

VIEUX CARRE ARCHITECTURAL REVIEW COMMITTEE

LaToya Cantrell  
MAYOR

CITY OF NEW ORLEANS

Bryan Block  
DIRECTOR

Notice of Public Meeting

TUESDAY, FEBRUARY 22<sup>nd</sup>, 2022; 1:00 PM,

WebEx Conference Call: (415) 655-0001, Access Code: 2482 710 0064

**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, February 22, 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:** Blake Kidder, Julia Hodgins, Mark Starring, Carrie Hunsicker, John Williams, Karri Maggio, Joe Palmer, Tim Terrell, Wayne Ducote, Corbett Scott, Peter Moss, Jonathan Marcantel, Jay Hargrave, Andrea Register, Tim Clark, David Maise

## Minutes

### Old Business

---

**500 St Peter St: 21-04902-VCGEN;** Kidder Blake, applicant; El Churasco Chapin LLC, owner;

For recommendation only: Proposal to install mechanical safety equipment including access ladders and service platforms, per application & materials received 02/23/2021 & 01/11/2022.

<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=873987>

Ms. Vogt presented the staff report with Mr. Kidder and Ms. Hodgins present on behalf of the application. Mr. Kidder stated that the access panel would take up the whole kitchen ceiling. He said they found it very intrusive, noting that they were trying to avoid penetrating the roof. Ms. DiMaggio thanked the applicants for providing the alternatives for Committee review and appreciated them returning to the Committee even though it was not required. She stated that she understood the interior issues but noted that interior difficulties could only be considered so far since the VCC does not have jurisdiction over the interior. Mr. Bergeron stated that he felt similarly. Mr. Fifield stated that he was trying to assess all three options, considering the size of the platforms, what is most easily reversible, etc. He asked the applicants what they thought was the least invasive option; Mr. Kidder stated that he believed the ladder option would be the easiest to reverse, and noted that the courtyards were already affected by the mechanical equipment at the first floor. With no further discussion needed, the Committee moved on to the next item on the agenda.

---

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

Proposal to rearrange existing decorative cast iron fence pickets and install alternative contrasting pickets where originals are missing, per application & materials received 04/30/2021 & 01/17/2022, respectively.

Mr. Albrecht read the staff report with Mr. Palmer present on behalf of the application. Mr. Palmer stated that the fence was missing about 5 spindles. He went on to say that their concern was that if more broke off, how would they replace them. Ms. DiMaggio asked “so if this happens again you will replace with the simplified?” Mr. Palmer stated yes. Ms. DiMaggio stated “so eventually it will all be replaced with less historic fence line. I find this problematic.” Mr. Bergeron asked what the method of attachment was. Mr. Palmer stated welded. Mr. Bergeron asked if it was cast iron. Mr. Palmer stated yes. Mr. Fifield asked if they could slide under the existing. Mr. Palmer stated yes that they were welded not clipped. Mr. Fifield asked Mr. Palmer to clarify at staff. With nothing else to discuss, the Committee moved on to the next agenda item.

---

**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>

*This item was removed from the agenda as no materials were submitted by the applicant.*

---

**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 & 02/16/2022, respectively.

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

Mr. Albrecht read the staff report with Mr. Terrell and Mr. Ducote present on behalf of the application. Mr. Terrell stated that they had tried to steer the proposal to a more industrial style by using the existing arch to direct it. He went on to say that they just wanted to start a dialogue and explore any options that the Committee might believe to be more successful. Mr. Ducote stated that he agreed and that they would be happy to come back with more guidance from staff. Mr. Bergeron stated that he found the proposal to be interesting and that he agreed with staff that the proposal might have “some legs.” Ms. DiMaggio stated that she was trying to decide if the materiality changed her feelings, in other words did it make a good consideration for approval. She went on to say that using the exterior footprint and pulling it back within the exoskeleton made it “less confusing.” Mr. Blocks stated that they had met on site and his take away was that if this could be contemporary and not “faux historic” with more industrial language there was definitely room for discussion. Mr. Fifield stated that he did think the designs on A 1.B and A 1.C were more successful. He went on to say that he agreed the more contemporary or industrial the design the better but for the architect not to detract from the beauty of the buildings. He went on to suggest that perhaps hung balconies might work. He suggested working with staff.

---

**917 Decatur St: 21-28888-VCGEN**; 917 Decatur St: William, applicant; Bopp Enterprises#lv LLC, owner;

Proposal to renovate hurricane damaged building including proposed relocation of mechanical equipment to the roof of the main building, the installation of new skylights, and the installation of a roof hatch, per application & materials received 10/14/2021 & 02/08/2022, respectively.

Mr. Albrecht read the staff report with Ms. Maggio present on behalf of the application. Ms. Maggio clarified that the tiebacks would be on the second floor and that no new tiebacks would be visible. As for the roof equipment she stated that they had not met with any other City departments yet and that the roof hatch was to provide access. She went on to say that they understood they might have to revisit this. She then asked if it was necessary for the HVAC to go to full Commission or if the ARC could provide feedback. Mr. Albrecht stated that the skylights and the HVAC on the roof would trigger full Commission review. Ms. Maggio stated that they would discuss with the owners. With nothing left to discuss, the Committee moved on to the next agenda item.

---

**1014 N Rampart St: 21-29855-VCPNT**; David Fuselier, applicant; 1014 N Rampart LLC, owner;

Proposal to install exterior string lights at side alley on a permanent basis, per application & materials received 10/25/2021 & 02/03/2022.

Ms. Vogt presented the staff report with Mr. Starring present on behalf of the application. Mr. Starring stated that he was not a specialist, but Armstrong had suggested this fixture and layout. He stated that food was being served in the courtyard and there was no external lighting. He added that he was happy to put up a sample for a nighttime inspection. Ms. DiMaggio stated that the layout of the strands went to the corner and would be seen from the alley, asking staff if that influenced their recommendation. Ms. Vogt stated that the proposal no longer continued down the alley but that yes, it would be visible from the street. Ms. Bourgogne thanked the applicant for working with staff to figure out a lighting solution. Mr. Bergeron asked how the strings would be attached, particularly at the brick fence. Ms. Vogt stated that that would be considered prior to permit. With no further discussion needed, the Committee moved to the next item on the agenda.

---

**740 Barracks St: 21-32681-VCGEN**; Corbett Scott, applicant; Brad Michael Williams Irrevocable Trust, owner; Proposal to renovate building to enlarge existing camelback, per application & materials received 11/22/2021 & 02/15/2022, respectively.

Mr. Albrecht read the staff report with Mr. Scott present on behalf of the application. Mr. Scott stated that they

---

---

had proposed the HVAC in the rear because they didn't think it would be a big deal on the expanded camelback. As for the large window, Mr. Scott stated that it was prefab and was to be removed. Mr. Bergeron stated that he was inclined to leave openings where they were currently located. Mr. Scott asked if Mr. Bergeron would object to lowering the sill to match the others. Mr. Bergeron stated no. Mr. Fifield agreed. Mr. Fifield then stated that he believed the proposed rear HVAC location might be the best. He asked the applicant if this was the solution they might prefer. Mr. Scott stated yes. With nothing else to discuss, the Committee moved on to the next agenda item.

---

**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 & 02/09/2022, 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. Ms. DiMaggio noted the proposed change of the existing three lite transom to a single lite transom was not necessary. Mr. Fifield agreed. With nothing left to discuss, the Committee moved on to the next agenda item.

---

**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 & 02/08/2022, respectively.

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

Mr. Albrecht read the staff report with Mr. Marcantel and Mr. Hargrave present on behalf of the application. Mr. Marcantel stated the following: roof- the height of the equipment does peak above the parapet but we will be moving it back 20feet. We are considering a modified bit roof and are looking at TPO lead times. Carriageway door- there is an early photo with wood step and at the bottom you can see what looks to be a bottom rail. Generator- we think it will have to run a maintenance cycle one time a month but we can change it to less- perhaps 3-6 months.

Ms. DiMaggio agreed that she could also see the wood rail on the carriageway door. Mr. Block also agreed. Mr. Bergeron agreed that it seemed like a precedent. He then stated that the mechanical plan didn't seem to match up and that some additional drawings would help so they could decide what could be set back and what could not. Mr. Fifield stated that the current gate allowed for visibility and it would be sad for the public to lose this opening into a French Quarter courtyard. He went on to say that if they did entertain a wood gate, he would ask the applicant to study the panels and rails more closely. Mr. Hargrave asked if they could have the wood gate and then a metal gate further into the corridor. Mr. Fifield stated that he was just saying how nice it is to be able to see in as you pass by. He went on to discuss the mechanical screen, and stated that he would like to suggest a study of this that possible did not look like shutters or doors, a different vocabulary. Mr. Bergeron asked if they did install the solid panel gates how they would function. Mr. Hargrave stated that they would sue a buzzer that would call a cellphone for entry. Mr. Fifield stated that this would also diminish the air flow, which might be a detriment to the building. Mr. Fifield then asked Ms. Bourgoigne her thoughts. Ms. Bourgoigne stated that if they were making the case to go back to the wood gate, then they go back to the wood with no additional iron gate. Mr. Hargrave stated that he was happy with the options and the discussion so they would go back and discuss. With nothing left to discuss, the Committee moved on to the next agenda item.

---

**1133 Chartres St: 21-33581-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 & 02/08/2022, respectively.

<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=909108>

Mr. Albrecht read the staff report with Mr. Marcantel and Mr. Hargrave present on behalf of the application. Mr. Mercantile stated that the skylights were intended to not modify the roof structure and that the front one they did reduce in size. He went on to say that they had the same comments here as for 1130 regarding the generator. Ms. DiMaggio stated that she was VERY hesitant over the front skylight as it was highly visible and the high rating of the building. Mr. Bergeron agreed and asked the purpose of the skylight. He then stated "oh it is a bedroom." Mr. Fifield stated that he had the same comments for the enclosure and that he shared his colleagues response to the skylights on the building particularly the slope facing Chartres street. With nothing left to

---

---

discuss, the Committee moved on to the next agenda item.

---

**226 Bourbon St: 22-02154-VCGEN**; John C Williams, applicant; Bourbon Nine LLC, owner; Proposal to install new millwork and mechanical equipment and renovate courtyard in conjunction with a **change of use** from *vacant* to *nightclub*, per application & materials received 01/21/2022 & 02/09/2022, respectively.  
<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=913369>

Ms. Vogt presented the staff report, with Ms. Hunsicker and Mr. Williams present on behalf of the application. Ms. Vogt stated that the application would also need review at the Commission level for the change of use. Ms. Hunsicker stated that they would submit sound data as requested, and they would be fine with gas pendants at the front. She also said they would be happy to do a mockup of the string lights. Mr. Fifield asked how far apart the strings were; Ms. Hunsicker responded 4'. Ms. DiMaggio asked the Committee "if a mockup is required as a proviso of the motion, would we want to see three strings?" Mr. Fifield stated that they hadn't been given the spacing on the lamps per string so that would depend, but he would think at least three. Mr. Bergeron noted that the placement of the strings did not seem to relate to the architectural rhythm of the openings on the service ell and asked the Committee their thoughts. Mr. Fifield said he found that a very interesting question.

Mr. Williams asked if they would not be able to receive the permit until after Commission review; Mr. Fifield answered that that would be a question for staff. With nothing else to discuss, the Committee moved on to the next item on the agenda.

---

## New Business

---

**634 Esplanade Ave: 22-02182-VCGEN**; Andrea Register, applicant; Br549 Holdings LLC, owner; Proposal to structural repair and level the Chartres side of the building, per application & materials received 01/26/2022.  
<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=913860>

Mr. Albrecht read the staff report with Ms. Register and Mr. Clark present on behalf of the application. Ms. DiMaggio stated that she agreed with the staff report. Mr. Bergeron agreed. With nothing left to discuss the Committee moved on to the next agenda item.

---

**511 Bourbon St: 22-03409-VCGEN**; Loretta Harmon, applicant; Brevort Enterprises L L C, owner; Proposal to renovate main building including replacement of abat-vent, repairs to existing millwork and retention of metal cap flashing, per application & materials received 02/02/2022.  
<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=914741>

Mr. Albrecht read the staff report with Ms. Harmon present on behalf of the application. Ms. Harmon stated that the existing L shaped flashing would remain. Ms. DiMaggio asked if the existing flashing to remain was copper or another metal. Ms. Harmon stated that she believed it was copper but that if they discover it is not they would need to circle back. Mr. Bergeron noted that the existing corrugated metal abat vent has been in place sometime, possibly as early as the 1900 photograph, and if the profile of that metal was important. Mr. Block responded that he felt either material would be appropriate and that the rating of this building could tolerate an improved material. Mr. Bergeron noted that historic photos also showed a gutter at the outside edge of abat vent and if that was being considered. Ms. Harmon responded that they were not at this time but that may be something considered in the future. With nothing left to discuss the Committee moved on to the next agenda item.

---

## Appeals and Violations

---

**623 Bourbon St: 21-32162-VCPNT**; Smoke Shop, applicant; Peri Luscent Ltd, owner; Proposal to renovate carriageway including the installation of new decorative light fixtures and painting, in conjunction with a proposed change of use from *vacant* to *art gallery*, per application & materials received 11/16/2021 & 01/10/2022, respectively.  
<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=907347>

There was no one present on behalf of the application. The Committee moved on to the next agenda item.

---

---

**835 Decatur St: 21-35401-VCGEN**; David Maise, applicant; Tkm Properties LLC, owner;

Proposal to correct or retain violations including proposal to install new door at unpermitted ATM alcove, per application & materials received 12/22/2021 & 02/16/2022, respectively.

<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=911074>

Mr. Albrecht read the staff report with Mr. Maise present on behalf of the application. Mr. Maise noted that the reason for the proposed closer was to keep the space closed. Mr. Maise continued that there was and would continue to be a 24-hour security system in place. Mr. Fifield inquired about the access hardware for the door. Mr. Maise reiterated that there would be an automatic closer and security system. Mr. Fifield clarified that the door would never be locked with 24-hour access to this space. Mr. Bergeron inquired if any of these businesses were open 24 hours or if the camera would be the only thing discouraging crime from taking place in this space. Mr. Maise stated that the businesses were not open 24-hours. Mr. Bergeron expressed concern that even if there is a camera present, who knows what may be occurring and that by putting a door it may actually make it a more convenient "bathroom." Mr. Bergeron suggested adding a lock. Mr. Block noted that the VCC jurisdiction was limited to the architecture of the opening but it was a hard question to answer.

---

At approximately 2:55 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 3:25 PM.

At approximately 3:25 PM Mr. Block called the roll. All members were present, and Mr. Fifield called the meeting to order.

## Old Business

---

**500 St Peter St: 21-04902-VCGEN**; Kidder Blake, applicant; El Churasco Chapin LLC, owner;

For recommendation only: Proposal to install mechanical safety equipment including access ladders and service platforms, per application & materials received 02/23/2021 & 01/11/2022.

<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=873987>

### No Public Comment

#### Discussion and Motion:

Ms. DiMaggio noted that the motion was for recommendation only and was non-binding: she moved to support the ladder proposal, noting that she appreciated the applicant's review and consideration of all possible options. Mr. Bergeron seconded the motion, which passed unanimously. Mr. Fifield echoed Ms. DiMaggio's thanks.

---

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

Proposal to rearrange existing decorative cast iron fence pickets and install alternative contrasting pickets where originals are missing, per application & materials received 04/30/2021 & 01/17/2022, respectively.

### No Public Comment

#### Discussion and Motion:

Mr. Bergeron moved to defer the application to allow the applicant an opportunity to work with staff to further develop the proposal and generate a drawing to illustrate. Ms. DiMaggio seconded the motion, which passed unanimously.

---

**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

I would like the committee to address whether the second floor window facing Barracks and the playground on the dependency (Building A) is legal.

The window appears to be directly on the property line.

I thought windows could not be built on property lines??

---

---

The playground is a group of individual lots, some owned by the city, some owned by the School Board.

I am an abutting property owner. My lot at 1218 Burgundy has a few feet in common with the end of the Barracks property line of 1215 Dauphine.

I previously submitted a survey demonstrating this.

John Reed  
1218 Burgundy

**Discussion and Motion:**

---

**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 & 02/16/2022, respectively.

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

**Public Comment**

We want to voice concerns on the initial conceptual approval of this proposed three story gallery. Given the SHPO assessment in 2011, and the continued recommendation of denial from staff, we agree that the creation of galleries on this building are not in keeping with its industrial nature, which is an unusual contribution to the district. There is no documentary evidence that supports the addition nor is it appropriate for its building type.

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

**Discussion and Motion:**

Mr. Bergeron made the motion to defer the application in order to allow the applicant time to work with staff to further develop this proposal based on today's discussion and using the guidelines for New Construction and Additions as a guide. Ms. DiMaggio seconded the motion and the motion passed unanimously.

---

**917 Decatur St: 21-28888-VCGEN**; 917 Decatur St: William, applicant; Bopp Enterprises#lv LLC, owner;

Proposal to renovate hurricane damaged building including proposed relocation of mechanical equipment to the roof of the main building, the installation of new skylights, and the installation of a roof hatch, per application & materials received 10/14/2021 & 02/08/2022, respectively.

**There was no Public Comment.**

**Discussion and Motion:** Mr. Bergeron moved to defer this matter to allow the applicant time to revise the proposal based on staff recommendations and today's discussion. Ms. DiMaggio seconded the motion, which passed unanimously.

---

**1014 N Rampart St: 21-29855-VCPNT**; David Fuselier, applicant; 1014 N Rampart LLC, owner;

Proposal to install exterior string lights at side alley on a permanent basis, per application & materials received 10/25/2021 & 02/03/2022.

**Public Comment:**

I am opposed to the string lighting in the rear yard. Since opening neighbors have been subjected to light spillover and their Biergarten atmosphere along with the TV screen stat remains in place to this day. The lights are also attached to the neighbors wall which was built to secure the St Philip property at their cost. 1014 was in poor condition because a string of previous owners never spent anything in maintenance or security. Attaching lights to the fence without permission from the owner of the fence may be a civil issue but the VCC should not facilitate

---

---

this. Additionally there are numerous rats and raccoons in our square and I am extremely concerned about the fire hazard as a property owner close by. If I can hear music and smell their kitchen fire concerns are a realistic concern for me and a ongoing fear for those immediately adjacent. This is a business and I see no reason why they can't find a solution to lighting that is more closely in line with the residential lots around it and which do not impinge in the enjoyment of neighboring properties. Perhaps table umbrellas with lighting underneath. String lighting was never meant to be a permanent solution and is not in keeping with the historic nature of the area.

Lt Terrence Jacobs, USN

In regards to above mentioned proposal we are absolutely objecting - the owner has already installed a string of lights that shine toward our bedrooms. In addition, the TV that has been illegally installed outside of the property and facing our living quarters has not been removed.

Sincerely,

Daniela and Elie Khoury  
1017 St. Phillip

While string lights may seem to be an easy solution for this business' needs it remains that these lights have proliferated throughout the district as both businesses and residents emulate what they see, often doing so without permit. While this proposal is much better than what was illegally placed last October, and which has been spilling into neighboring property windows since then, there is no guarantee that it will stop the spillover issue. While appreciate the reduction and the addition of shades, these lights will be moving constantly and keeping the shades aimed at the ground is not possible. I have personally witnessed one strand of string lights with shades taht cast light over the entire adjacent property. The shades have never shielded the adjacent properties. As this is a business in a formerly residential structure and adjacent to actual residences they should light their yard more in keeping with whats adjacent and find a more portable solution for their tables, whether that is menulightsd like most restaurants have available, tasteful portable table lanterns or candles or simple placing table close to exterior lighting that is fixed downward. We are confused as to why VCC seems opposed to string lighting in the alley where it is visible from street and doesn't affect neighbors but finds string lighting in the yard which is visible to neighbors and impact them acceptable.

Please request a proposal for something more subtle and where spillover light cannot happen.

Nikki Szalwinski  
FQ Citizens

**Discussion and Motion:**

Mr. Fifield asked about the current status of the TV; Ms. Vogt stated that the applicant had been told it couldn't remain mounted to the wall, and had agreed to remove it. She added that staff had discussed a freestanding cabinet with them as an alternative. Ms. Bourgoigne stated that the TV was still mounted to the building.

Ms. DiMaggio moved to **defer** the application until a mockup could be provided for nighttime inspection by staff. Mr. Bergeron asked if the motion should address the TV. Mr. Fifield noted that it was not before the Committee today. Mr. Bergeron seconded the motion, which passed unanimously.

---

**740 Barracks St: 21-32681-VCGEN**; Corbett Scott, applicant; Brad Michael Williams Irrevocable Trust, owner; Proposal to renovate building to enlarge existing camelback, per application & materials received 11/22/2021 & 02/15/2022, respectively.

<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=908060>

**Public Comment:**

We are relieved that this long-neglected contributing shotgun will be renovated and returned to the community. The forward extension of the camelback will provide increased space and usability while maintaining the historic character of the original building and streetscape. However, we do wish to voice concerns regarding the various reconfigurations, additions, and removal of existing openings, specifically the relocation of the window on the first floor at the rear and the removal of the 2nd floor window in the rear facing wall. We suggest that, rather than modifying the placement of these openings, the applicants proceed with repair or replacement as they are

---

---

visible from the public right of way on Bourbon Street. Lastly, we share the staff's concerns regarding the placement and visibility of the mechanical equipment at the roof of the second floor.

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

**Discussion and Motion:** Mr. Bergeron made the motion to conceptually approve the proposed mechanical equipment location, take no objection to the temporary bracing provided the work is limited to the interior of the building, and deferral of millwork alterations to allow the applicant to further develop the proposal based on today's discussion. Ms. DiMaggio seconded the motion and the motion passed unanimously.

---

**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 & 02/09/2022, respectively.

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

**No Public Comment**

**Discussion and Motion:** Ms. DiMaggio moved to conceptually approve the proposal with details to be finalized at the staff level, and noted her agreement with staff report assessment that the three-lite center transom need not be changed out to a single lite transom. Mr. Bergeron seconded the motion, which passed unanimously.

---

**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 & 02/08/2022, respectively.

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

**Public Comment:**

We agree with Commissioner Fifield regarding the existing gate: it allows a view into a traditional courtyard and much better ventilation. We also felt that all property owners should be treated the same and if an open iron gate is required for a property owner's driveway on Dauphine then it should be required for a hostel on Chartres. Personally I also find an iron gate safer for me as a property owner and hotel guest anywhere since I can see and hear what is happening as I come and go.

As to the generator we have major concerns about not only noise but fumes. Even if it is natural gas it will emit carbon monoxide which will sink into any adjacent area below other on their lot or blown over to one adjacent. While the noise dB may seem similar to a typical HVAC unit one need only have walked around during Ida to understand the noise is dramatically worse under full load and reverberating and amplifying off all the brick in the vicinity as long as the power is off. This is a very large generator and they typically require a maintenance cycle on a WEEKLY basis for 30 minutes. This will destroy the tout ensemble of the entire square and detrimentally impact the blue rated property next door. Given how rare outages are in the Vieux carrels due to buried lines we respectfully ask the owner to consider whether a permanent generator is even necessary. After all, in a Katrina type event the gas will also be shut off citywide.

Nikki Szalwinski  
FQ Citizens

---

With regard to 1130 Chartres which is back on the agenda for 2/22/22, we continue to object to the installation of a generator on the roof of the small building in the courtyard of 1130 adjacent to our courtyard/fence. If this generator will run the entire part of the hotel located at 1130 Chartres there will be issues with substantial noise. We also have reviewed the plans and are concerned about the "shutters" that are on the plans proposed to conceal the generator. We would like more information on this "shuttering system – i.e., high how, materials to be used, etc. as this will be in our direct line of sight from our windows. It seems logical the more appropriate place for the generator would be the roof of the hotel with the other mechanical equipment.

---

I am sending a supplemental comment now that I have seen the information regarding the specs of this proposed



---

generator. The small building in the courtyard of the hotel adjacent as the location for this massive generator is going to create unacceptable noise levels for this residential neighborhood. We would ask the architectural committee and VCC to not approve this new mechanical equipment in the courtyard adjacent to our property at all, but at a minimum, until more information is providing regarding when this equipment will run at full capacity, the exact noise levels and how those comply with residential neighborhood rules/regulations and more information is provided by the owners as to how they plan to lessen any negative impact to their neighbors.

Angie Bowlin  
Property Owner

---

I object to and ask the committee to address the environmental effects of replacing electric lanterns with natural gas.

The burning of natural gas contributes to climate change. The needless burning of natural gas is irresponsible.

Energy efficient, and attractive lightbulbs are available with devices that turn them off during daylight.

To switch backwards from electricity to gas is foolish, and particularly egregious when - as always seems to be the case - the gas burns 24/7.

This isn't about history. The French Quarter did not always have gas lighting. At some point it converted to gas. It is past time to convert to electricity. And certainly not the time to go backwards and retrofit for gas

John Reed  
1218 Burgundy

---

We object to 1130 Chartres' proposed placement of the generator due to the potential of excessive noise.

Thank you,

Thomas and Tamara Skeuse  
528 Governor Nicholls Unit C

---

I am opposed to the wooden gate. Besides that numerous other property owners have been refused this exact request, the existing gate allows for better ventilation. I also note that as I have stayed at thousand of hotels worldwide in the course of my career and I find those with solid doors leave me feeling vulnerable as I come and go. The gate as is better for guests.

As to the generator I am opposed. The rooftop location will facilitate fumes collecting in the lower areas adjacent. The noise will be unbearable for EVERYONE in the as it reverberates off surrounding walls. While the db ratings seem acceptable I speak from experience that my one yard is an OSHA violation when the power goes off due to generator noise and makes my home unusable. The maintenance cycles are recommended weekly not one a month and if not run damage results causing the unit to run far louder. Finally in my more than 30 years in the FQ we have only lost power for any significant time twice: Katrina and Ida. Ida was a worse storm yet we only lost power for a few days. In Katrina the power was kept off in the lower FQ longer than necessary until the city was drained. A generator is simply not cost effective and destroys the tout ensemble the lament it is installed. Addis finally the vibration on both this structure and the adjacent isn't desirable as far as preservation.

Lt Terrence Jacobs

---

I am opposed to the wooden gate. Besides that numerous other property owners have been refused this exact request, the existing gate allows for better ventilation. I also note that as I have stayed at thousand of hotels worldwide in the course of my career and I find those with solid doors leave me feeling vulnerable as I come and go. The gate as is better for guests.

As to the generator I am opposed. The rooftop location will facilitate fumes collecting in the lower areas adjacent. The noise will be unbearable for EVERYONE in the area as it reverberates off surrounding walls. While the db ratings seem acceptable I speak from experience that my one yard is an OSHA violation when the power goes off due to generator noise and makes my home unusable. The maintenance cycles are recommended weekly not once a month and if not run damage results causing the unit to run far louder. Finally in my more than 30 years in the FQ we have only lost power for any significant time twice: Katrina and Ida. Ida was a worse storm yet we only lost power for a few days. In Katrina the power was kept off in the lower FQ longer than necessary until the city was drained. A generator is simply not cost effective and destroys the tout ensemble the moment it is installed.

---

---

Additionally the vibration on both this structure and the adjacent isn't desirable as far as preservation.

Lt Terrence Jacobs

---

We agree with the AC comments that a visually obstructed carriageway would eliminate some of the charm and visual intrigue of the streetscape. We also are very concerned about proposed generator installations, given their sheer size and potential for sound intrusion on neighboring properties.

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

---

**Discussion and Motion:**

Mr. Bergeron moved to defer the application to allow the applicant a chance to further develop this proposal based on today's discussion. Ms. DiMaggio seconded the motion, which passed unanimously.

---

**1133 Chartres St: 21-33581-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 & 02/08/2022, respectively.

<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=909108>

**Public Comment**

Like at 1130 Chartres we have major concerns about not only noise but fumes of the generator. Even if it is natural gas it will emit carbon monoxide which will sink into any adjacent area below other on their lot or blown over to one adjacent. While the noise dB may seem similar to a typical HVAC unit one need only have walked around during Ida to understand the noise is dramatically worse under full load and reverberating and amplifying off all the brick in the vicinity as long as the power is off. This is a very large generator and they typically require a maintenance cycle on a WEEKLY basis for 30 minutes. This will destroy the tout ensemble of the entire square and detrimentally impact the blue rated property next door. Given how rare outages are in the Vieux carrels due to buried lines we respectfully ask the owner to consider whether a permanent generator is even necessary. After all, in a Katrina type event the gas will also be shut off citywide.

Nikki Szalwinski  
FQ Citizens

---

We oppose the conspicuously placed skylights on the roof of this blue-rated building, as they will drastically alter the framing and exterior of the building and are not approvable per the design guidelines.

Regarding the comments on incremental changes, it would be beneficial for the applicant to present their full designs for the property for not only the VCC Reviewing body and staff, but also for the surrounding community, which will be impacted by the future commercial use of these multiple properties. Thus far, there has been no mention of a restaurant in submitted applications, which would require a hood vent.

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

---

**Discussion and Motion:** Ms. DiMaggio made the motion to defer until all anticipated changes could be included in the proposal, incl. items that would impact the review of the current proposal, submittal of requested info by staff needed for review of certain components of proposal as well as general clarifications, and request the applicant take into consideration the AC discussion and public comments today. Mr. Bergeron seconded the motion and the motion passed unanimously.

---

**226 Bourbon St: 22-02154-VCGEN;** John C Williams, applicant; Bourbon Nine LLC, owner; Proposal to install new millwork and mechanical equipment and renovate courtyard in conjunction with a **change of use** from *vacant* to *nightclub*, per application & materials received 01/21/2022 & 02/09/2022, respectively.

<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=913369>

---

---

### Public Comment

We oppose the string lights for the same reasons we oppose at 1014 Rampart. Please consider a more pennant and subtle lighting plan.

Nikki Szalwinski, FQ Citizens

### Discussion and Motion:

Mr. Bergeron moved to **conceptually approve** the proposed rooftop plan, mechanical equipment location, and louvered vents, and to **defer** the string lights and gas lanterns, with the applicant to revise based on the discussion with the Committee and the recommendations of the staff report. Ms. DiMaggio seconded the motion, which passed unanimously.

---

## New Business

---

**634 Esplanade Ave: 22-02182-VCGEN**; Andrea Register, applicant; Br549 Holdings LLC, owner;

Proposal to structural repair and level the Chartres side of the building, per application & materials received 01/26/2022.

<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=913860>

### No Public Comment

### Discussion and Motion:

Ms. DiMaggio moved to conceptually approve the proposal with any final details to be worked out at the staff level. Mr. Bergeron seconded the motion, which passed unanimously.

---

**511 Bourbon St: 22-03409-VCGEN**; Loretta Harmon, applicant; Brevort Enterprises L L C, owner;

Proposal to renovate main building including replacement of abat-vent, repairs to existing millwork and retention of metal cap flashing, per application & materials received 02/02/2022.

<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=914741>

### No Public Comment

### Discussion and Motion:

Mr. Bergeron moved to conceptually approve the proposed work and to defer the cap flashing to allow the applicant an opportunity to work with staff to develop a detail that complies with the Guidelines. Ms. DiMaggio seconded the motion, which passed unanimously.

---

## Appeals and Violations

---

**623 Bourbon St: 21-32162-VCPNT**; Smoke Shop, applicant; Peri Luscent Ltd, owner;

Proposal to renovate carriageway including the installation of new decorative light fixtures and painting, in conjunction with a proposed change of use from *vacant* to *art gallery*, per application & materials received 11/16/2021 & 01/10/2022, respectively.

<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=907347>

### No Public Comment

### Discussion and Motion:

Ms. DiMaggio moved to defer the proposal until the next (March 8<sup>th</sup>) meeting so that an applicant can be present for discussion and review, with all information requested or required by staff to be submitted prior to that meeting for inclusion in the review and better understanding of the overall scope of the proposal. Mr. Bergeron seconded the motion, which passed unanimously.

---

**835 Decatur St: 21-35401-VCGEN**; David Maise, applicant; Tkm Properties LLC, owner;

Proposal to correct or retain violations including proposal to install new door at unpermitted ATM alcove, per application & materials received 12/22/2021 & 02/16/2022, respectively.

<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=911074>

---

---

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

Mr. Bergeron moved to conceptually approve the proposed new door with final details including hardware to be worked out at the staff level. Ms. DiMaggio seconded the motion, which passed unanimously.

---

At approximately 4:07 PM, Ms. DiMaggio moved to adjourn the meeting of February 22nd, 2022. Mr. Bergeron seconded the motion, which passed unanimously.