant; Nuccio Family LLC, owner; Proposal to address demolition by neglect and work without permit violations, including masonry repairs and millwork replacement, per application & materials received 10/05/2021 & 11/09/2021, respectively. [Notices of Violation sent 09/08/2011, 01/17/2012, 11/04/2013, 06/13/2014, & 06/15/2018]  
<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=900929>

**Public Comment:**

We are concerned about the water tower discussed and request clarification as to whether it would require a pedestal to meet base flood elevation requirements as this would increase the overall height. We wonder if the staff and committee can request a mock-up in situ in order to avoid the situation at 1310 Rampart where mechanical equipment is highly visible from adjacent properties. Additionally we are unclear if the equipment location is compliant with zoning setbacks.

**Nikki Szalwinski, FQ Citizens**

I am the Chairman and CEO of Fat Tuesday.

As you know, our brand was born in Louisiana. To this day, we are the original and largest operator of frozen specialty drinks in the United States and have a cult following - we have fans, not guests. Fat Tuesday excels in entertainment destinations and we are looking to expand all over the country and into Mexico and Spain in 2022.

But we never forget our roots. And that is why we are requesting to build our flagship location on Bourbon Street

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418. It will be the heart of our global operation. We could not be prouder or happier than to bring this amazing new restaurant design to the birthplace of the brand.

Our objective would be to be serving Daiquiris by this upcoming Mardi Gras – nothing would make us and our guests happier.

Thank you for your support and consideration.

**Alex Macedo**

Dear Ladies & Gentlemen,

Good afternoon and thank you for taking the time to review our project at 418 Bourbon Street. We are very excited about our restoration project that we are undertaking, allowing the space to be restored to its original form. As a brand that was Born in Louisiana we could not be prouder to have the opportunity to be part of the preservation of the cities distinct and amazing culture.

As the Chief Development Officer of the Brand, this location is my number focus, given it will be our Flagship location across the globe. We very much appreciate your consideration and support in helping us get this open by Mardi Gras.

Thank you so much for time.

All the Best,

**Lawrence Brown**

**Discussion and Motion:**

Ms. Vogt stated that she needed follow-up mechanical information from the applicant for the daiquiri machines. She also noted that the drawings did not show a kitchen for a restaurant.

Ms. DiMaggio moved to **approve** the renovation with a proviso that the mechanical specs must be submitted for further review and approval by staff. Mr. Bergeron seconded the motion, which passed unanimously.

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**714 Orleans Ave: 21-32699-VCGEN;** Archetype LLC, applicant; Sahuque Realty Coinc, owner; Appeal to retain TPO roof, HVAC, millwork, and stucco application completed without benefit of VCC review and approval, and proposal to stucco exposed masonry, per application & materials received 11/29/2021 & 12/13/2021, respectively. **[Notices of Violation sent 07/05/2017 & 11/24/2021]**

<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=908244>

**No Public Comment**

**Discussion and Motion:**

Mr. Bergeron moved to:

- **Temporarily approve** retention of the TPO roof for the life of the installation with the possibility that metal cap flashing be installed- with all details to be reviewed and approved at the staff level
- **Defer** the proposal to stucco exposed masonry and defer the appeal to retain inappropriate millwork to allow the applicant an opportunity to provide evidence of historic conditions
- **Temporarily approve** retention of HVAC equipment with the proviso that any replacement equipment must be relocated to avoid the need to install safety rails on the roof

Ms. DiMaggio seconded the motion, which passed unanimously. [Mr. Fifield disconnected from the teleconference]

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**900 Dumaine St: 21-35113-VCGEN;** 900 Dumaine St: Restorical Homes and Renovations LLC, applicant; QSR Properties LLC, owner; Appeal to retain unpermitted stucco installed on chimney, per application & materials received 12/20/2021.

*The item was removed from the agenda to be handled at staff level.*

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With no items left to discuss, Mr. Bergeron moved to adjourn the meeting at approximately 3:36PM. Ms. DiMaggio seconded the motion, which passed unanimously.