

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, October 22, 2024– 1:00 PM

Committee Members Present: Stephen Bergeron, Rick Fifield, Cynthia Steward

Staff Present: Renee Bourgogne, Deputy Director; Nick Albrecht, Principal Plans Examiner; Erin Vogt, Principal Plans Examiner; Bryan Block, Director

Staff Absent: Marguerite Roberts, Senior Inspector; Noah Epstein, Inspector

Others Present: Kiley Lewis, Chris Atkinson, Herman Dikat, Arielle Gonzales, Andrew Stephens, Albert McMeen, Vincent Vasquez, Myles Martin, Owen Sketchler, Mark Heck, Jeremiah Johnson, Jennie West, Chad Spurlin, Darren Dimacco, Samara Poche, Nikki Szalwinski, Liz Gullett, John Rupley

Minutes

Old Business

800 N Rampart St: 22-01008-VCGEN; 800 N Rampart St: John C Williams, applicant; J & R Rental Properties LLC, owner; **FOR RENEWAL CONSIDERATION:** Proposal to install wraparound gallery in conjunction with renovation to address demolition by neglect violations, per application received 01/19/2022 and materials stamped VCC approved 01/20/2023 & 10/20/2023. **[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 Ms. Lewis present on behalf of the application. Ms. Vogt stated that there were no changes, just consideration of renewal.

Ms. Szalwinski stated that she could not stand the added gallery, but that conditions had been unsafe during construction, as the street had been blocked off, debris was present, and it was bad for pedestrians. She added that a dumpster was needed.

Noting that no changes were being proposed, Mr. Bergeron moved to **approve** renewal of the previous plans and permit. Ms. Steward seconded the motion, which passed unanimously.

730 St Peter St: 22-35393-VCGEN; John C Williams, applicant; St Peter FQ Holdings LLC, owner; Review of proposed lighting, per application & materials received 11/30/2022 & 10/08/2024, respectively.
<https://onestopapp.nola.gov/PrmtView.aspx?ref=AQ8TCG>

Ms. Vogt read the staff report with Mr. Stephens present on behalf of the application. Mr. Fifield asked why the uplights were being proposed; Mr. Stephens responded that it would be ambient uplighting for pass-through between the properties during shows. Mr. Block stated that the Guidelines were very explicit about light pollution and asked if there were other solutions to accentuate the wall and openings, since this would not accomplish it well. Mr. Fifield asked if exit signs were required; Mr. Stephens responded yes. Mr. Fifield stated that he agreed with staff but questioned the mounting height, adding that the wall wash should be reconsidered. Mr. Stephens responded that they could do just a downlight but the owner had requested the uplight. Mr. Bergeron noted the relationships to the openings were too high. Mr. Fifield suggested lowering the fixtures to the springline.

Mr. Bergeron moved for conceptual approval with the provisos that the lights be downlight only and lowered in

elevation to the springline of the arch. Ms. Steward seconded the motion, which passed unanimously.

726 St Peter St: 23-05542-VCGEN; John C Williams, applicant; 726 St Peter LLC, owner; Review of proposed lighting, per application & materials received 03/01/2023 & 10/08/2024, respectively.
<https://onestopapp.nola.gov/PrmtView.aspx?ref=Z5MQ5W>

Ms. Vogt read the staff report with Mr. Stephens present on behalf of the application. Mr. Stephens stated that he was fine with revising the courtyard wall fixtures per the previous motion for 730 St. Peter. He stated that the carriage way lights would be to match and could be bought in black finish. Mr. Block noted that the building, space and use were all significant and that he strongly encouraged better quality fixtures. Mr. Fifield stated that the information provided did not compare size and that they looked out of scale. Mr. Fifield asked if there would be surface-mounted conduit; Mr. Stephens responded yes. Mr. Fifield stated that the wall cavity would be preferable. Mr. Bergeron stated that, at the carriage way, if the fixtures were larger, they should be centered over each door instead of two per bay. Mr. Stephens stated that they needed adequate ambient light. Mr. Fifield suggested both general functional lights and decorative, agreeing that these were too small.

Mr. Bergeron moved for **deferral** with further review at staff level. Ms. Steward seconded the motion, which passed unanimously.

1127 Royal St: 24-18739-VCGEN; Jeremiah Alexander Johnson, applicant; Ralph L Cadow, owner; Proposal to install new 24kW generator in rear courtyard, per application & materials received 06/18/2024 & 10/02/2024, respectively.
<https://onestopapp.nola.gov/PrmtView.aspx?ref=NDB6LF#>

Mr. Albrecht read the staff report with Mr. Johnson present on behalf of the application. Mr. Johnson stated that he was pleased with Entergy's new proposal. Mr. Fifield asked if they had explored a subterranean option. Mr. Johnson stated that they had but found it to be more invasive because of the flagstone paving. Mr. Fifield asked if they could paint the conduit and Mr. Johnson replied that would not be a problem. Mr. Bergeron asked what material they planned for the electrical conduit. Mr. Johnson stated PVC but that he was open to other options. Mr. Fifield commented that this work appeared to be entirely reversible.

There was no public comment.

Mr. Bergeron made the motion for the approval of the application with any details to be worked out at the staff level, with metal conduit to be used and all lines to be painted to match the adjacent surface. Ms. Steward seconded the motion, and the motion passed unanimously.

1032 Royal St and 620 Ursulines: 24-24086-VCGEN; West Studio, applicant; Oliver S Montagnet, owner; Proposal to create new opening in courtyard wall to connect the two properties, per application & materials received 08/01/2024 & 10/09/2024, respectively.
<https://onestopapp.nola.gov/PrmtView.aspx?ref=12KZER#>

Mr. Albrecht read the staff report with Ms. West and Mr. Spurlin present on behalf of the application. Ms. West stated that they had been able to find a new location and that the owner had requested shutters, but they would be happy to leave it up to the Architecture Committee. Mr. Fifield asked if they had considered a more modern interpretation. Ms. West stated that they had, and they were happy to go either way. Ms. Vogt stated, "perhaps a board and batten gate?" Ms. West stated that the owner wanted transparency. Mr. Fifield stated, "I think we can do this at staff." Mr. Albrecht agreed.

There was no public comment.

Ms. Steward commented that she liked the idea of simplifying things. Mr. Bergeron made the motion for the conceptual approval of the new opening with the details at the staff level. Ms. Steward

seconded the motion, and the motion passed unanimously.

New Business

901-905 Toulouse St: 24-28073-VCGEN; Darren Dimacco, applicant; Frances R Hudson, owner; Proposal to install two new copper roof vents, per application & materials received 09/25/2024 & 10/03/2024, respectively.

<https://onestopapp.nola.gov/PrmtView.aspx?ref=EHR0JU#>

Mr. Albrecht read the staff report with Mr. Dimacco present on behalf of the application. Mr. Dimacco stated that there were moisture problems in the attic. Mr. Fifield asked about the proposed size of the vent. Mr. Dimacco stated that the roofing contractor had come up with the size and that he felt it was a normal size. Mr. Fifield suggested that it may be worthwhile to calculate the size needed.

There was no public comment.

Mr. Bergeron questioned the relation of the vents in relation to the building with Mr. Fifield asking if there would be no cutting into the structure. Mr. Dimacco responded that the roof rafters are 24" on center and the vents would be located between them.

Mr. Bergeron made the motion for the conceptual approval of the roof vent installation with the applicant to work with staff on the size and location with there to be no cutting of the principal roof structure. Ms. Steward seconded the motion, and the motion passed unanimously.

201 Decatur St: 24-28936-VCGEN; C-Mack Enterprises LLC, applicant; Butterfields Butter LLC, owner; Proposal to install rooftop mechanical equipment in conjunction with a **change of use** from *medical clinic* to *live performance* venue, per application & materials received 09/23/2024 & 09/20/2024, respectively.

<https://onestopapp.nola.gov/PrmtView.aspx?ref=V3GTSU>

Ms. Vogt read the staff report with Mr. Atkinson present on behalf of the application. Mr. Atkinson stated that the architect would provide the roof plan, cut sheets, and penetration details, adding that all duct work would be inside the building. Mr. Fifield asked if the 10-ton condenser was closest to the street; Mr. Atkinson responded no, it was in the middle. Mr. Fifield asked how high the parapets and platform were, noting that the drawings did not indicate how tall the equipment would be overall. Mr. Atkinson stated that the architect could provide a section with the parapet and a sight line study from across the street.

Ms. Szalwinski addressed the applicant, stating that American Standard is starting to make condensers that look like mini splits.

Mr. Bergeron moved for **conceptual approval** of the proposal, with review of additional materials to be handled at staff level, and forwarded a **positive recommendation** to the Commission for the **change of use**. Ms. Steward seconded the motion, which passed unanimously.

1115 Burgundy St: 24-29288-VCGEN; Shiflett Exteriors, applicant; Nathan J Robinson, owner; Proposal to replace siding and install plywood sheathing beneath, per application & materials received 09/25/2024 and 10/02/2024.

Ms. Vogt read the staff report with Mr. Vasquez present on behalf of the application. Mr. Vasquez stated that they would install redwood, and that there was currently no sheathing. He stated that it would look the same but prevent water intrusion. Mr. Fifield asked how they intended to prevent the siding from being proud of the windows and corner trim; Mr. Vasquez stated that it would look the same. Mr. Fifield stated that it would not, as the wall was getting thicker and would push the siding further out. Ms. Bourgogne stated that plywood being added had a domino effect that was rarely approvable. Mr. Fifield encouraged the use of the vapor barrier but not the plywood sheathing.

There was no public comment.

Mr. Bergeron stated that maintenance could be an issue and that it was difficult to tell how bad the current conditions were. Mr. Vasquez stated that they would be doing the whole front wall of the camelback. Mr. Bergeron stated that the siding should be back primed, which would also help.

Mr. Bergeron moved to **conceptually approve** new siding as needed, recommending use of a vapor barrier and that the siding be primed on all faces, but **denying** the use of plywood sheathing. Ms. Steward seconded the motion, which passed unanimously.

915-17 Saint Ann St: 24-29749-VCGEN; Cangelosi, Jr Robert, applicant; Victor F III Trahan, owner; Proposal to reconstruct two Dauphine-side chimneys on main building, per application & materials received 09/30/2024.

<https://onestopapp.nola.gov/PrmtView.aspx?ref=4MGW20>

Ms. Vogt read the staff report. There was no one present on behalf of the application. Ms. Vogt stated that the restoration of the building was being restored to the date of construction and heavily researched, but that she was unsure why the work was being proposed.

There was no public comment.

Mr. Fifield stated that the Committee needed to see detailed drawings of what this would look like, including the cap and in relation to the barrel tile. Mr. Bergeron stated they needed clarification on what “being rebuilt” entailed.

Mr. Bergeron made the motion to **defer** the application to allow the applicant time to further develop the proposal and resubmit. Ms. Steward seconded the motion, which passed unanimously.

905 Royal St: 24-29895-VCGEN; Zach Smith Consulting, applicant; The Sam and Nori Lee Revocable Trust, owner; Proposal to renovate building including the proposed demolition of an existing lean to structure and the construction of a new pool, per application & materials received 10/01/2024.

<https://onestopapp.nola.gov/PrmtView.aspx?ref=NDB6LF#>

Mr. Albrecht read the staff report with Mr. Martin and Mr. Sketchler present on behalf of the application. Mr. Sketchler noted that the mechanical scheme was not fully flushed out and there would likely be another unit. Ms. Bourgogne asked if they could move it down. They stated yes. The applicants went on to say they would be happy to discuss the lighting. Mr. Sketchler noted that the pool would feature a brick coping and dark plaster finish. Mr. Martin noted that the overall project was a tax credit project.

Mr. Fifield stated that he did not see a reason to keep the transoms. Mr. Bergeron stated that he was curious if the transoms were not an historical remnant. The applicants stated that they would look on the inside. Mr. Fifield stated that he agreed with staff on the lighting and noted that both openings near the rear of the building appeared to be in the wrong place.

There was no public comment.

Mr. Bergeron made the motion to approve the demolition aspect and forward it to the full Commission with a positive recommendation and to defer all other items. Ms. Steward seconded the motion, and the motion passed unanimously.

525 Iberville St: 24-30373-VCGEN; Studio Rise LLC, applicant; Mr Big Management LLC, owner; Proposal to renovate building including the installation of new skylights and rooftop mechanical equipment, in conjunction with a change of use from vacant to mixed use, per application & materials received 10/04/2024.

<https://onestopapp.nola.gov/PrmtView.aspx?ref=6HJ45P#>

Mr. Albrecht read the staff report with Mr. Heck present on behalf of the application. Mr. Heck noted that the front area roof had been restructured and it was non-historic framing. Mr. Heck continued

that the it was there intention to keep the stairs in their current location and that the need more space for the elevator. Mr. Heck noted that he has filed an application with the BZA.

There was no public comment.

Mr. Bergeron made the motion for the conceptual approval of the work with the applicant to work with staff on the details. Ms. Steward seconded the motion, and the motion passed unanimously.

1009 Saint Ann St: 24-30432-VCGEN; Loretta Harmon, applicant; George Reeves, owner; Proposal to install vent penetration for new gas stove, per application & materials received 10/04/2024 & 10/16/2024, respectively.

<https://onestopapp.nola.gov/PrmtView.aspx?ref=4MGW20>

Mr. Vogt read the staff report with Ms. Gullet present on behalf of the application. Ms. Gullet stated that they preferred masonry as it was more streamlined and required only one penetration; Mr. Fifield agreed. Mr. Bergeron asked if the vent could be sized to relate better to the masonry, which Ms. Gullet agreed to revise.

There was no public comment.

Ms. Bourgoigne asked if it could be painted to match; Ms. Gullet responded yes. Mr. Bergeron asked if it would be centered on the opening; Ms. Gullet responded yes.

Mr. Bergeron moved for **conceptual approval** of the vent with the applicant to coordinate the vent size with the brick size. Ms. Steward seconded the motion, which passed unanimously.

Appeals and Violations

209 Decatur St: 24-09434-VCGEN; Kirk Fabacher, applicant; Latval Investments LLC, owner; Appeal to retain mechanical equipment and platform, and build courtyard wall extension as screening, per application & materials received 04/01/2024 & 09/26/2024, respectively. **[Notices of Violation sent 09/18/2019 & 02/14/2022]**

<https://onestopapp.nola.gov/PrmtView.aspx?ref=CFM6LY>

Ms. Vogt read the staff report with Mr. Rupley present on behalf of the application. Mr. Rupley stated that they would use new bricks to match existing and the VCC mortar mix. Mr. Bergeron stated that he had heard the masonry was becoming difficult to source; Mr. Rupley stated they had not looked into it yet. Mr. Fifield asked if they were worried about adding the weight of additional masonry; Mr. Rupley stated that the engineer had told them it would be fine. Mr. Bergeron stated that it could be a screen instead of a wall. Mr. Fifield added that it could be thin, to be airier but still blend. Mr. Rupley stated that he thought a single wythe would be too thin. Mr. Fifield stated that that could be decided at staff level. Mr. Block added that he did not find it a problem to differentiate between the extension and the historic wall below.

Mr. Bergeron moved for **conceptual approval** of the wall extension, with the applicant to work with staff on detailing, and for **conceptual approval** of the platform retention, with the proviso that the wall must be extended to screen it. Ms. Steward seconded the motion, which passed unanimously.

1013 Ursulines Ave: 24-28815-VCGEN; Smith Tanya, applicant; Tanya F Smith, owner; Appeal to retain masonry sealant applied to chimneys, per application & materials received 09/20/2024 & 10/04/2024, respectively.

Ms. Vogt read the staff report with Mr. Dikat present on behalf of the application. Mr. Fifield stated that this was not a product the VCC could approve, but that we knew they could not remove.

There was no public comment.

Mr. Bergeron moved to **deny** retention, with removal to be unenforced and the conditions to be monitored over time. Ms. Steward seconded the motion, which passed unanimously.

1015-1017 Orleans Ave: 24-30650-VCGEN; Milton Brown James, applicant; Isip LLC, owner;

Proposal to retain HVAC unit installed without benefit of VCC review or approval, per application & materials received 10/07/2024.

Mr. Albrecht read the staff report with Ms. Poche present on behalf of the application. Ms. Poche commended the VCC staff for their work and noted that the buyer of this property had contacted the VCC directly.

There was no public comment.

Mr. Bergeron made the motion to approve the retention of the HVAC. Ms. Steward seconded the motion and the motion passed unanimously.

1015-1017 Orleans Ave: 24-30510-VCGEN; Milton Brown James, applicant; Isip LLC, owner;
Proposal to retain decorative gas light fixtures installed without benefit of VCC review or approval, per application & materials received 10/06/2024.

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

There was no public comment.

Mr. Bergeron made the motion to approve the retention of the decorative gas light fixtures at the front elevation. Ms. Steward seconded the motion, and the motion passed unanimously.

Next AC Date: Tuesday, November 12, 2024

At approximately 2:45PM Mr. Bergeron made the motion to adjourn the meeting. Ms. Steward seconded the motion, which passed unanimously.