

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 9, 2023– 1:00 pm.

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; Erin Vogt, Principal Plans Examiner; Nick Albrecht, Principal Plans Examiner
Staff Absent:	Marguerite Roberts, Senior Inspector; Noah Epstein, Inspector
Others Present:	Patrick Abry, Melissa Wren-Dail, Brent Moran, Erika Gates, Michael Russo, Mark Mueller, Blake Richard, Michael Chen, Katherine Harmon, Lynn Kirby

Minutes

Old Business

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

There was no one present on behalf of the application. Mr. Bergeron made the motion to defer the application. Mr. Fifield seconded the motion and the motion passed unanimously.

New Business

809 Dumaine St: 23-14595-VCGEN; Abry Brothers, Inc., applicant; Christopher S Montgomery, owner; Proposal to replace front chain wall and foundation with new concrete footer, per application & materials received 05/30/2023 & 12/12/2023, respectively.
<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=974746>

Ms. Vogt read the staff report with Mr. Abry present on behalf of the application. Mr. Fifield asked if Mr. Abry could explain why the structure had moved so significantly recently. Mr. Abry stated that the foundation had been monitored for 8 years but that they believed it was due to last summer’s brutal drought. He stated that the appearance would match and that the continuous concrete footing would prevent this from happening again in the future. For clarification he stated, “we anticipate zero differential settling.” Mr. Bergeron asked if the foundation would tuck underneath the sidewalk; Mr. Abry responded yes, that it would be excavated but not removed, and that they would support the sidewalk if needed. Mr. Bergeron asked if the foundation vents had been documented for location. Mr. Abry responded yes and showed the ARC where they were indicated in the drawings. Mr. Block asked what would happen if the drought continued, or if the ground is more saturated next year? Mr. Abry responded that typically we would see some soil rebound, but that it would never go back to its previous level. He added that the foundations would move together since their depths were the same.

There was no public comment.

Mr. Bergeron moved for **approval** of the work as proposed, with the applicant to get all required approvals from the Department of Public Works for the footing located in the public right of way. Mr. Fifield seconded the motion, which passed unanimously.

535-37 Decatur St: 23-23200-VCGEN & 23-30582-VCGEN; Ammar Diri, applicant; Rahul Properties LLC, owner; Proposal to install new mechanical equipment, including hood vent, and to address outstanding violations, in conjunction with a **change of use** from *vacant* to *restaurant (standard)*, per application & materials received 08/23/2023 & 12/31/2023, respectively.

<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=985507>

Ms. Vogt read the staff report with Mr. Chan present on behalf of the application. Mr. Fifield asked if the vent was new or replacing existing. Ms. Vogt stated that the building did not currently have a vent. Mr. Fifield asked, “don’t we usually ask for these to be contained within the building?” Ms. Vogt responded yes, but that this duct would be interior for the first 3 floors and that the single story of exposed vent would be minimally visible.

There was no public comment.

Mr. Bergeron moved for approval of the proposed work and for the application to be forwarded to the full Commission with a **positive recommendation** for the **change of use** and for **conceptual approval** of the millwork. Mr. Fifield seconded the motion, which passed unanimously.

1208 Bourbon St: 23-32551-VCGEN; Short Martin, applicant; Austin T Dail, owner;

Proposal to repair foundation and level building, including the installation of 16 new CMU piers, per application & materials received 11/28/2023.

<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=994873>

Mr. Albrecht read the staff report with the owner, Ms. Wren-Dail and the contractor, Mr. Moran present on behalf of the application. Mr. Bergeron asked if these piers would be one or two CMU blocks tall. Mr. Moran responded that they would dig to have all of the blocks the same height and that dirt would be removed to achieve proper drainage. Mr. Fifield noted that it would be important that the concrete be installed below grade so that it doesn’t become exposed. Mr. Bergeron asked about the reason for full replacement. Mr. Moran responded that the bricks had been compromised because of the lack of proper drainage.

Mr. Fifield asked if the house was badly out of level. Ms. Wren-Dail stated that it was in sections and the floor was wavy. Mr. Moran continued that they would be focusing on the left side of the house that had some sections about 4” or 5” out of level.

There was no public comment.

Mr. Bergeron made the motion for the conceptual approval of the work with any details to be worked out at the staff level. Mr. Fifield seconded the motion and the motion passed unanimously

704 N Rampart St: 23-32755-VCGEN; Gates Erika, applicant; 704 N Rampart LLC, owner;

Proposal to replace existing wood gallery decking with new Aeratis synthetic decking, per application & materials received 11/29/2023 & 12/11/2023, respectively.

<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=995107>

Mr. Albrecht read the staff report with Ms. Gates present on behalf of the application. Ms. Gates stated that there was no issue with altering the purlins. Mr. Bergeron asked why the change in material so late in the game. Ms. Gates stated that it was her fault and a misunderstanding with the client.

There was no public comment.

Mr. Bergeron made the motion for conceptual approval of the decking with the details to be worked out at the staff level. Mr. Fifield seconded the motion and the motion passed unanimously.

910 Royal St: 23-33438-VCGEN; Russo Michael Db a Mason Masters, applicant; Pochard LLC, owner;

Proposal to make masonry repairs to service ell including replacement of existing headers with new angle iron headers, per application & materials received 12/06/2023 & 12/12/2023, respectively.

<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=996788>

Mr. Albrecht read the staff report with Mr. Russo present on behalf of the application. Mr. Russo stated that the angle iron would be visible at the bottom of the masonry/top of the opening. Mr. Fifield asked if the jack arch would be reproduced. Mr. Russo stated yes. Mr. Bergeron asked how many openings would be effected. Mr. Russo stated 2, one on the ground floor and one on the second floor. He went on to stay that the existing header was popping out and that they had installed some temporary support. Mr. Russo noted that there should be three pieces of angle iron per opening but there was currently only one that he estimated was installed 25-30 years ago.

There was no public comment.

Mr. Bergeron made the motion for conceptual approval of the application with the details to be worked out at the staff level. Mr. Fifield seconded the motion and the motion passed unanimously.

615 Pere Antoine Aly: 23-33795-VCGEN; Mark Mueller, applicant; Project Lazarus Homes, owner;

Proposal to renovate building including replacement of existing shutters with minor modifications including use of Extra MDF panels, per application & materials received 12/11/2023 & 12/15/2023, respectively.

<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=997123>

Mr. Albrecht read the staff report with the contractor, Mr. Mueller present on behalf of the application. Mr. Mueller stated that the shutters were in pretty bad shape and that it was probably better just replacing the shutters. Mr. Fifield asked if he knew the species of wood on the existing shutters. Mr. Mueller responded that he would guess heart pine. Mr. Fifield followed up asking, "so you believe they have some age?" Mr. Mueller responded yes.

There was no public comment.

Mr. Bergeron stated that he understands the shutters may be in bad shape but he would hesitate to approve the wholesale replacement of all the shutters. Mr. Mueller responded that it was not the intention to replace all of them and if they take them down and find some in good shape, they intend to save them and reinstall. Mr. Fifield asked if they had performed a test patch of the proposed paint stripper. Mr. Mueller responded that he had not on this building but he knows it works well on elastomeric paint.

Mr. Bergeron made the motion for the conceptual approval of the application with the applicant to work with staff on the details and to complete a test patch of the paint stripper; with all shutter hardware to be retained if the shutter replaced, and noting that hopefully as much historic material as possible would be retained. Mr. Fifield seconded the motion and the motion passed unanimously.

917-919 Decatur St: 23-34594-VCGEN; CLS Architects, applicant; Bopp Enterprises #lv LLC, owner;

Proposal to expose and restore previously existing carriageway fanlight, per application & materials received 12/19/2023.

<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=997932>

Mr. Albrecht read the staff report with Mr. Richard present on behalf of the application. Mr. Richard clarified that their plan is to remove the transom window intact and place it into a new frame.

There was no public comment.

Mr. Bergeron made the motion for the conceptual approval of the application with the applicant to work with staff on the details and to retain as much original material as possible. Mr. Fifield seconded the motion and the motion passed unanimously.

921-25 Burgundy St: 23-34666-VCGEN; Loretta Harmon, applicant; Cheryl Lynn Kirby, owner; Proposal to build new two-and-a-half story dependency in rear yard, per application & materials received 12/20/2023.

<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=997980>

Ms. Vogt read the staff report with Ms. Harmon and Ms. Kirby present on behalf of the application. Ms. Harmon stated that the simulated lites were a drafting error, and that she would add the courtyard walls to the site plan. Mr. Bergeron stated that he still found the small window on the side to be unusually close to the edge. Mr. Fifield asked if the rear wall would be brick; Ms. Harmon responded yes.

There was no public comment.

Mr. Bergeron moved for **conceptual approval** of the proposed new construction, to be forwarded to the VCC for consideration. Mr. Fifield seconded the motion, which passed unanimously.

Next AC Date: Tuesday, January 23, 2024

At approximately 1:51 Mr. Bergeron made the motion to adjourn the meeting. Mr. Fifield seconded the motion and the motion passed unanimously.