

VIEUX CARRE ARCHITECTURAL REVIEW COMMITTEE

LaToya Cantrell
MAYOR

CITY OF NEW ORLEANS

Bryan Block
DIRECTOR

NOTE: The below minutes are a summary of actions taken. They are not a verbatim transcription of the meeting.

Minutes of the VCC Architectural Committee meeting of Tuesday, July 12th, 2022– 1:00 pm.

Committee Members Present: Stephen Bergeron, Rick Fifield

Committee Members Absent: Toni DiMaggio

Staff Present: Bryan Block, Director; Erin Vogt, Senior Plans Examiner

Staff Absent: Renee Bourgogne, Deputy Director; Nicholas Albrecht, Senior Plans Examiner; Anthony Whitfield, Inspector; Marguerite Roberts, Inspector

Others Present: Tim Terrell, Steve Finegan, Hector Lopez, Angie Bowlin, Erin Holmes, Nikki Szalwinski, Alberto Cortez, Michael Pousson, Steve Olson, Patrick Capella, John Williams, Dixon Jelich, Zella May, Hank Smith, Ralph Long, Kirk Fabacher, Nick Hebert, Heather Cooper

Old Business

208 Bienville St: 21-21645-VCGEN; David Maise, applicant; 208 Bienville Street Development LLC, owner; Review of design development plans of conceptually approved new three-story gallery with roof overhang on the N. Front elevation of the building, per application & materials received 07/29/2021 & 06/14/2022, respectively. <https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=895078>

Mr. Block gave the staff presentation with Mr. Terrell present on behalf of the application. Mr. Terrell stated that he agreed the doors could swing out and questioned the location of the light fixtures. Mr. Block stated that there should be a fixture in each bay. Mr Bergeron noted that there may be a discrepancy between the plan and elevation drawings and that the lighting shown in plan appeared to be a logical layout.

Mr. Fifield questioned if the proportions of the door could be modified to be more similar to the windows on either side. He then questioned the use of copper gutters and roofing and the possible deteriorating effect of runoff onto the ferrous metals below. Mr. Terrell asked if another metal, such as aluminum, would be preferred. Mr. Fifield replied that a galvanized metal may be approvable.

There was no public comment.

Mr. Bergeron moved to conceptually approve the proposal with the lighting, downspouts, and new door details to be worked out at the staff level. Mr. Fifield seconded the motion, which passed unanimously.

518 Conti St: 22-08224-VCGEN; Steven J Finegan Architects, applicant; Llmv Properties LLC, owner; Proposal to fix openings in place for installation of elevator, per application & materials received 03/18/2022 & 06/28/2022. <https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=919518>

Ms. Vogt presented the staff report with Mr. Finegan present on behalf of the application. Mr. Finegan stated that the elevette was simple and hardly any load, which would bear on a new wall and foundation. Mr. Fifield asked the plan for the windows. Mr. Finegan stated blinds or curtains. Ms. Vogt noted the stud wall ending at the window and asked if sheetrock would be installed on the edge; Mr. Finegan responded "sure." Mr. Fifield noted that both sides of the windows would be affected, not split in the middle. Mr. Fifield asked about interior shutters; Mr. Finegan found that unusual, but Mr. Block noted that they were common. Ms. Vogt stated that the exterior shutters could be kept closed. Mr. Fifield responded yes, and that he preferred the solution be architectural rather than decorative. Mr. Bergeron asked if the staff was comfortable handling this; Mr. Block and

Ms. Vogt responded that they were.

Mr. Bergeron moved for **conceptual approval** to fix the windows in place, with all final details to be handled at staff level. Mr. Fifield seconded the motion, which passed unanimously.

841 Royal St: 22-19191-VCGEN; Robert Cangelosi Jr, applicant; Royal Dumaine Nola LLC, owner;

Proposal to renovate building including constructing a new dormer on the Royal St. roof slope, constructing a canopy above the third-floor balcony, and adding a skylight, per application & materials received 04/22/2022 & 06/27/2022, respectively.

<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=932628>

Mr. Block gave the staff presentation with Mr. Cangelosi present on behalf of the application. Mr. Cangelosi noted that the neighboring building has a similar canopy that sits on the cornice, but the proposed canopy would sit below the cornice. Regarding the skylight, Mr. Cangelosi stated that he thought he had calculated the size to fall within the Guidelines and that the roof framing could remain in place running through the skylight.

Erin Holmes, representing VCPORA, voiced her support of the staff recommendation of denial for the dormer and proposed canopy noting that this is a blue rated building and there is no evidence of these elements previously existing. Ms. Holmes continued that this building has a strong street presence with a finely detailed brick cornice and that a canopy would obscure those details.

Mr. Bergeron stated that he did not object to the dormer from an architectural viewpoint but noted that as a major modification to a blue rated building the dormer was problematic. Mr. Cangelosi stated that the new owners were developing the 4th floor into an additional unit and needed the dormer to assist that development.

Nathan Chapman, president of VCPORA, voiced his opposition to the canopy and dormer noting that the use should fit the building, not the other way around.

Nikki Szalwinski, representing French Quarter Citizens, reiterated the public comments of Ms. Holmes and Mr. Chapman.

Mr. Bergeron moved to deny the dormer and third floor canopy and to conceptually approve the proposed skylight. Mr. Fifield seconded the motion, which passed unanimously.

937 Dumaine St: 20-50455-VCGEN; John C Williams, applicant; 937 Dumaine Street LLC, owner; Review of proposed lighting, paving and exterior hardware, per application & materials received 12/29/2020 & 06/30/2022, respectively.

<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=868730>

Ms. Vogt presented the staff report with Messrs. Williams and Jelich present on behalf of the application. Mr. Jelich responded that he was fine with the lamping requirements and would revise. Regarding the intercom, they were working on shop drawings for the exact model. Because of the shutters, it would need to be 8-12" from the frame. Ms. Vogt noted that some intercoms had been installed in the jamb as it was more discreet and easily repairable. Mr. Jelich stated that no other finishes were available. Mr. Bergeron asked if the gate would remain; Mr. Jelich responded that the gate was being replaced with a wood panel door.

Mr. Bergeron moved to **approve** the gas fixtures, **conceptually approve** the recessed lights, paving, and hardware at staff level. He moved to **conceptually approve** the installation of an intercom, with final fixture selection and location to be decided at staff level, with a preference for a discreet installation in the jamb, but with the final position not to conflict with the operation of the shutters. Mr. Fifield seconded the motion, which passed unanimously.

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 shore the St. Ann elevation of the main building, remove the front masonry wall, construct new foundation, and reconstruct St. Ann elevation, per application & materials received 07/27/2021 & 06/27/2022, respectively.

<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=894862>

Mr. Block read the staff report and noted that it seemed an impasse had been reached. Mr. Block recommended moving this application to the full Commission.

Mr. Bergeron stated that this was an aggressive solution and moved to forward the proposal to the Commission.

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 & 06/27/2022, respectively.

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

Ms. Vogt read the staff report with Messrs. Williams and Capella present on behalf of the application. Mr. Capella stated that staff's comments about the garage doors were doable. Mr. Williams then recapped the staff report, adding that the property was currently three apartments and would become single family. He stated that the additions were an office, HVAC and better access to what he referred to as the "balcony." He stated that they would continue the roof line of the orange rated service ell. Ms. Vogt stated that she took no issue with the addition but had made recommendations to improve compliance with the Design Guidelines for New Construction, including retaining the parapet and setting the Ursulines side wall back further so it was not in the same plane as the service ell. She clarified that the applicant was proposing a roof deck, not a balcony, and that the issue was activated outdoor space on the roof of the one-story garage. Mr. Williams stated that they were willing to pull the rail further back. He added that they were ok with only one door at the rear of the main building, but that they wanted to keep it. Mr. Block stated that the existing millwork was not high integrity, historic or precious, and recommended it be improved.

Erin Holmes addressed the Committee on behalf of VCPORA, stating that she did not consider the revisions since the last Committee meeting to be an improvement. She noted that each leaf of the garage door appeared to be wider than the sidewalk and extending into the street. She continued to oppose the proposed alterations.

Nikki Szalwinski addressed the Committee on behalf of French Quarter Citizens, stating that the doors appeared to be swinging into the street. She agreed that the deck was against the Design Guidelines, and that even if the roof had been used that way, it did not meet code requirements. She was also concerned that the addition would bear on the adjacent wall of the neighboring building.

Mr. Williams stated that the engineer was studying the additional load and the existing interior structure. He stated that the deck had "been there," repeated that the building would be single family, asking if VCPORA viewed that favorably. Ms. Holmes responded that a reduction of available units was not necessarily favorable. Mr. Capella stated that there were many ways the garage doors could be split and swing, but that they wanted to avoid a center pillar.

Mr. Bergeron stated that he felt staff had made several great comments and asked if the garage arches would be eliminated; Mr. Capella stated that they would be. Mr. Bergeron asked if it would be considered French Quarter Revival; Ms. Vogt stated that the service ell would be, but the garage seemed to have less design intent. Mr. Fifield agreed with the concerns listed in the staff report and that they needed to be worked through by the applicant. He stated that he would not accept a decorative rail; Mr. Capella stated that it was remaining, spare rail that matched the main building. Mr. Fifield responded that it was not appropriate for rooftop use. He stated that he agreed with the staff recommendation to retain the service ell parapet, and had no general issues with the addition but took issue with the roof deck. Mr. Capella stated that all staff recommendations seemed workable. Mr. Fifield asked if the applicant had considered raising the garage parapet at all; Mr. Capella stated that they did not want to loom at the street. Mr. Fifield asked if the garage door lintel would be raised and the forehead eliminated; Mr. Williams stated that they could.

Mr. Bergeron moved to **defer** the application, with the applicant to revise the proposal as noted in the staff report and discussed at this hearing. Mr. Fifield seconded the motion, which passed unanimously.

New Business

800 N Rampart St: 22-01008-VCGEN; 800 N Rampart St: John C Williams, applicant; J & R Rental Properties LLC, owner; Proposal to install wraparound gallery in conjunction with renovation to address demolition by neglect violations, per application & materials received 01/19/2022 and 07/08/2022. **[Notices of Violation sent 02/28/2014, 09/14/2015, 01/31/2017, 05/01/2019, 10/30/2020, 05/24/2021, and 04/18/2022.]**

<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=912213>

Ms. Vogt read the staff report with Messrs. Williams and Jelich present on behalf of the application. Mr. Williams repeated that the S&WB had objected to the gallery, so they had gotten approval from the VCC without it, but that they had discussed things further with S&WB and they had approved it. He added that it took time, but the approval had been given by that department. Ms. Vogt explained that the initial documents submitted between the applicant and S&WB had referred to it as a balcony and not a gallery, and staff had sought confirmation that S&WB was aware that this was in fact a gallery that would require footings. Drawings had been submitted noting the location of the sewer and water lines and showing the gallery column foundations, with a stamp confirming the drawing had been reviewed by S&WB. Mr. Williams stated that they were seeking renewal of the permit; Ms. Vogt noted that it was several permits ago.

Mr. Nathan Chapman addressed the Committee, stating that he was excited the building was being worked on but that they did not want to see the gallery installed. Ms. Nikki Szalwinski stated that the building was falling apart and that they were not restoring previously existing conditions and she suspected it might have been a different building.

Mr. Williams stated that the design had been approved by NPS and SHPO. Mr. Bergeron moved to **approve** the renovation of the building, including the gallery. Mr. Fifield seconded the motion, which passed unanimously.

522 Bourbon St: 22-02468-VCGEN; Zella May, applicant; Anglade 522 Bourbon LLC, owner; Proposal to replace the balcony structure, per application & materials received 01/25/2022 & 06/24/2022, respectively.

<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=913690>

Ms. Vogt read the staff report with Mr. Smith and Ms. May present on behalf of the application. Mr. Smith stated that the idea was to allow the rail to be lifted out and that they would adjust the height to be consistent. He noted that all railing components were square. Mr. Bergeron stated that he felt staff had evaluated the components well and he shared their comments.

With no further discussion needed, Mr. Bergeron moved to defer the application to allow the applicant time to revise and submit additional detail as requested. Mr. Fifield seconded the motion, which passed unanimously.

1116 Chartres St: 22-13026-VCGEN; Hector Lopez, applicant; Our Lady Of Victory Church, owner; Proposal to install new 30 kw standby generator, per application & materials received 05/02/2022.

<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=926678>

Mr. Block gave the staff presentation with Mr. Lopez present on behalf of the application. Mr. Fifield inquired what other equipment would need to be installed in addition to the generator itself. Mr. Lopez replied that the transfer switch near the electric meters would be needed. Mr. Fifield inquired how the conduit and wires would be run from one to the other. Mr. Lopez replied that it would have to go between the boiler room and come out near the meters. Mr. Fifield commented that the conduit run was not indicated on the proposal.

Mr. Fifield stated the importance of this building as one of the top five in the city, if not the entire Mississippi River Valley and limited and insufficient materials submitted for review. He recommended that an electrical engineer be involved in the project to ensure that the overall proposal created no potential of fire.

Angie Bowlin, noted that she shares a piece of the courtyard wall with the convent and noted that she cannot tell from the submittal where exactly they want to put the generator, any information about how often it has to run, and that she would like more information on these aspects of the proposal.

Nikki Szalwinski, voiced her concern for the generator and location and possible code compliance issues with the proximity of the generator to existing air conditioning units. Ms. Szalwinski noted the large yard of the property

and encouraged a location away from neighboring walls.

Mr. Lopez noted that the maintenance cycle would be programmed to only run once a month.

Mr. Bergeron moved to defer the application to allow the applicant to submit the materials requested in the staff report and in today's discussion. Mr. Fifield seconded the motion, which passed unanimously.

1301 Chartres St: 22-14143-VCGEN; 1301 Rcca, applicant; Melody S Douglas, Palo Inc, Rachel D Perkoff, Eddy D Broadway, Carolyn C Looper, Jeanne M Taylor, Geoffrey Kleine-Deters, owner;

Proposal to remove existing parapet on roof of service building of 601-03 Barracks and install new brick parapet between service buildings of 601-03 Barracks and 605-07 Barracks, per application & materials received 06/28/2022.

<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=933561>

Mr. Block read the staff report with Ms. Taylor present on behalf of the application. Mr. Fifield noted that the current eccentric parapet structural condition is likely detrimental to the building and should be corrected. Mr. Bergeron stated that he agreed with the staff report although an engineer's report might indicate otherwise. Ms. Taylor agreed to obtain an engineer's report.

There was no public comment.

Mr. Bergeron moved to defer the application. Mr. Fifield seconded the motion, which passed unanimously.

434-40 Bourbon St, 732 St. Louis St: 22-16178-VCGEN; Diane Hickman, applicant; MDK 440 Bourbon Real Estate LLC, owner; Proposal to add two story additions with roof deck and penthouse, and to add a gallery, per application & materials received 05/31/2022 & 06/28/2022, respectively.

<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=929584>

Ms. Vogt read the staff report with Mr. Long present on behalf of the application. Mr. Long stated that the entire site was already covered and that they would be adding two stories. He asked if the gallery would be denied no matter what and if the Committee needed to see the program. Mr. Fifield stated that the staff recommendation was denial but it was being discussed now. He asked why the additions were being proposed; Mr. Long stated that they wanted to expand the entresol level. Mr. Bergeron asked if they had considered restoring the courtyard; Mr. Long responded that would destroy the existing businesses.

Mr. Fifield stated that he was very disturbed to see the building's condition, noting that it was not well cared for and asking if there would be any work to restore it. Mr. Long stated that the rear elevation would be covered and preserved on the interior. Mr. Block noted the removal of the mechanical courtyard; Mr. Long stated that they were proposing a smaller lower-level area. Mr. Fifield asked if there were any entresol galleries; Mr. Long stated that he did not know of any. Ms. Vogt stated that there were a few, but they were not historic and very unusual. Notably, they were wooden awnings, not iron galleries, that were used for unloading storage to the street. Mr. Long argued that it would become part of the streetscape, not noticed by most people. Mr. Fifield responded that the only argument for the gallery is that the owner wanted it, which he did not find compelling. He asked if they were seeking conceptual approval for these three elements; Mr. Long responded yes, that they would then develop the proposals further.

Erin Holmes addressed the Committee on behalf of VCPORA, stating that this building was notoriously undermaintained and that this was a plan to maximize as much square footage on Bourbon as possible. She stated that the building wasn't designed for it and that a gallery would be unprecedented and completely inappropriate. She requested more information on whether or not the structure could support the additional load and stated that she found the penthouse overly intrusive, adding that this was seeking to maximize profit, not preservation.

Nikki Szalwinski addressed the Committee on behalf of French Quarter Citizens, stating that she agreed with Ms. Holmes comments and the staff. She noted the substantial increase in massing and proposed attachment to someone else's adjacent structure, with concerns for where the roof water would drain. She added that the building would need a lot more mechanical equipment than what they have now, and that they should instead

restore the courtyard. Mr. Long responded that it would be the same amount of roof area.

Mr. Bergeron noted that the infill was seen in the 1940s photo and asked about its appearance in Sanborn maps, and whether they were older building materials. Ms. Vogt stated that she only saw older materials when visiting the site, with the exception of a small electrical closet.

Mr. Bergeron moved to defer the proposed additions and deny installation of a gallery, forwarding the rating of the building to the full Commission. Mr. Fifield seconded the motion, which passed unanimously.

1312 Royal St: 22-17088-VCGEN; E & A Home Improvement LLC, applicant; William Tullos, owner;

Proposal to remove existing exterior metal stairs leading from second floor balcony, per application received 06/08/2022.

Mr. Block read the staff report with Mr. Cortez present on behalf of the application. Mr. Cortez noted that there was no longer a need for these stairs.

There was no public comment.

Mr. Bergeron moved to conceptually approve the proposal with final details to be worked out at the staff level. Mr. Fifield seconded the motion, which passed unanimously.

529 Bienville St: 22-17529-VCGEN; Kirk Fabacher, applicant; Chateau Bienville LLC, owner; Proposal to install generator for walk-in cooler, per application & materials received 06/13/2022 & 06/15/2022

<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=930946>

Mr. Block read the staff report with Mr. Fabacher present on behalf of the application. Mr. Fabacher stated that he was aware of the pergola issue and that it had been resolved with Safety and Permits; Ms. Vogt noted that it could not be resolved with that department until it was resolved with the VCC, and that additional review would be required. Mr. Fifield asked if they really intended to cantilever the platform for the generator; Mr. Fabacher responded no, it must be 5'-0" from the property line and it had already been revised.

Nikki Szalwinski addressed the Committee on behalf of French Quarter Citizens, requesting that they put the generator at grade as it would be inconsiderate to the neighbors to raise it as it would be very noisy. Mr. Fabacher stated that the other side of the wall was another mechanical yard for another property, so it would consolidate the equipment.

Mr. Bergeron moved to **conceptually approve** the location, with final review and approval of the overall proposal to be handled at staff level. Mr. Fifield seconded the motion, which passed unanimously.

1011 St Philip St: 22-17810-VCPNT; Nikki Szalwinski, applicant; Terrence P Jacobs, owner; Proposal to renovate alcove including installation of millwork, replacement transom, and marble tile, and to modify alley gate, per application & materials received 06/14/2022 and 06/16/2022.

<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=931227>

Ms. Vogt read the staff report with Ms. Szalwinski present on behalf of the application. She stated that they were proposing a marble threshold, not transom, and that the materials would be consistent with the mosaic. She was not particular about which light was selected. She provided some measurements for the alcove, which Ms. Vogt asked that she provide by email following the meeting. Ms. Szalwinski stated that, while the mosaic might be atypical, they did not know what was there, and that they had to pull up the non-historic brick and concrete for repairs. At the alley gate, the bars would be woven in a basketweave pattern. Mr. Bergeron noted that the mosaic would not be replacing historic materials. Mr. Block asked if the diagram represented the actual scale; Ms. Szalwinski responded that the sides deviated slightly and would not be as wide. She stated that any gaps would be filled with Carrara marble.

Mr. Bergeron moved for **conceptual approval** of all proposed work, with final review and approval at staff level. Mr. Fifield seconded the motion, which passed unanimously.

521 St Louis St: 22-18629-VCGEN; Tina Griffiee, applicant; Richmond Place Realty LLC, JC and JM Holdings LLC, 521 St Louis Street LLC, James F Tina B Griffiee, Edwin A Casteel, Kurt M Carleton, Charles P Martin, The Joel and Ilima Harris Family Trust, Jacqueline C Tuthill, McGriff Timothy M Jr, owner; Proposal to replace legal non-conforming iron pedestrian gate to match existing, per application & materials received 06/23/2022.

Ms. Vogt presented the staff report in the applicant's absence at their request. Mr. Bergeron stated that the report presented two options, and Mr. Fifield stated that he was not sure what action the Committee could take. Mr. Bergeron moved for **conceptual approval** of an exact replica without the metal mesh, to be handled at staff level.

600 Decatur St: 22-18713-VCGEN; Steve Olson, applicant; Jackson Brewery Millhouse LLC, owner; Proposal to renovate roof including installation of torch down roofing, new turn down flashing at parapets, and new mechanical equipment, per application & materials received 06/21/2022.
<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=932291>

Mr. Block read the staff report with Mr. Pousson and Mr. Olson present on behalf of the application. Mr. Olson stated that the new roof is designed to meet wind resistance guidelines.

There was no public comment.

Mr. Bergeron moved to approve the proposed work with details to be handled at the staff level and a fire watch to be required for all torch work. Mr. Fifield seconded the motion which passed unanimously.

Appeals and Violations

624 Dumaine St: 22-14189-VCGEN; Loretta Harmon, applicant; Bienville Street Outback LLC, owner; Proposal to stucco over improperly repaired masonry wall, per application & materials received 01/31/2019 & 04/06/2022, respectively.

Mr. Block read the staff report with Ms. Harmon present on behalf of the application. Mr. Fifield asked if Ms. Harmon would be able to provide a high permeability paint. Ms. Harmon responded yes.

There was no public comment.

Mr. Bergeron moved to approval the proposal to paint over the damaged wall with final product selection and color to be handled at the staff level. Mr. Fifield seconded the motion, which passed unanimously.

512-16 Conti St: 22-16190-VCGEN; Baroness, applicant; 512 Conti LLC, owner; Appeal to retain fountain, string lights and planters installed without benefit of VCC review and approval, per application received 06/06/2022.

Ms. Vogt read the staff report with Mr. Hebert, the property manager, present on behalf of the application. Mr. Hebert stated that the black lining at the bottom of the fountain was gone and replaced with a copper trough. He asked what the recommendations were for changing the fountain; Mr. Fifield stated that that should be discussed with staff. Mr. Hebert stated that the faux vegetation wall was 1x8 wood framing with chicken wire. Ms. Vogt responded that the wall would have to be removed, as it was a building code violation, and that other, approvable, options could be discussed.

Ms. Szalwinski addressed the Committee on behalf of FQC, objecting to the use of string lights. Mr. Hebert stated that he would remove the string lights and grass wall. He noted that the wall mounted fans were the same used at Pat O'Briens, which Mr. Block and Ms. Vogt stated were in violation at that property as well and had not been permitted.

Mr. Bergeron moved to **deny** the string lights and **defer** the fountain, with all other violations and issues with other departments to be addressed before further review. Mr. Fifield seconded the motion, which passed unanimously.

632 Bourbon St: 22-17665-VCGEN; Architects Rozas Ward, applicant; Holdingsllc Quarter, owner; Proposal to address demolition by neglect and work without permit violations, including mechanical equipment, per application & materials received 06/13/2022 and 06/28/2022, respectively.

<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=931082>

Ms. Vogt read the staff report with Ms. Cooper present on behalf of the application. She thanked staff for their assistance and stated that they had no objection to changing out the metal door. With no discussion needed, Mr. Bergeron moved to **approve** the proposed work to resolve the violations, including the metal door to be handled at staff level. Mr. Fifield seconded the motion, which passed unanimously.

327 Bourbon St: 21-34257-VCGEN; Bob Ellis, applicant; Karno 327 Bourbon Street Real Estate LLC, owner; Proposal to renovate the Bourbon St. elevation including installing new shutters, reinstalling metal cornice, and installing new exterior lighting, per application & materials received 06/27/2022.

<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=932834>

Mr. Block gave the staff presentation with Ms. Gates present on behalf of the application. Mr. Fifield asked how the plans were developing for the rest of the building. Ms. Gates stated that a meeting was planned for the next day to finalize the next part of their tax credits. Ms. Gates inquired about the shutters for the second and third floors as well as the lighting for the building. Mr. Fifield asked if the third floor Juliet balconies were a historic condition or if they had been modified from a single, larger balcony. Mr. Block stated that he believed it was the historic condition. Ms. Gates stated that there was evidence of shutters previously existing at the third floor but she was concerned about the appearance of those as they wouldn't be able to open fully as well as keeping them securely open in higher winds.

Mr. Block asked if the historic cornice was the one that would be reinstalled. Ms. Gates stated yes and noted the attachment details in the plans.

There was no public comment.

Mr. Bergeron sought to clarify if there was evidence of shutters at both the third floor and dormer level. Ms. Gates stated not at the dormer level. Mr. Bergeron suggested there may be evidence in the balcony railing suggesting how those shutters may have been held open. Mr. Fifield asked what the Sanborn maps showed. Mr. Block stated that the Sanborn maps would have to be researched.

Mr. Bergeron moved to conceptually approve the proposed work with the exception of the shutters to allow the applicant an opportunity to provide additional detail and evidence of the historic conditions.

Mr. Fifield seconded the motion, which passed unanimously.

Mr. Bergeron moved to adjourn the meeting. Mr. Fifield seconded the motion, which passed unanimously. The meeting was adjourned at approximately 3:52pm.