

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, September 27th, 2022– 1:00 pm.**

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

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

**Staff Absent:** Renee Bourgogne, Deputy Director

**Others Present:** Nikki Szalwinski, Katherine Harmon, Kevin O’Shaughnessy, Matt Emerson, Sabri Farouki, Erika Gates, Charlie Ward, Mike Murray

Prior to the hearing, Mr. Block stated that some shuffling of positions was taking place at the Commission level and Mr. Fifield had completed his appointment representing the AIA, but he hoped he would be reinstated at an At-Large position. He clarified that Mr. Fifield remained Chair of the Architecture Committee.

## Old Business

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**1236 N Rampart St, 1022 Barracks: 19-06343-VCGEN;** Rick A. Fifield, applicant; The Rampart Church LLC, owner; Review of proposed replacement brick and lime-based coloring agent, per application & materials received 03/06/2020 & 09/13/2021, respectively.

<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=795576>

**[Mr. Fifield recused himself prior to the presentation of the staff report.]**

Ms. Vogt read the staff report with Mr. Murray present on behalf of the application. Mr. Murray clarified that they were not necessarily proposing the LimeWorks product and would be testing. Ms. DiMaggio asked if a consultant was performing the lab testing; Mr. Murray responded yes, and samples. Mr. Block stated that the staff wanted to bring this to the Committee at this stage, but that the proposal might change as it’s reviewed. Mr. Bergeron asked if Mr. Murray knew why this may have been done? Mr. Murray responded that the consultant said it was common at the time. He said it was consistent on the sides, but the non-facing brick was different. Ms. DiMaggio noted the plan book drawing showing scored stucco; Mr. Murray stated that there was no evidence it had ever been stuccoed. Ms. DiMaggio stated that she was very interested to see how the project was unfolding.

Mr. Bergeron moved to **conceptually approve** the installation of a coloring agent, with the applicant to work with staff on samples and mockups, with final review and approval at staff level. Ms. DiMaggio seconded the motion, which passed unanimously. She also noted that Tulane might be interested in doing some lab testing on the brick.

**[Mr. Fifield returned to the meeting following the motion.]**

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**621 St Louis St: 22-23589-VCGEN;** Zach Smith Consulting & Design, applicant; Royal O Real Estate Holdings LLC, owner; Review of construction documents for new wall openings at covered terrace and for the expansion of the rooftop pool deck, per application & materials received 08/07/2022 & 09/12/2022, respectively.

<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=938085>

Ms. Vogt read the staff report with Mr. Farouki and Ms. Gates present on behalf of the application. Ms. Gates stated that they worked to make sure it would be approvable, and that they would work with staff on the remaining items.

There was no public comment.

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Ms. DiMaggio moved to **approve** the proposed work with all provisos noted in the staff report. Mr. Bergeron seconded the motion, which passed unanimously.

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## New Business

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**220-22 Bourbon St: 22-24310-VCGEN**; Heather Cooper, applicant; 220-222 Bourbon Street LLC, owner; Proposal to install mechanical equipment in conjunction with a **change of use** from *t-shirt shop* to *restaurant*, per application & materials received 08/24/2022 & 09/01/2022, respectively.

<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=939027>

Ms. Vogt read the staff report with Mr. Ward present on behalf of the application. Mr. Ward stated that he agreed with the provisos noted in the staff report. Ms. DiMaggio clarified that no guardrails would be needed since none were shown in the drawings. Mr. Ward responded that the units were more than 10' from the edge, so they were not necessary. Mr. Bergeron asked about the cooler; Mr. Ward stated that it would be inside.

Ms. DiMaggio moved for **conceptual approval**, with provisos as noted by staff, with a **positive recommendation** for the **change of use** to be forwarded to the Commission. Mr. Bergeron seconded the motion, which passed unanimously.

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**834 Governor Nicholls St: 22-27537-VCGEN**; Kevin O'shaughnessy, applicant; Kevin J O'shaughnessy, owner; Proposal to replace doors on rear addition, per application & materials received 09/12/2022

<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=943083>

Ms. Vogt read the staff report with Mr. O'Shaughnessy and Mr. Emerson present on behalf of the application. Mr. Emerson stated that they wanted the doors to be consistent. Mr. O'Shaughnessy stated that they were redoing the interior and this was part of a larger scope of work. Mr. Emerson stated that a single door would be harder to use in the small rear bedroom. Mr. O'Shaughnessy stated that the architect had proposed full length French doors, but that they were fine with either design, with or without the transom, they just wanted it to be appropriate. Mr. Fifield asked what the width was, or if they would remain. Mr. O'Shaughnessy responded that they would not change the width or trim, but they did intend to remove the screens. Mr. Emerson stated that they were also fine with solid doors, and Mr. O'Shaughnessy responded that they would provide full drawings.

Mr. Bergeron asked staff about the screen doors; Ms. Vogt responded that they were probably original to the addition and that they were not allowed by the Guidelines, so if they were removed they could not be reinstalled.

Ms. DiMaggio agreed with staff's comments regarding the 1830 doors, and voiced a preference for keeping the transoms. Mr. Fifield stated that he found the proportions odd with the transom bars being thin. He thought French doors were possible but recommended larger panes of glass so they were less busy and more contemporary. He stated that he would be fine with the transom becoming larger if they wanted to keep it. Mr. Bergeron noted that the addition was from a pre-war period that would eventually have some historic significance of its own, and that he preferred the transoms be kept. He was ok with changing the doors, and agreed with larger stacks of lites.

There was no public comment.

Mr. Fifield thanked the applicants for their open mind and willingness to be flexible in their proposal. Mr. Bergeron moved for **conceptual approval** of new French doors, with revisions per the discussion with staff and Committee, with final review and approval at staff. Ms. DiMaggio seconded the motion, which passed unanimously. Mr. Bergeron noted that they were free to keep or eliminate the transoms.

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## Appeals and Violations

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**411 Bourbon St: 22-12877-VCGEN**; Webre Consulting, applicant; Cajun 411 LLC, owner;

Proposal to address VCC violations including proposed retention of mechanical equipment installed in deviation of approved plans and exterior sprinkler lines, per application & materials received 05/11/2022 & 07/28/2022, respectively.

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<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=926674>

The applicant requested a deferral prior to the meeting. Ms. DiMaggio moved to defer the application at the request of the applicant. Mr. Bergeron seconded the motion which passed unanimously.

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**711 Bourbon St: 22-23903-VCGEN**; Loretta Harmon, applicant; Seven-Eleven Bourbon LLC, owner;

Proposal to correct or retain violations including proposed retention of paint on previously exposed natural brick, per application & materials received 08/09/2022.

<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=938447>

Mr. Albrecht read the staff report although there was no one present on behalf of the application. Ms. Szalwinski, representing French Quarter Citizens, noted that this was a problem business, that the string lights were obnoxious, and the mechanical equipment area was unusable and likely unbearable for the neighbors.

Ms. Harmon arrived after the public comments to represent the application. Ms. Harmon stated that they would like to retain the AC units and were generally in agreement with the staff recommendations. Mr. Block noted one of the pieces of equipment was labeled as a mister and that any misting system needed to be removed as they were very detrimental to the buildings.

Mr. Bergeron moved to defer the application to the next meeting noting the applicant's agreement with the staff recommendations. Ms. DiMaggio seconded the motion, which passed unanimously.

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Next AC Date:                    Tuesday, October 11, 2022

With no remaining items to discuss, Ms. DiMaggio moved to adjourn the meeting at approximately 1:48 pm. Mr. Bergeron seconded the motion, which passed unanimously.