

VIEUX CARRE ARCHITECTURAL REVIEW COMMITTEE

LaToya Cantrell  
MAYOR

CITY OF NEW ORLEANS

Bryan Block  
DIRECTOR

**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, May 10, 2022– 1:00 pm.**

**Committee Members Present:** Toni DiMaggio, Stephen Bergeron

**Committee Members Absent:** Rick Fifield

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

**Staff Absent:** Marguerite Roberts, Inspector

**Others Present:** Melanie Kwon, Rey Rivas, Esteban Rivas, D. Williams, Joe Palmer, Lynette Gordon, John C. Williams, Tara Mathis, Danielle Cambre, Dawn Klepfer, Charles Klepfer, Erika Gates, Robert Bodet, David Trautenberg, Steve Richards, Nikki Szalwinski, Steve Olson, Michael Pousson, Paul Carriere

## Minutes

### Old Business

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**928 St Ann St: 19-07502-VCGEN;** John Kwon, applicant; Aura LLC, owner; Proposal to revise design of courtyard gates, per application received 05/29/2019, permit issued 09/05/2019 & materials received 04/27/2022.

Ms. Vogt read the staff report with Ms. Kwon present on behalf of the application. Ms. Vogt added that she meant to include recommending surrounding trim around the channel as a proviso for approval. Ms. Kwon stated that it would be great if they would allow the gate with iron. Ms. DiMaggio asked about hardware; Ms. Kwon responded that they would have a single cylinder with a thumb latch. Ms. Bourgogne asked if it was mechanical; Ms. Kwon responded yes. Ms. Vogt asked Ms. Kwon to please submit the necessary cut sheets for review and approval. Mr. Bergeron stated that he was fine with the proposed revisions. Ms. DiMaggio stated that trim “must be added.”

There was no public comment.

Mr. Bergeron moved for conceptual approval with the proviso that trim must be added at the channel, with final details to be reviewed and approved at staff level. Ms. DiMaggio seconded the motion, which passed unanimously.

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**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 & 04/11/2022, respectively.

<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=883320>

Mr. Albrecht read the staff report with Mr. Palmer present on behalf of the application. Mr. Palmer stated that he had no response to the staff report but was there for any questions. Mr. Bergeron asked if the plan was to rearrange the pickets. Mr. Palmer stated yes, every 4 or 5 so it would form a pattern. Ms. DiMaggio asked if they would be evenly spaced. Mr. Palmer stated yes. Ms. DiMaggio asked which finial staff preferred. Mr. Albrecht referred to the slide with all the finials present and stated, “the top left and top right.” Ms. DiMaggio asked if they would be comparable in size. Mr. Palmer stated yes approximately 4” tall and 2” wide for both the spear and ball finials. He went on to say that he believed the existing finial was about the same in size. Mr. Palmer then stated that the original company was in Ohio, and they were no longer in business. Mr. Bergeron asked staff if they were concerned about removing the existing material. Mr. Albrecht stated that he believed they could just pop off the U-ring and go from there. Mr. Block asked if the Committee would look more favorably at keeping one portion of the fence intact and replacing one whole section. Mr. Bergeron stated that that was what he was thinking as well, to leave what’s there and fill in the rest. He went on to say that he was concerned about losing more historic material. Ms. DiMaggio stated that she tended to agree.

There was no public comment.

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Mr. Bergeron made the motion for a temporary (not to exceed 24 months) repair with the top right finial as a substitute as recommended by staff and for the applicant to come back with a proposal to replicate with the existing pattern. For clarification Mr. Block asked if this was an isolated repair. Mr. Bergeron stated yes. Mr. Bergeron amended his motion to stated, "as clarified by the director with the spear finial." Ms. DiMaggio seconded the motion and the motion passed unanimously.

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**924-926 Ursulines Ave: 21-30568-VCGEN;** Lynnette Gordon, applicant; Maxie L Castilow, Upstate Investments LLC, owner;

Proposal to renovate main building and service building including installation of new windows and doors, installation of new exterior stairs, and installation of new balcony guardrail, per application & materials received 11/01/2021 & 04/28/2022, respectively.

<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=905965>

Mr. Albrecht read the staff report with Ms. Gordon present on behalf of the application. Ms. Gordon stated the following: they had trouble finding a location for a mini split and were looking for an option that was less visually obtrusive, therefore the in-wall units. We are not clear on the window removal at the stair landing. We are ok with relocating the interior wall so as to not have and sealed door with a wall behind it.

Regarding the proposed infill at the three-door arrangement on the rear of the main building, Ms. DiMaggio asked if they would be comfortable with wood siding or fixing that door in place. Ms. Gordon stated yes, they were ok with the wood siding. Mr. Bergeron asked about the window proposed to be completely removed. Ms. Gordon stated that in order to make the stairs code compliant they would need to pass right in front of the window and compromise the window. Ms. DiMaggio questioned if it made sense to address both infill locations, the center door and the window, with the same material so that the elevation reads a little more cohesively. Mr. Block stated that he was concerned about the complete removal of a historic window. Ms. Gordon stated "what about a fixed shutter." Mr. Bergeron and Ms. DiMaggio agreed to this.

Regarding the center door opening, Ms. Gordon asked about using a similar idea and installing a fixed door. Mr. Block responded that originally this space would have been open and that he thought a fake door in this location would be less successful than having solid material there. Mr. Bergeron stated that he is generally inclined to leaves things as they are because it tells the story of what happened here. Ms. DiMaggio noted that the change in material would still tell the story and cut down on the clutter.

Ms. Gordon asked about removal of the rear metal awning, noting that it is causing stress on the masonry. Ms. Bourgogne noted that there is likely a reason it was installed, and that water intrusion is likely without a similar awning in place.

Ms. Gordon stated that they had revised the dormers to meet the staff request. Ms. Gordon stated that they had also revised the dormers with slate checks.

Ms. Bourgogne asked why the mini-splits could not go under the courtyard stairs, noting that that is what most people do. Mr. Bergeron stated that if under the stairs didn't work they could go next to the other units. Ms. Gordon stated that they were fine with that they were just concerned about fire and noise from the units, but they were comfortable with under the stairs.

Ms. Gordon asked if gutters and downspouts could be installed on the front of the main building. The Committee agreed that the installation of gutters would be beneficial.

Public comment: Ms. Szalwinski, representing French Quarter Citizens, stated that she was against the HVAC under the stairs due to setback requirements of the CZO.

Mr. Bergeron made the motion for conceptual approval of the proposed work as resolved in today's meeting with revised drawings to be submitted to staff with any items in need of additional review to return to the Committee. Ms. DiMaggio seconded the motion and the motion passed unanimously.

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**301 Decatur St: 21-31497-VCGEN;** John C Williams, applicant; Royal Street Investments LLC, owner;

Proposal to modify existing storefront doors including reversing the doors to out swinging, per application & materials received 11/11/2021 & 03/21/2022, respectively.

<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=906832>

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Mr. Albrecht read the staff report with Mr. Williams present on behalf of the application. Mr. Bergeron stated that he agreed with staff.

Public Comment- Ms. Szalwinski, representing French Quarter Citizens, spoke against out swinging the door out into the sidewalk noting that they always become problematic and are always left open.

Ms. DiMaggio asked the owners if the doors would be open. One of the owners responded yes, when open but that the doors would not block the sidewalk. Mr. Bergeron made the motion for the conceptual approval of the application with the details to be handled at the staff level.

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**927 Toulouse St: 22-08037-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=919404>

Mr. Albrecht read the staff report with Ms. Klepfer, the roofing representative, present on behalf of the application. Ms. Klepfer stated that over 150 tiles needed to be replaced but they needed the initial request to be denied as they would try to save what they could, but it would likely be much more than 150 that needed replacement. Mr. Bergeron asked if the brown gunk would come off the tiles if cleaned. Ms. Klepfer stated hopefully but if not, they would replace. Mr. Bergeron asked if they could tell how old the installation was from the tiles. Ms. Klepfer stated no.

There was no public comment.

Mr. Bergeron made the motion to deny the application with the applicant to propose an all-new roof to be handled by staff. Ms. DiMaggio seconded the motion and the motion passed unanimously.

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**600 Decatur St: 22-09434-VCGEN**; Steve Olson, applicant; Jackson Brewery Millhouse LLC, owner;

Proposal to replace existing wood windows and doors with new aluminum windows and doors, per application & materials received 03/29/2022 & 04/28/2022, respectively.

<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=920795>

Mr. Albrecht read the staff report with Messrs. Olson and Pousson present on behalf of the application. Mr. Olson stated that the proposed windows and doors can be hurricane rated and feature a low E coating. Mr. Pousson stated that they would like to rescind the review of the street level doors at this time. Mr. Pousson continued that it was his understanding that the doors at the upper levels closely resembles the windows on the building. Mr. Olson agreed that the original doors at the upper levels were designed to look like windows. Mr. Block stated that the difficulty of using wood for replacement windows was noted and that if the windows were to remain wood that smaller glass may be needed. Mr. Bergeron stated that he agreed with the staff report and that these replacement windows were meant to mimic the historic.

There was no public comment.

Mr. Bergeron made the motion for the conceptual approval with the exception of the Toulouse and Decatur elevations doors with the applicant to work with staff on a solution. Ms. DiMaggio seconded the motion and the motion passed unanimously.

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## New Business

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**1040 N Rampart St: 22-09039-VCPNT**; Rivas Rey, applicant; Dominique F Frizzell, owner; Proposal to install synthetic balcony decking, per application & materials received 04/05/2022.

Ms. Vogt read the staff report with Mr. Rivas present on behalf of the application. Mr. Rivas stated that they agreed with the staff report and would use Aeratis. Mr. Bergeron asked staff why they were recommending approval if it did not meet the criteria. Ms. Vogt responded that the building was on the younger side of Green rated, had an enclosed soffit, and the height of the overhang over the balcony made it ineffective. Ms. DiMaggio agreed with those conditions. She asked Mr. Rivas if there had been any discussion of using a more rot resistant wood. He responded that this was what his client had requested but that they would do what was allowable.

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There was no public comment.

Mr. Bergeron moved for **approval** of the Aeratis decking. Ms. DiMaggio seconded the motion, which passed unanimously.

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**1118 Bourbon St: 22-10796-VCNT**; Siegel Barry, applicant; Soren E Gisleson, owner;

Proposal to remove seven pairs of atypical existing French doors and install seven pairs of new French doors, per application & materials received 04/11/2022 & 04/28/2022, respectively.

<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=922160>

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

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**901 Toulouse St: 22-12007-VCGEN**; Hausladen John, applicant; New Orleans Jazz & Heritage Festival, Shelly Hudson, Frances R Hudson, owner;

Proposal to convert existing window to a pair of French doors, per application & materials received 04/21/2022.

<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=924111>

Mr. Albrecht read the staff report with Mr. Kidder present on behalf of the application. Mr. Bergeron stated that he agreed with the staff report.

There was no public comment.

Mr. Bergeron made the motion for the conceptual approval of the proposal with all stipulations as requested by staff and with all details to be worked out at the staff level. Ms. DiMaggio seconded the motion and the motion passed unanimously.

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**841 Royal St: 22-12072-VCGEN**; Cangelosi, Jr Robert, applicant; Royal Dumaine Nola LLC, owner;

Proposal to renovate building including reopening ground floor openings, constructing a new dormer on the Royal St. roof slope, and constructing a canopy above the third-floor balcony, per application & materials received 04/22/2022.

<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=924109>

The applicant requested a deferral prior to the meeting. Mr. Bergeron made the motion to defer the application at the applicant's request. Ms. DiMaggio seconded the motion and the motion passed unanimously.

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**233 Decatur St: 22-12445-VCGEN**; Myles Martin, applicant; 516 Bienville St Development LLC, 233 Decatur Real Estate LLC, owner; Proposal to replace existing aluminum storefront with wood, per application & materials received 04/26/2022.

<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=923817>

Ms. Vogt read the staff report with Ms. Gates present on behalf of the application. Ms. Gates stated that she was confident they were moving in the right direction and were happy to work with staff on the lighting. Ms. DiMaggio stated that she agreed with staff, that interfering with the decorative band was not approvable, and Mr. Bergeron agreed.

There was no public comment.

Mr. Bergeron moved for **conceptual approval** of the storefront and **deferral** of the lighting with final approval at the staff level. Ms. DiMaggio seconded the motion, which passed unanimously.

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**1011 Orleans Ave: 22-12446-VCGEN**; Maloney Patrick, applicant; Coburn Supply Company Inc, owner;

Proposal to install new keyless deadbolt hardware on alleyway gate, per application & materials received 04/26/2022.

<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=923838>

Mr. Albrecht read the staff report with Ms. Cambry present on behalf of the application. Mr. Cambry stated that she agreed with the staff report. Ms. DiMaggio asked if they were only replacing the upper lock with the knobs to remain. Ms. Cambry stated yes.

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There was no public comment.

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

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## Appeals and Violations

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**1201 Chartres St: 20-31834-VCGEN;** Stella Maris, applicant; James Scott, David H Trautenberg, Evelyn R Wilson, Harry J Shearer, The Millennium Group II LLC, James D Conway, Cowan Brothers LLC, Maris L P Stella, Lori S Mitchell, Albert M Gutierrez, Steven R Richards, Charles H Wilson, Southern Veranda LLC, James C Bellina, John C III Moris, Gerda M Stendell, Maris L P Stella, Jesse R Paige, Vernan J Carriere, Bruce Victor Schewe, owner; Proposal to retain corrugated metal awning installed above the second-floor doors of units 7 and 8 without benefit of VCC review or approval, per application & materials received 06/19/2020 & 07/22/2020, respectively. <https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=847371>

Mr. Albrecht read the staff report with Mr. Bodet and Mr. Trautenberg present on behalf of the application. Mr. Bodet stated that the current awning was installed without structural drawings and without review. Dr. Trautenberg noted that the other awnings noted are installed over common elements while the one in question is installed over private courtyards.

### Public Comments:

Mr. Richards, representing the condo association apologized for not seeking approval from the beginning and noted that he was here to rectify the situation and make it right. Mr. Richards continued that the corrugated setup was installed to prevent water intrusion and that everything matches the other awnings. Mr. Richards concluded that there is no longer any water intrusion.

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Ms. DiMaggio stated that she was trying to determine if there were additional copper awnings around the property. Mr. Block noted that ultimately the staff was indifferent to the design. That the larger issue would be preventing water intrusion and that if that has been accomplished the design of the awning from one to the other doesn't.

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Mr. Carriere stated that the intent of the awning was to protect the building and that the copper awnings failed to work. He continued that the HOA board approved the corrugated awning design and that it withstood Hurricane Ida.

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Ms. Szalwinski, representing French Quarter Citizens, stated that she was not coming down on either side but that this issue could be avoided by having the condo association apply and secure a permit before any work is done.

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Mr. Trautenberg noted that he undertook a major renovation of his unit and that similar copper awnings are located elsewhere on the property. Mr. Bergeron noted that the Committee had previously reviewed and retroactively approved the awning and that he was indifferent regarding the two designs. Mr. Bergeron noted the failure of the HOA to engage the VCC before starting work.

Mr. Bergeron made the motion to approve the retention for the current existing awning or the reinstallation of the old design or for the proposal of a 3<sup>rd</sup> option for review with all details of any option to be handled at the staff level including flashing details. Ms. DiMaggio seconded the motion and the motion passed unanimously.

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**516 Bourbon St: 21-21062-VCGEN;** Gates Erika, applicant; Anglade 508-16 Bourbon LLC, owner; Appeal to retain courtyard structure built without benefit of VCC review and approval, per application & materials received 07/21/2022 & 04/18/2022. <https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=893112>

Ms. Vogt read the staff report with Ms. Gates present on behalf of the application. Ms. Gates stated that the structure had been built by a previous tenant in deviation from the drawings, and the new business was open to alterations to make it approvable for retention. Ms. DiMaggio asked if there was some sort of retroactive S&P review; Ms. Vogt stated that all drawings would be submitted to them as part of the permitting process but she was unsure if they would require any changes or retroactive permit. Ms. DiMaggio stated that she found it important that it was freestanding. Mr. Bergeron asked if it was up against the infill at the adjacent property; Ms.

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Gates responded that that is why they were not proposing to move it.

Mr. Bergeron asked if the Committee could deny the proposal; Ms. Vogt responded yes. Mr. Bergeron asked why staff was recommending conceptual approval; Ms. Vogt stated that this was only with the provisos that certain repairs or improvements were made to bring it closer to compliance with the Guidelines, such as replacement of inferior materials. Mr. Bergeron asked what would happen if they needed to rebuild the structure; Ms. Vogt stated that it would return to the Committee.

There was no public comment.

Mr. Bergeron moved for **conceptual approval** of a shade structure in the current location, with the proviso that improvements must be made as requested by staff, with review and approval at staff level. Ms. DiMaggio seconded the motion, which passed unanimously.

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**801-07 Dauphine St: 22-08708-VCGEN**; Judice Corporation, applicant; McAlpin - New Orleans LLC, owner; Appeal to retain decorative gas fixtures installed without benefit of VCC review and approval, and to install keypads, per application & materials received 04/20/2022.

<https://onestopapp.nola.gov/Redirect.aspx?SearchString=22-08708-VCGEN>

Ms. Vogt read the staff report with Mr. Judice present on behalf of the application. Mr. Judice stated that the rear lantern had been there for about 25 years and that it was electric. He added that Bevelo had recommended the two gas fixtures at the front, as well as a plumber who could perform the work, and it was that plumber who failed to file the necessary permits with the City. Lastly Mr. Judice stated that he believed this particular fixture was chosen because others would not fit due to the narrow wall space between the openings. Ms. DiMaggio stated that historically there would not be gas lanterns in these locations. She asked about soffit vent lights; Mr. Whitfield stated that the soffit lights had been in place for several years. Ms. DiMaggio urged the applicant to revise the proposal to provide more light for adequate visibility, as gas was not approvable in this case. Mr. Bergeron stated that staff and Mr. Fifield often commented how gas lights do not put out sufficient illumination, but that he had seen similar fixtures installed in similar applications. Mr. Block added that two lights missignaled the entrance. Ms. Vogt responded that many gas fixtures were installed before the Design and Lighting Guidelines were published, and there had been a proliferation of unpermitted fixtures as well.

Ms. Szalwinski addressed the Committee, stating that gas lanterns had been pervasive, as had string lights.

Mr. Bergeron asked what staff's recommendation would have been if they had been proposed instead of installed without permit; Ms. Vogt stated that she would not have recommended approval. Mr. Bergeron noted that hardship could be appealed to the Commission if the owners felt strongly.

Mr. Bergeron moved to **deny** retention of the gas fixtures, to **conceptually approve** the keypad with the Camelot trim and to **temporarily approve** the retention of the rear fixture. Ms. DiMaggio seconded the motion, which passed unanimously.

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**928 Conti St: 22-11920-VCGEN**; Michael Winters Jr, applicant; 928 Conti LLC, owner;

Proposal to retain fishhook style bars installed above alleyway gate without benefit of VCC review or approval, per application received 04/21/2022.

The applicant requested a deferral prior to the meeting. Mr. Bergeron made the motion to defer the application at the applicant's request. Ms. DiMaggio seconded the motion and the motion passed unanimously.

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With no business left to discuss, Mr. Bergeron moved to adjourn the meeting at 3:33. Ms. DiMaggio seconded the motion, which passed unanimously.