

VIEUX CARRE ARCHITECTURAL REVIEW COMMITTEE

LaToya Cantrell
MAYOR

CITY OF NEW ORLEANS

Bryan Block
DIRECTOR

NOTICE OF PUBLIC MEETING

Tuesday, March 29, 2022; 1:00 PM,

21st Floor Conference Room, Room 2140, Orleans Tower, 1340 Poydras Street at 1:00PM

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, March 29, 2022– 1:00 pm.

Committee Members Present: Rick Fifield, Stephen Bergeron

Committee Members Absent: Toni DiMaggio

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

Staff Absent: Bryan Block, Director; Marguerite Roberts, Inspector; Tony Whitfield, Inspector

Others Present: Liz Gullett, David Lenau, Marc Savoie, Erika Gates

AGENDA

New Business

810 Bourbon St: 22-06935-VCGEN; Loretta Harmon, applicant; 810 Bourbon LLC, owner;

Proposal to modify previously approved plans including relocating exterior stairs, creating opening in existing property line masonry wall, and installing exterior mechanical equipment, per application & materials received 03/08/2022.

<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=918541>

Mr. Albrecht read the staff report with Ms. Gullett present on behalf of the application. Ms. Gullett stated that they had not yet met with the other agencies but they were aware they would have to. Mr. Bergeron stated that he agreed with the staff report. He then asked staff if they should comment on the opening prior to approval from the other agencies. Ms. Bourgogne stated that in the past it had been done both ways however, what the ARC should be concerned with is what goes in the opening. Mr. Fifield stated that he had no objection to the concept.

There was no public comment.

Mr. Bergeron made the motion for the conceptual approval of the proposal with the details to be worked out at the staff level. Mr. Fifield seconded the motion and the motion passed unanimously.

927 Toulouse St: 22-08037-VCGEN; Witten Roofing, applicant; Touns Family Investment Company LLC, owner; Proposal to repair and patch existing slate roof with slate shingles that do not match existing, per application & materials received 03/17/2022 & 03/02/2022, respectively.

<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=919404>

There was no one present on behalf of the application. Mr. Bergeron made the motion to defer to allow the applicant time to be present. Mr. Fifield seconded the motion and the motion passed unanimously.

1114 Royal St: 22-08064-VCGEN; Witten Roofing, applicant; Toups Family Investment Company LLC, owner; Proposal to repair and patch existing slate roof with slate shingles that do not match existing, per application & materials received 03/17/2022 & 03/02/2022, respectively.

<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=919402>

There was no one present on behalf of the application. Mr. Bergeron made the motion to defer to allow the applicant time to be present. Mr. Fifield seconded the motion and the motion passed unanimously.

Appeals and Violations

214 Chartres St: 21-20097-VCGEN; 214 Chartres St: David Lenau, applicant; Thomas Joseph Vandeveld And Myrna The, Timmie D Shedd, Larry J Stout, The Sereda Nash Revocable Trust, Sean J Hubar, Wayne F Wandell, owner; Appeal to retain Aeratis decking installed without benefit of VCC review and approval, per application & materials received 07/14/2021 & 02/16/2022.

Ms. Vogt read the staff report with Mr. Lenau present on behalf of the application. Mr. Fifield asked if he agreed with the staff report; Mr. Lenau responded that he had believed the decking was allowed because HDLC approved it, and had asked if he could retain the work. He stated that they had replaced the post and painted, and that they would have to do the windows as a later application. Ms. Vogt asked if the fascia had been replaced; Mr. Lenau answered yes. Ms. Bourgogne stated that they would need to schedule a follow up inspection with Inspector Anthony Whitfield.

There was no public comment.

Mr. Bergeron asked if approval should be contingent on addressing the windows. Ms. Vogt stated that the windows were not included in this application. Ms. Bourgogne added that they would remain in violation. Mr. Bergeron moved to **conceptually approve** the appeal, with all provisos as recommended by staff. Mr. Fifield seconded the motion, which passed unanimously.

410 Bourbon St: 21-31193-VCGEN; Loretta Harmon, applicant; 410 Bourbon Street LLC, 410 Bourbon Street LLC, owner; Proposal to correct demolition by neglect violations and install tiebacks at front façade, per application & materials received 11/05/2021 & 03/09/2022, respectively. [**Notices of Violation sent 10/23/2019, 11/30/2020, & 04/20/2021**]

<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=906362>

Ms. Vogt read the staff report with Gullett present on behalf of the application. Ms. Gullett stated that they would revise as recommended for the slate roof, half round gutters and remove the very tall seven board fence at the property line. She then asked staff about the fence splitting the courtyard at grade. Ms. Vogt responded that the Design Guidelines did not allow for gates splitting a courtyard space up unless it was approved by the Committee. Ms. Gullett stated that they would like to retain the one at grade and remove the tall one. Ms. Bourgogne asked if the applicant knew the building's use yet. The applicant stated that she did not, but assumed it would be a bar again.

Ms. Vogt asked if the Committee had any comment regarding the twelve-over-eight windows? Mr. Fifield stated that they were odd and asked if the lower sash on the left appeared to be original; Ms. Gullett was unsure. Ms. Vogt stated that she found it unusual and would not expect to find a fifteen lite sash on a building of this age and type. Mr. Fifield asked the applicant to study the elevation and study whether a six-over-six would fit properly and return to the Committee; Ms. Gullett agreed. Mr. Fifield stated that he was looking for something to suggest consistency. Mr. Bergeron stated "maybe slide the sash up." Mr. Fifield added that the applicant would have to return anyway, so he would like a drawing.

There was no public comment.

Mr. Bergeron moved for **conceptual approval** of the work except to **defer** the rear windows and HVAC and **deny** retention of the courtyard fence and k-style gutters. Mr. Fifield seconded the motion, which passed unanimously.

700 Bourbon St: 22-03726-VCGEN; Gates Erika, applicant; Mc Connell Enterprises Inc, owner; Appeal to retain work completed without benefit of VCC review and approval, per application & materials received 02/07/2022. **[Notice of Violation sent 07/30/2018]**

<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=915046>

Ms. Vogt read the staff report with Ms. Gates present on behalf of the application. Ms. Gates stated that the owner was frustrated with the Design Guidelines and the reference to no lighting kits in fans was “only one line.” She went on to say that they would have to replace the fans and run a separate conduit or do new penetrations for separate lights. Mr. Fifield stated that the Guidelines were clear and unambiguous on this issue. Ms. Gates asked “but why?” Mr. Fifield responded that there were numerous bad ways to introduce light so that’s why it was simply easier to prohibit it in certain cases, but that there were plenty of good alternatives. Ms. Vogt asked if soffit lighting was a possibility. Ms. Gates stated that they had tried that, and it was “too tight.” Ms. Bourgogne noted that the fans had been replaced twice in ten years without permits. Mr. Fifield asked, so they replaced the fans with full knowledge. Ms. Gates stated the last time was before the violation case was opened. Ms. Bourgogne stated “but they were still installed without permit. If they had asked staff we could have told them no in advance.” Mr. Bergeron noted that the soffit vents were not original to the building and asked what the roof structure was like; Ms. Gates responded beadboard soffit with roof, too tight for the electrician. Mr. Bergeron asked “so applied to the joists?” Ms. Gates responded yes. Mr. Fifield asked if the ceiling was sloped; Ms. Gates responded that it appeared to be level. Mr. Bergeron stated that it must be furred out. Mr. Fifield stated that they would review alternative proposals to light the galleries. Ms. Gates again stated that they were frustrated with the lack of explanation for this position in the Guidelines, stated that they did not want to add another conduit line to the ceiling. Mr. Bergeron argued that they could discretely modify it and it would be reversible. Mr. Fifield noted that there was no such compunction about the gas lines already running there.

There was no public comment.

Mr. Bergeron made the motion to **deny** the appeal to retain the fans and invited the applicant to work with staff on a proposal that would be approvable per the Design Guidelines. Mr. Fifield seconded the motion, which passed unanimously.

706 Bourbon St: 22-03727-VCGEN; Gates Erika, applicant; 706-08 Bourbon Real Estate LLC, owner; Appeal to retain work completed without benefit of VCC review and approval, per application & materials received 02/07/2022. **[Notice of Violation sent 07/31/2018]**

<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=915046>

Ms. Vogt read the staff report with Ms. Gates present on behalf of the application. Ms. Gates stated that their argument for these fans was the same as just heard for 700 Bourbon. Ms. Bourgogne explained that the second floor of this property was used by Cornet, which was very odd. Ms. Gates agreed to correct the cap flashing and paint, as requested by staff.

Ms. Szalwinski asked if the properties were separate lots of record; Ms. Vogt stated that they were, but that it was unclear if this was “official” or allowed by other departments that would have jurisdiction over these issues.

Mr. Bergeron moved to **deny** the appeal to retain the fans as recommended by staff, with correction of the other items listed by staff in the property report. Mr. Fifield seconded the motion, which passed unanimously.

733 Barracks St: 22-05132-VCCAM; Carimi David, applicant; 730 Esplanade LLC, owner;

Proposal to install suspended security cameras that do not conform to Guidelines, per application & materials received 02/17/2022.

<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=916385>

Mr. Albrecht read the staff report with Mr. Savoie present on behalf of the application. Mr. Savoie state that they would change out the cameras to an approvable wall mounted style and they would remove the vegetation as well. Mr. Bergeron asked “so you will work with staff?” Mr. Savoie stated yes.

There was no public comment.

Mr. Bergeron made the motion to deny the camera brackets with the applicant to revisit the approvable wall mounted cameras. Mr. Fifield seconded the motion and the motion passed unanimously.

1015 Burgundy St: 22-06004-VCPNT; 1015 Burgundy St: Mallernee Debra, applicant; Alan M Claghorn, Bryan J Watson, Lia C Tealdi, Stephen V Mallernee, Walter Blake Costello, Nancy G Moragas, Stephen V Mallernee, Wendy S Schwartz, owner; Appeal to retain vinyl window and string lights installed on gallery, per application & materials received 02/24/2022. **[Notice of Violation sent 02/8/2022]**

There was no one present on behalf of the application. Mr. Bergeron moved to defer the appeal until the applicant could be present. Mr. Fifield seconded the motion, which passed unanimously.

617 Decatur St: 22-06949-VCGEN; Gates Erika, applicant; Rizzuto 617 Decatur LLC, owner; Appeal to retain mechanical equipment installed without benefit of VCC review and approval, per application & materials received 03/08/2022. **[Notice of Violation sent 08/23/2018]**

<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=918232>

Ms. Vogt read the staff report with Ms. Gates present on behalf of the application. Ms. Vogt noted that Safety and Permits Plans Examiner Meghan Murphy had informed staff that they would require safety rails be installed at both levels. Mr. Fifield stated that they were going to need drawings before they could review the proposal. Ms. Gates responded that drawings had been provided. Ms. Vogt responded that they did not include rails or screening in response to S&P comment, and Ms. Gates agreed.

Ms. Szalwinski urged the Committee to deny retention, stating that this proposal is “not much better than what happened on N. Rampart Street. Any screening would only make it larger.”

Mr. Fifield urged the applicant to explore moving the larger equipment to the lower roof. Ms. Bourgogne asked if some of this equipment was daiquiri machines; Ms. Gates responded yes. Ms. Vogt asked the applicant to consult with mechanical and provide more information. Mr. Fifield noted that adding guardrails and screening was going to be difficult.

Mr. Bergeron moved for deferral, with the applicant to explore discreet options and submit full drawings of a revised proposal. Mr. Fifield seconded the motion, which passed unanimously.

At approximately 1:54 Mr. Bergeron made the motion to adjourn the meeting. Mr. Fifield seconded the motion and the meeting was adjourned.