

VIEUX CARRE ARCHITECTURAL REVIEW COMMITTEE

LaToya Cantrell
MAYOR

CITY OF NEW ORLEANS

Bryan Block
DIRECTOR

Notice of Public Meeting

TUESDAY, MARCH 22nd, 2022; 1:00 PM,

21st Floor Conference Room, Room 2140, Orleans Tower, 1340 Poydras Street

NOTE: The below minutes are in draft form and are a summary of actions taken. They are not a verbatim transcription of the meeting.

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

Staff Present: Bryan Block, Director; Renée Bourgogne, Deputy Director; Nick Albrecht, Senior Building Plans Examiner; Erin Vogt, Senior Building Plans Examiner

Staff Absent: Marguerite Roberts, Inspector; Tony Whitfield, Inspector

Others Present: David Maise, Erika Gates, John Williams, Jonathan Marcantel, Nikki Szalwinski

Minutes of the VCC Architectural Committee meeting of Tuesday, March 22nd, 2022

AGENDA

Old Business

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 & 11/04/2021, 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. Williams stated that their initial reports from the structural engineer and leveler suggested the deconstruction and reconstruction approach of work. Mr. Williams continued that the third party engineer suggested a reconstruction without full deconstruction. Mr. Williams thought it may be possible to hold the building at the second floor and to rebuild underneath.

Mr. Fifield asked if the footings were currently exposed. Mr. Williams stated no but that Abry thought the whole footing would need to be replaced. Mr. Fifield stated that there was quite a bit of deferred maintenance on the masonry and the intervention had not been done well. He went on to say that the second floor was in better condition. Mr. Williams stated that the last slide before the plans showed a photograph with 1"-1 1/2" separation between the bricks. He went on to say that they could work with MMI and Abry to come up with a plan but they first needed to look at the footing. Mr. Williams stated that they would be happy to do the exploratory demo and come back. Mr. Block stated that the second floor was remarkably intact, so the idea of removing a whole wall to examine a footing is a bad precedent. Ms. Bourgogne then explained the problems with the request for an independent engineer with legal. Mr. Block stated that to be fair, Abry and their engineer could come back after the exploratory demo.

Public Comment:

Erin Holmes, representing VCPORA, stated that she appreciated the due diligence being paid by the VCC and applicant and stated her concern with replicating a building element compared to renovating it.

Nikki Szalwinski, representing French Quarter Citizens, stated that she agreed with Ms. Holmes and was generally against the proposal to completely remove the wall and rebuild new.

Mr. Williams stated that he believed they should get the exploratory permit.

Motion: Ms. DiMaggio made the motion to defer to allow the exploratory demo after the permit was submitted,

approved and issued by staff and to use that information to formulate a plan, with the structural engineer to be in attendance for the next time this proposal was heard. Mr. Bergeron seconded the motion and the motion passed unanimously.

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

Proposal to renovate building including the installation of new rooftop mechanical equipment, per application & materials received 12/02/2021 & 03/14/2022, respectively.

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

Mr. Albrecht read the staff report with Mr. Marcantel present on behalf of the application. Mr. Marcantel stated that they might pursue the generators later if they could figure out a good solution.

Public Comment:

Erin Holmes, representing VCPORA, stated that she was happy to see the generators removed from the scope of work and the existing gate retained. She continued that there was concern that the hotel would expand operations into adjacent properties. Ms. Holmes noted that previously submitted plans included interior finish schedules for hotel rooms in the neighboring 1140 Chartres property. She concluded that adding additional hotel rooms would be in violation of the CZO.

Nikki Szalwinski, representing French Quarter Citizens, stated that she reiterated what Ms. Holmes had said.

Mr. Fifield asked what the current use was. Mr. Marcantel stated hotel. Ms. DiMaggio asked if the new mechanical was for the current use. Mr. Marcantel stated yes. He went on to say that the developers were considering further development but that his firm was not under contract for that work. Mr. Fifield asked how many units would remain for 1140. Mr. Marcantel stated about 5.

Motion: Mr. Bergeron made the motion for the conceptual approval of the proposal with details at the staff level. Ms. DiMaggio seconded the motion and the motion 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 & 03/14/2022, respectively.

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

Mr. Albrecht read the staff report with Mr. Marcantel present on behalf of the application. Mr. Fifield asked if the new gate was at 1137. Mr. Marcantel stated that it would be on the interior, not on the street. Mr. Fifield asked how they would put a lock in. Mr. Marcantel stated that it was utilities and back of the house, so the access would just be for staff. The idea was to create a visual separation from the guests. He went on to say that they had not selected hardware yet but that they were thinking it would have a key lock so they might have to double the steel at the rail. Ms. DiMaggio asked what was the scope of the repointing. Mr. Marcantel stated that there was one wall of the dependency that was exposed brick and a lot of the areas were had bad mortar, so the idea was to remove and start over with VCC mix. He went on to say that it would likely be about 90% of the wall. Ms. DiMaggio stated that most of the time once you repointed you didn't need the sealer. Mr. Marcantel stated that a lot of the brick faces had come off and there was a lot of moisture intrusion so they were trying to find a solution. He went on to say that there were some planters next door built up against the wall that were also causing problems. Ms. DiMaggio stated that perhaps they should hold off on the sealer until the repointing was complete. Mr. Marcantel stated that they also planned to seal the inside. Ms. DiMaggio stated that she was hesitant regarding the skylights due to the building's rating. Mr. Marcantel stated that some were existing but the new ones were special for interior spaces. Mr. Fifield stated that the property always felt old. He asked if the intention was to add more contemporary lighting. Mr. Marcantel stated that it was to enhance what was already there. Mr. Fifield asked about the chimney cap. Mr. Marcantel stated that the shape was similar to others in the district and it would be copper. He went on to say that he hoped that the efforts they made in reducing the mechanical roof equipment would count towards the skylight consideration. Mr. Bergeron asked if the skylight in 1133 could be moved possibly to relate to the arch. Mr. Marcantel stated that he would have to confirm. He went on to say that the new owners were trying to preserve the historic feel. Ms. DiMaggio stated that while she appreciated their efforts in reducing the mechanical, it shouldn't be used as a bargaining chip.

There was no public comment.

Mr. Bergeron made the motion to defer the proposal to allow the applicant time to submit the requested materials in the staff report and to respond to today's discussion. Ms. DiMaggio seconded the motion and the motion passed unanimously.

620 Chartres St: 22-06346-VCGEN; Edward Fleming Architect, applicant; Chartres Group LLC, owner; Proposal to enlarge the existing rooftop mechanical platform including the construction of a new roof hatch, per application & materials received 03/02/2022 & 03/11/2022, respectively.
<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=917769>

Mr. Albrecht read the staff report with Mr. Fleming present on behalf of the application. Mr. Fleming stated that they agreed with staff and that they had done everything they could think of however, OSHA might require a railing around the hatch. He went on to say that their drawings were based on IBC. Mr. Bergeron stated that either way this was a big improvement and probably as small as it could get.

There was no public comment.

Ms. DiMaggio made the motion for the approval of the revised application with details to be worked out at the staff level. Mr. Bergeron seconded the motion and the motion passed unanimously.

New Business

1113 Chartres St: 22-05896-VCGEN; Cangelosi, Jr Robert, applicant; Foundation Keyes, owner; Proposal to repair existing windows and doors and to replace existing louvered shutters with new board and batten shutters, per application & materials received 02/23/2022.
<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=917238>

Mr. Albrecht read the staff report with Mr. Cangelosi present on behalf of the application. Mr. Cangelosi stated that there was evidence the front had these shutters and the that the rear was also panels so after much discussion they thought that the side was also likely paneled. He went on to say that the current louvered ones didn't match the originals so they believed the paneled would have been right. Mr. Cangelosi then stated that they did believe however, that if they were louvred, they would have been fixed not rolling as they currently are now. Ms. DiMaggio asked that due to the fact that it was a restoration, could he please provide some documentation for the ARC. Mr. Cangelosi stated that they had tried but they could not find anything, so this was only their opinion. Mr. Fifield asked if he could think of any other examples of this on side elevations. Mr. Cangelosi stated no, not off the top of his head. Ms. DiMaggio asked if he could provide a report. Mr. Cangelosi stated "absolutely."

There was no public comment.

Mr. Bergeron made the motion to defer the application to allow time for the applicant to provide a report for the basis of the design decision. Ms. DiMaggio seconded the motion and the motion passed unanimously.

300 Decatur St: 22-06001-VCGEN; Terrell Fabacher, applicant; 308 Decatur-New Orleans LLC, owner; Proposal to replace rooftop mechanical equipment, per application & materials received 03/02/2022.
<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=917581>

Ms. Vogt read the staff report with Mr. Maise present on behalf of the application. Mr. Maise stated that were not aware of unpermitted work when they were hired, but as they got into the project they became aware that the roof had been repaired without permit. He stated that it was a 13-year-old torch down roof with a white waterproof coating added over it to patch leaks. He added that they found the proposed mechanical locations preferable to previously existing conditions.

Ms. DiMaggio asked how everyone felt about new mechanical equipment being installed on a 13-year-old roof, if

anyone's opinions had changed after finding out the roof was not new. Ms. Vogt stated that now would be an ideal time to replace the roof, which Mr. Fifield agreed with. He asked if staff had inspected the roof; Ms. Vogt responded not yet. Mr. Fifield asked if the owners would object to installing a new membrane; Mr. Maise responded that he would ask. Mr. Fifield asked the rest of the Committee their thoughts on the mechanical equipment; both Ms. DiMaggio and Mr. Bergeron stated that they agreed with staff.

No public comment.

Ms. DiMaggio moved to **approve** the HVAC equipment, with final review and approval at staff level, deferring the roof to allow the owner to consider a replacement within the Design Guidelines, or to provide documentation that the current roof is sufficient for temporary retention. Mr. Bergeron seconded the motion, which passed unanimously.

619 Governor Nicholls St: 22-06514-VCGEN; Orleans Sheet Metal & Roofing, applicant; Mardi Gras Manor Owners' Association, owner;

Proposal to replace existing Lamarite roofing material with new DaVinci synthetic slate roofing on green-rated buildings, per application & materials received 03/03/2022.

<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=918172>

Mr. Albrecht read the staff report with Mr. Jacobs present on behalf of the application. Mr. Jacobs discussed the pricing of slate versus the proposed product.

There was no public comment.

Ms. DiMaggio made the motion for the approval of the roof replacement with the details to be worked out at the staff level. Mr. Bergeron seconded the motion and the motion passed unanimously.

1201-03 Bourbon: 22-03965-VCGEN; Erika Gates, applicant; Rose J Lemarie owner;

Proposal to replace decking with Aeratis synthetic decking, per application & materials received 03/07/2022.

Ms. Vogt read the staff report with Ms. Gates present on behalf of the application. Ms. Gates stated that due to the large gallery with its high exposure and the significant amount of non-historic material already in place, the were requesting the use of the synthetic decking. Mr. Fifield commented on the lack of submitted materials. Ms. DiMaggio asked if the stringer span was within the parameters for Aeratis decking; Ms. Gates responded that they were currently too wide and were not historic. Mr. Fifield asked about the current condition of the existing decking; Ms. Gates responded that it was not walkable. Mr. Bergeron asked the age of the decking; Ms. Gates responded approximately 15 years old. Ms. Bourgogne questioned the vegetation that was growing from the sidewalk up the side column to the deck. Ms. Gates stated that it was adjacent to, not on top of. Mr. Bergeron asked what the basis for the staff recommendation was; Ms. Vogt responded that the building is green rated, and the balcony is partially covered.

There was no public comment.

Mr. Bergeron moved for **deferral** to allow the applicant time to refine the proposal and to investigate using a material that was approvable by guidelines. Ms. DiMaggio asked if this included drawings. Mr. Fifield stated that yes, this should be the basis for the deferral. Mr. Bergeron agreed. Ms. DiMaggio seconded the motion and the motion passed unanimously.

939 Iberville St: 22-06729-VCGEN; John C Williams, applicant; French Quarter Apartments Limited Partne Rship, French Quarter Apartments Limited Partne Rship, owner;

Proposal to install new projecting metal awning above a 6th floor roof access door, per application & materials received 03/07/2022.

<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=918176>

Mr. Albrecht read the staff report with Mr. Williams present on behalf of the application. Mr. Williams state that the scuppers drained onto their property so not a problem. He went on to say that the ones that faced Burgundy, he would work with the owners to find out if they had permission. He went on to say that they could likely get rid of the circled on in the slide show. Mr. Williams then asked the Committee to please permit the new awning as

the current door was “getting slammed by the rain.”

Public Comment:

Nikki Szalwinski, representing French Quarter Citizens, asked that the Committee allow the neighboring owner to be present and for a survey to be provided.

Mr. Bergeron made the motion for the conceptual approval of the proposed awning pending resolution of all the other violations with details to be worked out at the staff level. Ms. DiMaggio seconded the motion and the motion passed unanimously.

The other properties on this agenda were rescheduled for 3/28/2022, as City Hall closed early due to dangerous weather conditions. At 2:31 Ms. DiMaggio moved to adjourn the meeting. Mr. Bergeron seconded the motion, which passed unanimously.