

VIEUX CARRE ARCHITECTURAL REVIEW COMMITTEE

LaToya Cantrell
MAYOR

CITY OF NEW ORLEANS

Bryan Block
DIRECTOR

NOTICE OF PUBLIC MEETING

Tuesday, April 26, 2022,

Homeland Security Conference Room, 8th Floor, City Hall, 1300 Perdido Street at 1:00 PM.

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, April 26, 2022– 1:00 pm.

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: Gabriel Virdure, Michael Reid, Jeff Collins, Ahmad Halabi, Donald Maginnis, Nikki Szalwinski, Jonathan Marcantel, Paul Patin

At the Tuesday, April 26, 2022 meeting, the following items may be discussed.

AGENDA

Old Business

619 Royal St: 20-30797-VCGEN; Trapolin Peer Architects, applicant; 619 Royal Street LLC, owner; Proposal to modify structure of 2nd and 3rd floor balconies on Royal elevation, per application & materials received 06/09/2020 & 04/12/2022, respectively.

<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=846242>

Mr. Block presented the staff report with Ms. Virdure and an owner's representative. Ms. Virdure stated that they wanted to maintain the existing spacing with deeper outriggers, and could replicate the ends of the existing outriggers. Mr. Fifield felt comfortable trading the deeper outriggers for maintaining the spacing. Ms. Virdure stated that on the third floor, it would be the same outriggers but with brackets on every other one. Ms. DiMaggio appreciated retention of the outriggers. Ms. Vogt asked why the pipe detail was being added on the third floor if the existing outriggers were being retained; Ms. Virdure responded that the current sleeves were deteriorated and they did not feel comfortable using them to support the rail. She added that it would give the rail a place to anchor, and that they had completed a mockup and could replicate it.

Ms. Bourgogne noted that the applicant asked to defer the fence in advance of the meeting.

Ms. Szalwinski addressed the Committee on behalf of French Quarter Citizens, stating that they should keep as close to the original as possible and noting that what happened at the rear building was unfortunate.

Mr. Bergeron moved for **conceptual approval** of the second and third outriggers, with a preference for bracket option one, and deferred the fence. 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 & 03/14/2022, respectively.

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

Mr. Block read the staff report with Mr. Marcantel present on behalf of the application. Mr. Bergeron asked if they had a building envelope consultant. Mr. m? state yes, Volker Waterproofing. Mr. Fifield asked if they had done a test patch. Mr. M? stated no. He went on to say that this product was recommended to fortify the area

were the brick faces had come off. Mr. Fifield asked if the applicant believed this would work as technically it was not a binder. Mr. Marcantel stated that was true, but that it would consolidate the material. Mr. Fifield state “perhaps a test patch.” Mr. M? asked what would the Committee be evaluating in that test patch. Mr. Fifield stated “physical qualities/ sheen?”

There was no public comment.

Ms. DiMaggio made the motion for the **approval** of the application with the exception of the gate and cap with the request that they provide a test patch. Mr. Bergeron seconded the motion and the motion passed unanimously.

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 & 03/24/2022, respectively.

<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=917238>

Mr. Block read the staff report with Mr. Cangelosi present on behalf of the application. Mr. Cangelosi stated that the original building contract called for paneled shutters. Mr. Fifield stated GREAT! And thanked the applicant for sharing his extra research.

Public Comment Nikki Szalwinski praised Mr. Cangelosi’s work and wished all applicants were as thorough as he was.

Mr. Bergeron made the motion to **approve** the application with the details at the staff level. Ms. DiMaggio seconded the motion and the motion passed infamously.

New Business

936 St Peter St: 22-09075-VCGEN; Corky Willhite, applicant/owner;

Proposal to install Aeratis synthetic decking at existing second floor side balcony, per application & materials received 03/28/2022.

<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=920622>

Mr. Block read the staff report with Mr. Patin present on behalf of the application.

There was no public comment.

Ms. DiMaggio made the motion for the **approval** of the decking contingent on the owner addresses the rising damp issue on the exterior envelope of the building. Mr. Bergeron seconded the motion and the motion passed unanimously.

1009 Burgundy St: Unassigned; Classical Roots Architecture LLC, applicant; Collins Jeffery C, owner;

Proposal to construct new storage shed and install generator on roof, per materials received 04/12/2022.

Ms. Vogt read the staff report with Messrs. Reid and Collins present on behalf of the application. Mr. Reid said they would reuse as much of the existing brick as possible, and the brick fence would become a wall. He added that they would replicate the stucco finish and appearance from the adjacent building, and that the lattice was the same approved for use at another project of his on Madison Street. He explained that wood was not approvable within 3’-0” of the equipment. Mr. Collins stated that the WWL generator could be heard a block and a half away, so the noise from this unit would not compare. He added that he could barely hear his neighbor’s generator over that of WWL, but he was trying to keep his equipment as quiet as possible.

Ms. Szalwinski, neighboring property owner, stated that her main concern was vibration and demolition, stating that she clocked her neighbor’s generators at 90 dB during Hurricane Ida. She added that she would prefer it be installed at grade and with a sound shield. Ms. DiMaggio stated that she was unsure what that was; Ms. Szalwinski said it was similar to a car hood in that it was insulated metal housing.

Mr. Reid stated that they could make the lattice screening out of a combustible material if the building was enlarged, but that they wanted to keep it subservient to the existing buildings. Ms. Vogt stated that she had no objection to the use of metal in this application if it were well detailed.

Mr. Bergeron moved to **conceptually approve** the new shed, with final details to be handled at staff level following Commission review and consideration. Ms. DiMaggio asked about the suggestion from staff that the applicant submit a plan to protect the adjacent building, and review of the structural details at the Committee level. Mr. Bergeron restated his motion to add provisos that:

- the structural details must be reviewed by the Committee, and
- a plan must be submitted for protection of the neighboring building, with the overall new construction proposal to be forwarded to the Commission.

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>

Ms. Bourgogne read the staff report with Mr. Syed present on behalf of the application. Mr. Syed stated that he was unclear about the addresses when he moved in. He went on to give a history of his time occupying the space, what he had done and what he wished to do. Mr. Bourgogne stated that there was a new zoning violation 4/18/22.

Public Comment: Nikki Szalwinski, representing French Quarter Citizens, asked for a deferral until the zoning matters are sorted out.

Ms. DiMaggio made the motion for **conceptual approval** of the lighting changes pending all resolution with zoning and the change of use with Commission and details at staff. Mr. Bergeron seconded the motion and the motion passed unanimously.

909 Orleans Ave: 22-04416-VCGEN; Ahmad Halabi, applicant; Ahmad W Halabi, owner; Appeal to retain pergola installed in courtyard and proposal to repair chimney, per application and materials received 02/11/2022 & 03/18/2022. **[Notice of Violation sent 01/28/2022]**

Ms. Vogt read the staff report with Mr. Halabi present on behalf of the application. Mr. Halabi made a presentation to the Committee, including a timeline. He argued that the pergola complied with the Design Guidelines requirement that furniture be movable by one person and that it was open to the sky. Ms. Vogt noted that the PowerPoint shown to the Committee had not been reviewed by staff and could not have been taken into consideration for the staff recommendation. Regarding the art glass, he stated that the shutters were always closed and the VCC could not prove how long it had been in place. Mr. Fifield asked if he was willing to remove the art glass; he responded that it was beautiful, and the shutters were always closed, so he wanted to retain it.

Mr. Fifield asked about staff access to the property. Mr. Block stated that the VCC was told that we could not inspect the property but that he was happy to do so himself if the owner had an objection to Mr. Whitfield. Mr. Halabi stated that his lawyer had advised against it. He also stated that he had no issue with fixing the chimney; Ms. Vogt stated that staff had requested an engineer's report prior to repairs, as the chimney appeared to be pulling away from the adjacent wall.

Ms. Szalwinski addressed the Committee on behalf of French Quarter Citizens, asking for a deferral and noting that there was a "suspicious" paper trail with the Assessor's Office and the previous owner had many violations, including short term rental.

Mr. Bergeron moved to **defer**, with the applicant to work with staff to resolve, with either an inspection or submittal of photos to staff's satisfaction. Ms. DiMaggio seconded the motion, which passed unanimously. Mr. Fifield noted that all review materials must be sent to staff two weeks prior to the meeting.

223 Dauphine St: 22-09376-VCGEN; 223DauphineLLC, applicant; Hyman-Moses Properties LLC, owner; Proposal to retain electronic keypad installed without benefit of VCC review or approval, per application & materials received 03/29/2022.

<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=920791>

There was no one present on behalf of the application.

Ms. DiMaggio made the motion to **defer** the application to the next meeting in order for the applicant to have a chance to be present. Mr. Bergeron seconded the motion and the motion passed unanimously.

831 Dauphine St: 22-09945-VCGEN; Donald Maginnis, applicant/owner; Appeal to repair damaged metal parapet cap flashing, per application received 04/04/2022. **[Notice of Violation sent 02/01/2018]**

Ms. Vogt read the staff report with Mr. Maginnis present on behalf of the application. Mr. Fifield stated "this is why we don't like cap flashing" in reference to a photo where it had been displaced in high winds. Mr. Maginnis stated that one section became detached but it was not deteriorating, and that he could not get anyone to do a mortar cap on a parapet this low. He pointed out vegetation at the parapet where the cap was removed, stating that it was doing its job to keep water out and repeating that the VCC typical detail was not doable. Mr. Bergeron noted that the appeal hinged on the word "deteriorated," which with a prefinished cap was not likely to be soon. Mr. Fifield asked how it was attached; Mr. Fifield responded that it was screwed, and the wind moved it. Ms. Vogt pointed out where vegetation growth was present around the cap flashing as well. Mr. Bergeron stated that it was awkwardly flashed where it met the chimney; Mr. Maginnis stated that they would look at it, and he agreed to do all the other repairs.

Mr. Bergeron moved to **temporarily approve** retention of the metal cap flashing until it is next displaced. Ms. DiMaggio seconded the motion, which passed unanimously.

Next AC Date: Tuesday, May 10, 2022

With no further business to discuss, Ms. DiMaggio moved to adjourn the meeting at approximately 2:24 pm. Mr. Bergeron seconded the motion, which passed unanimously.