

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, January 23, 2023– 10:00 AM.

Committee Members Present:	Rick Fifield, Stephen Bergeron
Committee Members Absent:	Toni DiMaggio
Staff Present:	Bryan Block, Director; Renee Bourgogne, Deputy Director; Marguerite Roberts, Senior Inspector; Nick Albrecht, Principal Plans Examiner
Staff Absent:	Erin Vogt, Principal Plans Examiner; Marguerite Roberts, Senior Inspector; Noah Epstein, Inspector
Others Present:	Miles Martin, Erika Gates, Ken Gowland, Katherine Harmon, Max Perret, Thomas Mouton, Dixon Jelich, Evan Martinez,

Minutes
Old Business

327 Bourbon St: 22-34992-VCGEN; Gates Erika, applicant; Karno 327 Bourbon Real Estate LLC, owner;
Review of construction documents for conceptually approved proposal to renovate building including the installation of new mechanical equipment and reconstruction of the rear addition, per application & materials received 10/13/2022 & 01/09/2024.
<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=954630>

Mr. Albrecht read the staff report with the architect, Mr. Martin and consultant, Ms. Gates present on behalf of the application. Mr. Martin noted that this would be the 8th hearing on this project. Mr. Martin stated applications were filed in 2021 and that 10 permits have been issued for various work so far. Mr. Martin also stated that there was a walk-through with the VCC staff on 10/2023 and that they are currently on their third contractor. Mr. Martin stated that they are awaiting a scaffolding permit in order to proceed with work on the roof and facade; they have received state fire marshal approval. There was a discussion about the mechanical equipment and about relocating the louvers and Mr. Martin asked about a better placement for them. Mr. Martin noted that the doors at the rear require 32” leafs but they would be happy to go with changes for the doors. He continued that they are not married to the railing extension design. The cross railing design at the service ell is based on historic photos that show that the railings were crossed. Mr. Miles requested conceptual approval.

Mr. Bergeron asked if the vents were penetrating masonry. Mr. Martin stated “Yes, the one above the window labeled 7.” Mr. Fifield asked if the rear glazing was important. Ms. Gates stated, “It is occupied space, so they hope so”. Mr. Fifield stated that the rear door openings needed to be treated more honestly with a lower lock rail and two leaves that open normally. Mr. Bergeron noted the need for a section drawing through the doors. Ms. Gates followed up by stating a glazed panel would require major restructuring and asked if they should return the opening to the previous design. Mr. Fifield then asked what the egress requirements were. Mr. Martin stated they still need to fuse on one side.

Regarding the balcony guardrails, Mr. Fifield stated that details for how the rails will satisfy the 4” rule will be needed. Ms. Gates then stated that they would be reusing the existing cross railing. Mr. Martin mentioned the possibility of a mesh backing in order to satisfy code. Ms. Bourgogne stated the owners would need to apply for a BBSA waiver for the rails as well.

There was no public comment.

Mr. Bergeron made the motion for conceptual approval with revisions to be made based on today's discussion and the project to be forwarded to the Commission for review. Mr. Fifield offered an amendment to the motion to have details on the rear carriageway doors and guardrails to return to the Committee. Mr. Bergeron accepted the amendment and the motion passed unanimously.

717 Orleans Ave: 23-23949-VCGEN; Kim Hosch, applicant; DRH Bourbon Owner LLC, owner;

Proposal to renovate building and courtyard including converting one door opening to mechanical venting, per application & materials received 08/29/2023 & 01/02/2024, respectively.

<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=986250>

Mr. Albrecht read the staff report with the architect, Mr. Gowland present on behalf of the application. Mr. Gowland stated the original door was centered, however there were some infrastructure problems. He continued that they initially thought they had additional capacity on the existing vent discharge but they actually needed more capacity.

There was no public comment.

Mr. Bergeron made the motion to approve the application with small revisions as recommended by the staff. Mr. Fifield seconded the motion and the motion passed unanimously.

520 Burgundy St: 23-24153-VCGEN; Max Perret, applicant; 488 Holdings LLC, owner;

Proposal to install a new inground pool in rear yard, per application & materials received 08/31/2023 & 12/12/2023, respectively.

<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=986416>

Mr. Albrecht read the staff report with the architect, Ms. Harmon and the owner, Mr. Perret present on behalf of the application. Ms. Harmon stated that the new contractor had made new sketches for the pool. Mr. Fifield recommended that they think about the ventilation for the equipment. Mr. Fifield asked, "What is the existing paving currently", to which Mr. Perret stated that there was dirt and concrete currently. Mr. Perret also stated that he is replacing the current paving with slate pavers and everything should be ready for the final inspection in the next two weeks.

There was no public comment.

Mr. Bergeron made the motion for the conceptual approval of the applicant, giving the VCC staff the option to return this matter to the committee for final revisions. Mr. Fifield seconded the motion and the motion passed unanimously.

New Business

1113 Chartres St: 23-33036-VCGEN; Cangelosi, Jr Robert, applicant; Foundation Keyes, owner;

Proposal to restore the Gov. Nicholls elevation of the main building including removing ground floor doors, relocating ground floor shutters to the interior plane, and re-stuccoing the entire elevation, per application & materials received 12/01/2023 & 01/10/2024, respectively.

<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=996427>

Mr. Albrecht read the staff report with Mr. Cangelosi present. Mr. Cangelosi stated that they are continuing to match work that is already done. He noted that the AC units in this alley will not be lowered. Mr. Bergeron drew attention to an opening seen on slide 125. Mr. Cangelosi stated it was not original and that Mrs. Keyes put it in for additional light.

There was no public comment.

Mr. Bergeron made the motion for conceptual approval with the proposal being forwarded to the Commission.

Mr. Fifield seconded the motion and the motion passed unanimously.

640 Royal St: 23-33386-VCGEN; John C Williams, applicant; James & Richard Realty, owner;

Proposal to install new rooftop mechanical rack and equipment, per application & materials, received 12/05/2023 & 01/15/2024, respectively.

<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=996752>

Mr. Albrecht read the staff report with the architects, Mr. Mouton and Mr. Jelich present on behalf of the application. Mr. Jelich stated the courtyard is U-shaped with balconies all around. Mr. Mouton stated that putting the equipment on a roof would minimize visibility within the building. He continued that the current proposal required no OSHA rails; that the roof deck where everyone would hang out, the nature of the beams, and the structure of the building lead to this spot. Mr. Fifield stated the rack is a little speculative. Mr. Jelich then stated that the rack is designed to accommodate the whole building and that the mechanical engineer looked at this.

Public Comment: Mr. Ledbetter, in the audience, asked, How does the VCC define the public right of way?

Mr. Block responded and stated that the authority extends to all exterior surface so everything is evaluated on a case by case basis. Mr. Bergeron then stated that a more linear platform may be more successful.

Mr. Bergeron made the motion to defer the item to develop a plan based on today's discussion. Mr. Fifield seconded the motion to defer and the motion passed unanimously.

600 Decatur St: 23-34653-VCGEN; Verges Rome Architects, applicant; Jackson Brewery Millhouse LLC, owner;

Proposal to install new composite trim boards around previously approved metal doors and windows at the second, third, and fourth-floor levels, per application & materials received 12/19/2023.

<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=986250>

This item was deferred prior to the meeting at the applicant's request.

814 Governor Nicholls St: 24-00537-VCGEN; Lee Ledbetter, applicant; Lee H Ledbetter, owner; Proposal to install HVAC equipment and platform on service ell roof, per application & materials received 01/08/2024.

<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=999206>

Mr. Block read the staff report with Mr. Ledbetter present on behalf of the application. Mr. Ledbetter stated that in 1999 they had done a renovation down the street and were approved for a similar installation. He went on to say that the equipment was loud, and they wanted to relocate it to better enjoy their courtyard. Mr. Ledbetter stated that they would have specifying sound isolators and that he had not been able to see this location from the street or any other property.

There was no public comment.

Mr. Fifield stated that all of these applications were on a case-by-case basis and that he in fact agreed with Mr. Ledbetter, that the courtyard use should be considered.

Mr. Bergeron made the motion for the **conceptual approval** of the application with the spec sheets for the equipment to be submitted to the staff. Mr. Fifield seconded the motion, which passed unanimously.

Appeals and Violations

515-519 Toulouse St, 531 Toulouse St, 516 Wilkinson St, 520 Wilkinson St: 23-11875-VCGEN; 515-519 Toulouse St: Maya Suarez, applicant; 515 Toulouse LLC, owner; Proposal to abate demolition by neglect issues, including masonry repair, per application & materials received 05/11/2023 & 12/21/2023, respectively. **[Notices of Violation sent 01/27/2012, 11/18/2013, 12/5/2014, 06/15/2017, 04/20/2018, & 11/19/2019]**

<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=971064>

Mr. Block read the staff report with Ms. Marcello and Ms. Charleston present on behalf of the application. Mr.

Marcello stated that this was for exterior repointing, replacing the PVC boots with cast iron and the arch repair. There was much discussion regarding the structural engineer's report.

There was no public comment.

Mr. Bergeron moved to **approve** the proposal to remediate all the violations. Mr. Fifield seconded the motion, which passed unanimously.

1001 Saint Philip St: 23-28077-VCGEN; Restorical Homes & Renovations, applicant; Robert H Baxter, owner; Proposal to rebuild rear fence and vehicular gate using synthetic boards, per application & materials received 10/12/2023 & 12/21/2023, respectively.

<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=990540>

Mr. Albrecht read the staff report with the contractor, Mr. Martinez, present on behalf of the application. Mr. Martinez stated that he was trying to match the paint color and size of the gate but that the owner wants to change the fencing to a synthetic material. Mr. Fifield stated that synthetic material is very expensive and asked if they had looked at other woods that might be more weather resistant. Mr. Martinez noted that they had not.

There was no public comment.

Mr. Bergeron made the motion to defer the application to allow Mr. Martinez to consult with his client about the fencing. Mr. Fifield seconded the motion and the motion passed unanimously.

622 Pirate's Aly: 23-34899-VCGEN; Loretta Harmon, applicant; Rumberos LLC, owner; Appeal to retain and modify roof deck and dormer alterations completed without benefit of VCC review and approval, per application & materials received 12/21/2023. [Notices of Violation sent 12/05/2011, 03/05/2014, 01/16/2015, 08/24/2017, 06/27/2019 & 11/9/2021]

<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=999206>

Mr. Block read the staff report with Ms. Harmon and the contractor present on behalf of the application. Ms. Harmon stated that the roof needed to be replaced so they figured this was a good time to get the deck legal. She went on to say that the dormer was also for fire egress as there was no other second exit.

There was no public comment.

Mr. Bergeron made the motion to **deny** retention of the roof deck as the current proposal did not differ from the 2012 proposal where this item was denied by ARC and by the Commission. Mr. Fifield seconded the motion, which passed unanimously.

Next AC Date: Tuesday, February 6, 2024

At approximately 11:40 Mr. Bergeron made the motion to adjourn the meeting. Mr. Fifield seconded the motion and the motion passed unanimously.