

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 Thursday, June 16, 2022– 1:00 pm.**

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

**Staff Present:** Bryan Block, Director; Renee Bourgogne, Deputy Director; Nicholas Albrecht, Senior Plans Examiner; Erin Vogt, Senior Plans Examiner

**Staff Absent:** Anthony Whitfield, Inspector; Marguerite Roberts, Inspector

**Others Present:** Andrea Ford, Carol Monaghan-Becker, James Monaghan, Mohammad Chaar, Rich Ferrante, Kelly Calhoun, Sandy Sacks, Patrick Capella, Barry Siegel, Katherine Harmon, Brook Tesler, Alisa Swain, Joy Petro, William Wolf, Patrick Dougherty, Greg Abry, Bill Edwards, Nikki Szalwinski, Erika Gates

## Minutes

### Old Business

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**619 Royal St: 20-30797-VCGEN:** Trapolin Peer Architects, applicant; 619 Royal Street LLC, owner; Proposal to partially reconstruct courtyard wall, per application & materials received 06/10/2020 and 05/31/2022, respectively.

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

Ms. Vogt read the staff report with Ms. Ford present on behalf of the application. Ms. Ford stated that she agreed with the staff report and that they had wanted to maintain as much of the wall as possible.

There was no public comment.

Ms. DiMaggio moved for **approval** with all details at the staff level. Mr. Bergeron seconded the motion, which passed unanimously.

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**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. Capeloa, Mr. Wolfe and Mr. Abry present on behalf of the application. Mr. Wolfe stated that they could not do exterior demo to look at the footing as it would be unsafe. Mr. Abry stated that they were concerned with ANY demo without shoring. Mr. Block stated “without shoring?” He went on to say couldn’t you shore to stabilize and then do the exploratory demo. Mr. Block then stated that the building should be shored now if there was this much concern. Mr. Abry stated they could not shore from the outside because of the street. He went on to say that the foundation had completely failed and they were going to shore internally. Mr. Block stated “so we are preserving the interior to rebuild the exterior. That is not what we do here.” Mr. Abry stated again “the foundation has totally failed.” Mr. Bergeron asked about the 3<sup>rd</sup> party engineer. Mr. Block stated the staff had had an informal conversation with an engineer on site but there was no formal report due to liability concerns.

Public comment- Nikki Szalwinski, representing French Quarter Citizens noted that this is drastic. She then discussed her own home on St Philip and how she went to this site with a level which showed that the wall was close to plumb.

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Mr. Fifield stated that they had no drawings- existing or proposed. He went on to say that they needed to shore from the inside and that they had just given the Committee the answer. Mr. Abry stated that they had not really considered that approach and he was still concerned about dealing with a wall that had greatly moved. He went on to say that he would have to come up with a shoring plan. Mr. Fifield stated that he believed that was a reasonable request. Ms. DiMaggio questioned what interior elements they were concerned about losing. She went on to say that it seemed to her it could all be replicated. Mr. Wolfe stated that they would have to shore 15' back on the interior, scaffold and then do the same thing on each level. Mr. Fifield then asked, so after all that and you do determine it is the foundation, then what? Has the structural engineer been monitoring this. Mr. Wolfe stated that he was unsure and would have to ask. Mr. Fifield stated, "we need to know if it is stable now." Ms. Vogt stated, "we have no report since 2020."

Mr. Bergeron made the motion to defer in order to allow the applicant time to investigate alternative methods for shoring. Ms. DiMaggio asked to amend the motion to include actual materials for review. Mr. Bergeron agreed to the amendment. Mr. Fifield amended the amended motion to include an updated structural engineer's report. Mr. Bergeron agreed to the amendment. Ms. DiMaggio seconded the twice amended motion and the motion passed unanimously.

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**511 Bourbon St: 22-03409-VCGEN**; Loretta Harmon, applicant; Brevort Enterprises L L C, owner;  
Proposal to remove and reinstall parapet cap flashing, per application & materials received 02/02/2022 & 03/08/2022, respectively.

<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=914741>

Mr. Albrecht read the staff report with Ms. Harmon present on behalf of the application. Ms. Harmon stated that she was unaware of this option and that she would be agreeable to this option. Mr. Fifield stated that he was surprised staff would recommend this option and that he did not think it was a good option. Ms. DiMaggio stated that she was concerned that this building was blue rated with a very low parapet. She went on to say that the current cap was installed without permit to begin with, so she was inclined to want a mortar cap.

There was no public comment.

Ms. Harmon stated that the client wanted to fix is asap so they would appreciate a decision and not a deferral.

Ms. DiMaggio made the motion for the denial of the application and for the applicant to submit a revised detail to staff and for staff to finalize if approvable. Mr. Bergeron seconded the motion and the motion passed unanimously.

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**1109 Decatur St: 22-04993-VCGEN**; Garcia Roof Replacement LLC, applicant; Mon Tay Enterprises Inc, owner;  
Proposal to install new copper cap flashing in conjunction with approved new slate roof installation, per application & materials received 02/16/2022 & 05/31/2022, respectively.

<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=916761>

Mr. Albrecht read the staff report with Mr. Chaar, Ms. Monaghan-Becker, and Mr. Monaghan present on behalf of the application. Ms. Monaghan-Becker read a brief statement concerning the history of the roof and the current situation. Mr. Chaar noted that the existing cap was not in good condition.

There was no public comment.

Noting the reduced visibility and the existing conditions, Mr. Bergeron made the motion to approve the proposed cap flashing with final details at the staff level. Ms. DiMaggio seconded the motion and the motion passed unanimously.

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**1107 Decatur St: 22-05000-VCGEN**; Garcia Roof Replacement LLC, applicant; Monaghan Properties Inc, owner;  
Proposal to install new copper cap flashing in conjunction with approved new slate roof installation, per application & materials received 02/16/2022 & 05/31/2022, respectively.

<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=916761>

Mr. Albrecht read the staff report with Mr. Chaar, Ms. Monaghan-Becker, and Mr. Monaghan present on behalf of the application.

Mr. Bergeron asked the applicant to please be respectful of the drip course when installing the cap. Mr. Block stated, "so staff must review the details prior to permitting."

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There was no public comment.

Mr. Bergeron made the motion to approve the proposed cap flashing with final details at the staff level. Ms. DiMaggio seconded the motion and the motion passed unanimously.

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**601 Decatur St: 22-09008-VCGEN**; Patrick Tucker, applicant; Helen Manitzas Malachias, owner;

Proposal to install new synthetic decking, per application & materials received 03/25/2022 & 06/01/2022, respectively.

<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=920407>

Mr. Albrecht read the staff report with Ms. Swain present on behalf of the application.

There was no public comment.

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

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## New Business

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**1118 Bourbon St: 22-10796-VCPNT**; 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>

Mr. Albrecht read the staff report with Mr. Siegel present on behalf of the application. Mr. Siegel stated that they were looking for consistency and that the proposed design was inspired by the VCC Guidelines.

There was no public comment.

Mr. Bergeron made the motion for the approval 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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**830 Bourbon St: 22-12748-VCGEN**; Cain Joshua, applicant; 830 Bourbon LLC, owner;

Proposal to install one (1) decorative gas lantern on the Bourbon St. elevation and three (3) decorative gas lanterns in the courtyard, per application & materials received 04/28/2022.

<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=927930>

Mr. Albrecht read the staff report with Ms. Calhoun present on behalf of the application. Ms. Calhoun stated that she believed the fixtures in the courtyard could be appropriate and would create a nice ambiance. Ms. DiMaggio stated that in regards to the appropriateness to this house and the in the overall Vieux Carré, lanterns would not be installed on the walls like this.

There was no public comment.

Ms. DiMaggio made the motion for the approval of the fixture on the Bourbon street elevation with the details to be worked out at the staff level and the denial of the courtyard fixtures. Mr. Bergeron seconded the motion and the motion passed unanimously.

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**1039 Burgundy St: 22-15634-VCGEN**; John C Williams, applicant; Michael Katzenstein, owner; Proposal to construct addition on roof of orange rated garage, modify garage doors, enclose courtyard arcade, and install roof deck, per application & materials received 05/24/2022.

<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=929037>

Ms. Vogt read the staff report with Mr. Capella present on behalf of the application. Mr. Capella stated that the garage door could be made out of wood and that the existing doors were not historic. Ms. DiMaggio stated that

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she believed they would find it difficult to find a door that size in wood, considering the span. Mr. Fifield asked why they wished to alter the shape and size of the existing openings. Mr. Capella responded that the owners had difficulty getting in and out of them safely. Mr. Block confirmed that they were difficult to maneuver but that he believed the proposal needed to be “finessed” as currently it was a bit odd. Mr. Fifield noted that it appeared very suburban, and asked if the top of the door was plywood. Mr. Capella stated yes, and that the doors would be the same height they are now.

Mr. Fifield asked about the deck. Mr. Capella stated that they would like a deck out there but they could push the rail back and make it smaller. Mr. Block stated that the rooftop experience was more of an issue than just the rail, as it was against the Design Guidelines. Mr. Capella asked, “what if they agreed not to furnish it?” Mr. Block stated that that was not enforceable. Mr. Fifield asked if they had considered raising the parapet. Mr. Capella stated no but that they could. Ms. DiMaggio stated that the garage was long and wide to if they raised the parapet the proportions might be improved. Mr. Capella asked about the rooftop addition. He stated that Ms. Vogt had recommended jogging the wall of the addition back and they were fine with making that change. Mr. Bergeron stated that he thought leaving the service ell parapet intact was the correct choice. Mr. Capella stated that the addition would be an office/study. Ms. DiMaggio stated that she agreed with the staff recommendation for the enclosure and modifications of courtyard buildings.

Public comment:

Erin Holmes, Executive Director of VCPORA objected to the highly visible addition and the deck that does not comply with the Design Guidelines, as well as the “suburban” garage door. She stated that she hoped the proposal would be revised.

Nikki Szalwinski of French Quarter Citizens reiterated Ms. Holmes’ concerns, stating that she was also concerned for the adjacent green rated building.

Joy Petro, the immediate neighbor on Ursulines, stated that she was concerned that the roof deck was against the Design Guidelines. She found the aesthetics of the garage door undesirable, and was very concerned about the potential impact on her structure.

Mr. Capella asked about the rear door at the main building. Mr. Bergeron stated that he agreed with staff. Mr. Block stated that the fanlight was very much in question, and added that, if the arcade was enclosed, it should have new millwork, not the old “bad” millwork currently in place. Ms. Vogt and Ms. Bourgogne agreed. Mr. Fifield stated that if there was currently bad millwork, it should be improved, but added that the drawings were unclear about what was being proposed. Mr. Capella stated that the intention was to move the existing arcade millwork, not replace it. Mr. Block and Ms. Vogt both agreed that replacement would likely be necessary. Mr. Bergeron asked if the Committee accepted that the building was French Quarter Revival, would the millwork not be acceptable detailed as is?

Ms. Vogt stated that staff did not object to the enclosure of the service ell and modification of those openings, but that the objection was to the new opening at the rear of the main building. DiMaggio agreed, and Mr. Bergeron directed the applicant to study the main building to try to establish what had been there.

Ms. DiMaggio moved to **defer** the application with the applicant to revise per staff recommendations and discussion with the Committee today. Mr. Bergeron requested an amendment forwarding a **positive recommendation** for the orange rating of the service ell to the Commission. Ms. DiMaggio accepted the amendment, Mr. Bergeron seconded the motion, and it passed unanimously.

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**327 Bourbon St: 22-14589-VCGEN**; Bob Ellis, applicant; Karno 327 Bourbon Real Estate LLC, owner;

Proposal to infill existing door opening between this property and the neighboring 810 Conti property, per application & materials received 05/16/2022.

<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=928551>

Mr. Albrecht read the staff report with Ms. Gates present on behalf of the application. Ms. Gates noted that the prior agreement was signed with half of the ownership but excluded the other half of the ownership and was now void. Mr. Fifield inquired how the opening would be infilled. Ms. Gates stated that it would be toothed in with appropriate masonry.

There was no public comment.

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Mr. Bergeron made the motion for approval of the application. Ms. DiMaggio seconded the motion and the motion passed unanimously.

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**535 Barracks St: 22-15856-VCGEN**; Gates Erika, applicant; James L Cahn, owner;

Proposal to install new 24kW generator at grade in yard, per application & materials received 05/25/2022.

<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=929510>

Mr. Albrecht read the staff report with Ms. Gates present on behalf of the application. Ms. Gates stated that the owners were attempting to age in place and that they intended to phase the other, existing generator out. She went on to say that they intended to place it here for practical purposes for the electrical needs and that they would be happy to screen it. Ms. Vogt stated that the screen would have to be noncombustible. Ms. DiMaggio state that it seemed like it was right in front of the gate. Ms. Gates stated that it was behind the bush and not on the sidewalk. Mr. Fifield stated that he believed the information presented was "lacking." Ms. Vogt stated that the generator would have to be 10' from any doors or windows.

Public comment- Nikki Szalwinski, representing French Quarter Citizens, encouraged the VCC to develop design guidelines specific to generators.

Ms. Bourgogne stated that she had done some research into other historic areas and all simply followed building code guidelines due to global warming.

Ms. DiMaggio made the motion to defer the application. Mr. Fifield asked to amend to deferral with the submittal of a scaled drawing. Ms. DiMaggio agreed. Mr. Bergeron seconded the amended motion and the motion passed unanimously.

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## Appeals and Violations

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**901 Orleans Ave: 22-10588-VCGEN**; Gates Erika, applicant; Pamela A Fortner, owner; Appeal to retain missing shutters, HVAC equipment installed without benefit of VCC review and approval, and to install light fixtures in deviation from the Guidelines, per application & materials received 04/08/2022 & 04/22/2022. **[Notice of Violation sent 08/17/2020]**

<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=921949>

Ms. Vogt read the staff report with Ms. Gates present on behalf of the application. Ms. Gates stated that a property manager had removed the shutters, as there was only one set on that façade and they found it awkward. Regarding the HVAC, she said they were fine with moving the units but had been concerned about visibility if they were moved up, but that they would propose another location. Regarding the lighting, the owner was resisting soffit lighting due to limited airflow, but she had told him it was unlikely to be approved for retention.

With no discussion necessary, Mr. Bergeron moved to **deny** retention of the removed shutter condition, **defer** the HVAC until drawings showing alternate locations could be provided for review, and **deny** the appeal to retain the lighting, with new soffit lights to be installed and the brackets to be repaired, per the staff recommendation. Ms. DiMaggio seconded the motion, which passed unanimously.

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**905 Orleans Ave: 22-10598-VCGEN**; Gates Erika, applicant; Pamela A Fortner, owner; Appeal to retain HVAC equipment installed without benefit of VCC review and approval, per application & materials received 04/08/2022 & 05/17/2022. **[Notice of Violation sent 06/25/2019]**

<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=921959>

Ms. Vogt read the staff report with Ms. Gates present on behalf of the application. Ms. Gates stated that she was not aware of the previous denial and asked if they could retain at grade. Ms. Vogt provided Ms. Gates with a copy of the minutes from the 2019 hearing, which included recommendations for alternate locations. Ms. Gates stated that she believed the rear unit could go under the stairs.

There was no public comment.

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Ms. DiMaggio moved for **denial** of the retention of the units in their current locations, noting that the units could potentially be found conceptually approvable if the applicant revises their proposal to relocate them. Mr. Bergeron seconded the motion, which passed unanimously.

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**739-41 Bourbon St: 22-13828-VCGEN**; Zach Smith Consulting & Design, applicant; 741 Bourbon Street LLC, owner; Proposal to perform structural masonry repairs and install new mechanical equipment and appeal to retain mechanical screening, per application & materials received 05/17/2022 & 05/27/2022. **[Notices of Violation sent 03/13/2014, 03/26/2015, 02/20/2017, and 10/22/2021.]**

<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=927214>

Ms. Vogt read the staff report with Ms. Gates present on behalf of the application. Mr. Fifield asked for clarification on her relationship to the application. Ms. Gates stated that Zach Smith was managing the project, Myles Martin was providing the drawings, and she was a consultant.

Ms. Szalwinski addressed the Committee on behalf of French Quarter Citizens. She asked if we could compel the applicant to add tint to the mortar, as it is often unnaturally white. Ms. Vogt responded that this was a result of where sand was being sourced by masons in recent years and that tint was not allowable as it migrates.

Mr. Fifield noted the sidewalks were all different. Mr. Block responded that the VCC had no jurisdiction but that the owner could try working with Public Works.

Mr. Bergeron moved for **conceptual approval** of the HVAC and screening with final review at staff level, and **approval** of the structural masonry repairs.

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**624 Dumaine St: 22-14189-VCGEN**; Loretta Harmon, applicant; Bienville Street Outback LLC, owner; Proposal to apply Prosoco H40 over damaged masonry wall, per application & materials received 05/11/2022.

Mr. Albrecht read the staff report with Ms. Harmon present on behalf of the application. Ms. Vogt stated that the applicant needed to reach out to the Prosoco Company. Mr. Fifield stated that he was concerned that any decision would further deteriorate the building. Ms. DiMaggio stated "yes, please contact Prosoco." Mr. Fifield stated that the building was in peril and he had no research or information to support the proposal. He went on to say that he thought it should be denied.

Public comment: Nikki Szalwinski, representing French Quarter Citizens, commented in opposition of the proposal.

Mr. Bergeron made the motion for deferral. Mr. Fifield stated that he would prefer a denial. Ms. DiMaggio made the motion for denial of the proposal. Mr. Bergeron stated that even with a denial they would have to come back because they would still be in violation. He went on to say if there was no water intrusion he would prefer to just see it weather. Ms. DiMaggio made the motion for denial. Mr. Bergeron seconded the motion and the motion passed unanimously.

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**635 Barracks St: 22-14494-VCPNT**; Richard Ferrante, applicant; Richard S Ferrante, owner; Proposal to retain bars installed on front entrance door, per application & materials received 05/15/2022.

<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=927888>

Mr. Albrecht read the staff report with Mr. Ferrante present on behalf of the application. Ms. DiMaggio asked if perhaps he could paint the doors to match the bars. Ms. Bourgogne agreed. Mr. Ferrante also agreed.

There was no public comment.

Ms. DiMaggio made the motion to approve the painting of the doors to match the bars. Mr. Bergeron seconded the motion and the motion passed unanimously.

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**1200 Decatur St: 22-16057-VCGEN**; James Book, applicant; 1200 Decatur Street LLC, owner;

Proposal to repair building and correct violations including proposal to modify window headers, per application & materials received 03/01/2022 & 05/12/2022, respectively.

<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=929463>

Mr. Albrecht read the staff report with Mr. Edwards present on behalf of the application. Mr. Edwards stated that he had no presentation and that he was there just to answer questions. Ms. DiMaggio asked what Mr. Edwards response was to the window header section in the staff report. Mr. Edwards stated that they would be wood with stucco over. Mr. Block stated that wood would likely be problematic. Mr. Edwards stated that they had been working with Nick so they would be happy to just do stucco for cosmetic reasons. He went on to say that there was a lot of repointing to be done. Ms. Vogt stated that staff would need an attachment detail. Mr. Bergeron asked what the original lintel material would have been. Stone? Mr. Albrecht stated "possibly." Mr. DiMaggio asked about the cornice. Mr. Edwards stated that they could repoint but they were going to rebuild the cornice. Ms. DiMaggio stated that she would prefer them to repoint and NOT rebuild. Mr. Edwards stated "ok, but what if we encounter a problem?" Mr. Block state "stop, and call staff immediately."

There was no public comment.

Ms. DiMaggio made the motion to approve the work with repointing only for the cornice and the understanding that any extra work be discussed with staff prior to working. Mr. Bergeron seconded the motion and the motion passed unanimously.

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Mr. Bergeron made the motion to adjourn, and Ms. DiMaggio seconded the motion. All were in favor. The meeting ended at approximately 3:44PM.