

Notice of Public Meeting

TUESDAY, MARCH 8th, 2022; 1:00 PM,

WebEx Conference Call: (415) 655-0001, Access Code: 2485 994 4085

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 8, 2022– 1:00 pm.

Committee Members Present: Rick Fifield, Stephen Bergeron

Committee Members Absent: Toni DiMaggio

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: Ralph Long, Katherine Harmon, Ralph Long, Sara Delahoussaye, Corbett Scott, Edward Flemming

Minutes

Old Business

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

Proposal to renovate hurricane damaged building including proposed installation of new skylights, per application & materials received 10/14/2021 & 03/03/2022, respectively.

<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=902143>

Mr. Albrecht read the staff report with Ms. Delahoussaye present on behalf of the application. Ms. Delahoussaye had no comments. Mr. Bergeron and Mr. Fifield agreed with the staff report. With nothing left to discuss, the Committee moved on to the next agenda item.

740 Barracks St: 21-32681-VCGEN; Corbett Scott, applicant; Brad Michael Williams Irrevocable Trust, owner;

Proposal to renovate building including proposal to enlarge existing camelback, per application & materials received 11/22/2021 & 02/22/2022, respectively.

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

Mr. Albrecht read the staff report with Mr. Scott present on behalf of the application. Mr. Scott stated that they agreed with staff, that they would prefer the removal completely but were ok with option C as well. There was some discussion of the window size and the removal of a window that was added around the time of the large bay window. Mr. Fifield stated that as it was not a principal façade, he was ok with this. Mr. Bergeron asked for clarification on the fireplace removal. Mr. Scott stated that this was approved at a previous meeting when the camelback was extended. With nothing left to discuss, the Committee moved on to the next agenda item.

New Business

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 & 02/22/2022, 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 currently the deck being used for the mechanical was unsafe as it was not large enough. He went on to say that they would like to keep the current equipment as it would be costly to replace. As for the hatch, Mr. Fleming

stated that the location was at the far right, but that it could be moved approximately 6' but it would complicate the interior access. Mr. Fifield asked if the original screen that had been approved was ever installed. Mr. Fleming stated that there was no evidence of that. He went on to say that currently there was no working room on the platform and that for access they would go over the Chartres Street building. Mr. Fifield asked if the front alignment would be the same. Mr. Fleming stated yes that it would be extended to the east and widened to the north. Mr. Fifield asked if the extensive guardrail system was necessary. Mr. Fleming stated that to his knowledge he believed it was necessary. Mr. Fifield asked if they could be minimized. Mr. Bergeron agreed and stated that it was at least worth investigating, particularly around the roof hatch. Mr. Fifield agreed with Mr. Bergeron and asked the applicant to rethink it while considering the visibility. Mr. Fleming stated that he agreed and would investigate to see whether they could just eliminate the rails at the hatch to help with visibility. He went on to say that when this work was done they would also be repairing the roof. The Committee thanked the applicant and moved on to the next agenda item.

Appeals and Violations

1237 Chartres St: 22-04255-VCGEN; Breedlove Karen, applicant; Ernest E Breedlove, owner;

Proposal to retain stair handrail installed without benefit of VCC review or approval, per application received 02/10/2022. **[Notice of Violation sent 06/21/2019]**

There was no one present on behalf of the application. With no one present, the Committee elected to move on to the next agenda item.

301 Decatur St: 22-04957-VCGEN; David Maise, applicant; Royal Street Investments LLC, owner; Appeal to retain mechanical equipment and PVC downspouts installed without benefit of VCC review and approval, per application & materials received 02/22/2022. **[Notice of Violation sent 08/24/2021]**

<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=916208>

The applicant requested deferral prior to the hearing and no staff report was presented.

305 Decatur St: 22-05063-VCGEN; Diane Hickman, applicant; Stone 305 Decatur LLC, Revival Property Nola103 LLC, owner; Appeal to retain TPO roof work and security cameras installed without benefit of VCC review and approval, per application & materials received 02/16/2022. **[Notice of Violation sent 07/26/2021]**

<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=916316>

Ms. Vogt read the staff report with Mr. Long present on behalf of the application. Mr. Long stated that they agreed with the staff report and would be happy to remedy with staff. He asked if they proposed a metal cap, would that have to come back to the ARC or could it be issued at staff level. Mr. Bergeron and Mr. Fifield agreed that staff could handle it. Mr. Fifield asked if Mr. Long was proposing to work with staff on the cameras as well; Mr. Long responded yes. With nothing left to discuss, the Committee moved on to the next agenda item.

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>

There was no one present on behalf of the application. With no one present, the Committee elected to move on to the next agenda item.

718-20 Bourbon St: 22-05174-VCGEN; Loretta Harmon, applicant; Inkwell Group LLC, owner; Appeal to retain signage, cap flashing, and satellite dish, per application & materials received 02/22/2022. **[Notices of Violation sent 07/19/2019, 10/21/2020, & 10/15/2021]**

<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=916427>

Ms. Vogt read the staff report with Ms. Harmon present on behalf of the application. Ms. Harmon stated that she was representing a new owner who purchased the property approximately a year and a half prior. She stated that they were seeking to resolve the open violations; she did not expect the Committee to allow retention of the

metal cap flashing but maintained that she believes installation of metal caps to be best practice.

Mr. Bergeron asked staff if any of the bars and restaurants with satellite TV had their satellites mounted to poles. Ms. Vogt responded to her knowledge staff had only ever permitted pole mounted satellites except in a few limited residential cases, and that mounted dishes would be considered in violation. Ms. Harmon stated that she would talk to the owners about moving the dish, as their main concern was being able to keep it at all, not its location. She went on to say that most of the violations had been abated and that all that was left was the flashing and the satellite. Mr. Fifield asked if a masonry cap would be possible here. Ms. Harmon stated yes but that in her professional opinion the metal cap was superior so she told the owners she would ask for retention. She also stated that it was not prohibited by the Design Guidelines. Mr. Fifield asked staff about this; Ms. Vogt stated that the Guidelines neglected to explicitly prohibit installation, but it had been noted for addition when the Guidelines are revised. Ms. Bourgogne stated that, even if the Guidelines did not explicitly prohibit metal cap flashing, all roofing permits do. Mr. Bergeron asked staff what the National Park Service guidelines stated about cap flashing; Ms. Vogt responded that she was unsure but could reach out to the NCPTT for their opinion.

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]**

The appeal was not presented as there was no one present to represent the application.

With nothing left to discuss, the Committee went to recess.

At approximately 1:42 PM Mr. Bergeron made the motion for a 30-minute recess for public comment. Mr. Fifield seconded the motion. The motion passed unanimously, and the Committee agreed to reconvene at 2:12PM.

At approximately 2:12PM Mr. Block called the roll. Mr. Bergeron and Mr. Fifield were present, and Mr. Fifield called the meeting to order.

Old Business

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

Proposal to renovate hurricane damaged building including proposed installation of new skylights, per application & materials received 10/14/2021 & 03/03/2022, respectively.

<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=902143>

There was no Public Comment.

Discussion and Motion: Mr. Bergeron moved for the conceptual approval of the skylights with the proposal to be forwarded to the full Commission with a positive recommendation. Mr. Fifield seconded the motion and the motion passed unanimously.

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

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

Public Comment:

First of all I know we are all extremely grateful that this property is being renovated and I appreciate the applicant taking comment on board in regards to moving the side window. However I wonder if the applicant has considered restoring the rear camelback balcony rather than continuing to retain the awkward enclosure and mechanical rack on top. While I realize teh committee previously approved this I am concerned that the structure wasn't built to hold thsi additional weight,. Plus teh additional outdoor space would be lovely.

Nikki Szalwinski
1011 St Philip

Discussion and Motion: Mr. Bergeron made the motion for the conceptual approval of the application with the

preference for option A or C. Mr. Fifield seconded the motion and the motion passed unanimously.

New Business

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 & 02/22/2022, respectively.

<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=917769>

There was no Public Comment.

Discussion and Motion: Mr. Bergeron made the motion to defer the application in order for the applicant to investigate the visibly concerns of the rails. Mr. Fifield seconded the motion and the motion passed unanimously.

Appeals and Violations

1237 Chartres St: 22-04255-VCGEN; Breedlove Karen, applicant; Ernest E Breedlove, owner;

Proposal to retain stair handrail installed without benefit of VCC review or approval, per application received 02/10/2022. **[Notice of Violation sent 06/21/2019]**

There was no Public Comment.

Discussion and Motion:

Mr. Bergeron made the motion for the deferral of the application in order to allow time for the applicant to be present. Mr. Fifield seconded the motion and the motion passed unanimously.

301 Decatur St: 22-04957-VCGEN; David Maise, applicant; Royal Street Investments LLC, owner; Appeal to retain mechanical equipment and PVC downspouts installed without benefit of VCC review and approval, per application & materials received 02/22/2022. **[Notice of Violation sent 08/24/2021]**

<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=916208>

No Public Comment

Discussion and Motion:

Mr. Bergeron moved to **defer** the application at the applicant's request. Mr. Fifield seconded the motion, which passed unanimously.

305 Decatur St: 22-05063-VCGEN; Diane Hickman, applicant; Stone 305 Decatur LLC, Revival Property Nola103 LLC, owner; Appeal to retain TPO roof work and security cameras installed without benefit of VCC review and approval, per application & materials received 02/16/2022. **[Notice of Violation sent 07/26/2021]**

<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=916316>

No Public Comment

Discussion and Motion:

Mr. Bergeron moved for **deferral** in order to allow time for the applicant to work with staff to resolve all violations. 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>

There was no Public Comment.

Discussion and Motion: Mr. Bergeron made the motion for the deferral of the application in order to allow time for the applicant to be present. Mr. Fifield seconded the motion and the motion passed unanimously.

718-20 Bourbon St: 22-05174-VCGEN; Loretta Harmon, applicant; Inkwell Group LLC, owner; Appeal to retain signage, cap flashing, and satellite dish, per application & materials received 02/22/2022. **[Notices of Violation sent 07/19/2019, 10/21/2020, & 10/15/2021]**

<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=916427>

No Public Comment

Discussion and Motion:

Noting that the applicant is a strong proponent of metal cap flashing, Mr. Bergeron moved to defer the application for thirty days so the NCPTT could be consulted. Mr. Fifield seconded the motion, which 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]**

No Public Comment

Discussion and Motion:

Mr. Bergeron moved to **defer** the application until the next hearing, per the applicant's request. Mr. Fifield seconded the motion, which passed unanimously.

At approximately 2:23 PM, Mr. Bergeron moved to adjourn the meeting of March 8th, 2022. Mr. Fifield seconded the motion, which passed unanimously.