

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, February 6, 2024– 1:00 PM.**

<b>Committee Members Present:</b>	Rick Fifield, Stephen Bergeron
<b>Staff Present:</b>	Bryan Block, Director; Renee Bourgogne, Deputy Director; Erin Vogt, Principal Plans Examiner
<b>Staff Absent:</b>	Marguerite Roberts, Senior Inspector; Noah Epstein, Inspector; Nick Albrecht, Principal Plans Examiner
<b>Others Present:</b>	Alfred Hayes, Rob Kemp, Raymond Smith, Aspen Bartholomew, Kristina Jones, Gretchen Byers, Erin Holmes, Jennifer Taylor

Minutes

New Business

**1200 N Rampart St: 23-35266-VCGEN;** 1200 N Rampart St: Rocio Valdiviezo, applicant; Randy S Nunn, owner; Proposal to repair gallery damaged from vehicular impact, per application & materials received 12/28/2023 & 01/24/2024, respectively.  
<https://onestopapp.nola.gov/PrmtView.aspx?ref=YGLL6A>

Ms. Vogt read the staff report with Mr. Kemp and Mr. Hayes present on behalf of the application. Mr. Hayes stated that he agreed with the staff report and as for the roof, he believed it would level out once the balcony was jacked up and repaired. He went on to say that if this was not the case, they would address this situation then. Mr. Fifield asked if they had thought about bollards. Mr. Hayes stated “yes, especially after yesterday,” adding that they could also put additional rebar in the columns. Ms. Bourgogne noted that DPW wanted the columns to be able to break away for easier repairs. Ms. Vogt added that bollards would prevent damage, while repairs or replacement would still be necessary if the columns were reinforced. Mr. Bergeron asked about the epoxy that would anchor the stringer. Mr. Hayes stated that they could hold back on the epoxy and then use the VCC mortar on the front. Mr. Bergeron stated that staff was likely worried about the compatibility of the epoxy with the soft red bricks and asked that more detailed information be submitted to staff. Mr. Hayes stated that he was trying to avoid penetrating the wall but would but that perhaps with the addition of bollards it would be ok. Mr. Fifield stated that he did not believe this to be a great solution.

There was no public comment.

Mr. Bergeron asked who was doing the casting for the ironwork. Mr. Hayes stated that the contractor had found the matching pieces and would be salvaging them. Ms. Vogt noted that the replacement pieces needed to be specced and submitted to staff for review.

Mr. Bergeron moved for **conceptual approval** of the application with the applicant to provide all requested information for final review at staff level. Mr. Fifield seconded the motion, which passed unanimously.

**400-10 Chartres St: 24-00522-VCGEN;** Moses Engineers, applicant; & Leila Williams Foundation Kemper, owner; Proposal to replace rooftop HVAC equipment and associated ductwork, per application & materials received 01/08/2024.  
<https://onestopapp.nola.gov/PrmtView.aspx?ref=VAJW3Q>

Ms. Vogt read the staff report with Mr. Smith and Mr. Bartholomew representing Moses Engineers. Mr. Smith stated that they would provide 3D views to show the extent of the work and asked if there were any formal

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guidelines regarding noise. Ms. Vogt stated no, not hard and fast. She added that it varied depending on the needs of the property, and that staff was very aware of the museum use of the building and the necessary equipment for its function. Mr. Smith stated that they would be happy to provide spec sheets and elevations.

There was no public comment.

Mr. Bergeron moved for **conceptual approval** per staff recommendations, including provisos, with the application to return to the Committee if needed. Mr. Fifield seconded the motion, which passed unanimously.

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## Appeals and Violations

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**710-14 Saint Louis St: 23-25561-VCGEN**; Toledano Properties, applicant; 710-714 St Louis LLC, owner; Appeal to retain modifications to millwork and proposal to address work without permit and demolition by neglect violations, per application & materials received 09/18/2023 & 11/15/2023, respectively. **[Notices of Violation sent 02/16/2017, 12/11/2019 & 7/1/2022.]**

<https://onestopapp.nola.gov/PrmtView.aspx?ref=3XJ1QR>

Ms. Vogt read the staff report with Ms. Jones present on behalf of the owners. Ms. Jones stated the property owners could not make it due to a family emergency, but that they did not want to do mini splits as they thought that it may be too invasive. She stated they had received a quote for \$37,000 for three mini splits and that they did not want to penetrate the wall. Mr. Fifield responded that a mini split would be less invasive. Ms. Jones stated that the owners purchased the building in that condition in 2002, but that the violations were not cited until later. Ms. Vogt noted that the violations can only be seen from the neighboring property. Ms. Bourgogne stated that these units could not be replaced as-is and that permitted changes would be needed eventually. Mr. Bergeron asked about the front window units; Ms. Vogt responded that the front window units were surprisingly permitted.

There was no public comment.

Ms. Vogt stated that although the violations are hard to see, the building still needs to be watertight and secure. Mr. Fifield agreed with the staff recommendation that mechanical improvements were the best way to deal with the situation. He added that any concern of going through the brick with mini split lines should be minimal. Mr. Block stated that the owners could appeal to the Commission, noting that the Commission could consider the fact that the work took place before the current owners bought the property, but that the Committee could not. Mr. Bergeron stated the best advice would be to repair and/or replace the detrimentally modified millwork. Mr. Fifield agreed that the most architecturally appropriate solution was to replace the HVAC and restore the millwork.

Mr. Bergeron moved to **deny** the appeal to retain the existing conditions, noting that the decision could be appealed to the Commission within 30 days. Mr. Fifield seconded the motion, which passed unanimously.

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**522 Bourbon St: 24-01391-VCGEN**; 522 Bourbon St: Taylor Jennifer, applicant; Anglade 522 Bourbon LLC, owner; Proposal to perform structural repairs at tower, including installation of helical ties and tie rods, per application & materials received 01/17/2024 & 01/25/2024. **[Notices of Violation sent 11/01/2019, 07/07/2021 & 12/28/2023]**

<https://onestopapp.nola.gov/PrmtView.aspx?ref=17RB30>

Ms. Vogt read the staff report with Ms. Taylor present on behalf of the application. Ms. Taylor stated that the owner and tenant had separately consulted two different structural engineers. She stated that she preferred the originally proposed and approved plan, but that the owner had consulted Morphy Makofsky, Inc., which wanted more extensive repairs. She stated she was unable to get the engineer to attend the hearing, so she was hoping for a deferral so they could attend. She stated that they had discussed a middle ground but had not received a proposal in writing. Ms. Taylor added that she came today seeking advice because she would like to go with the original plan of work. The tenant would like the work to be less invasive per Mr. Zehner's original plan.

Mr. Fifield stated that the Committee had no analysis to reference, outside of old reports. He was concerned about the proposed use of Helibond. Ms. Taylor stated that she wanted to see the plates in elevation as well. Mr.

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Fifield stated that he was interested in hearing what movement was occurring here, as the issues were not shown in the drawings. Mr. Bergeron asked for clarifications on the lintels, as they were shown as granite just on the exterior. Ms. Vogt stated that there had been confusion about this in the previous report and proposal as well. Ms. Taylor stated that she would get with the engineer, as their drawings needed to be accurate if that was the direction the application was moving.

There is no public comment.

Mr. Bergeron moved for deferral with Ms. Taylor to regroup with all parties. Mr. Fifield proposed an amendment to the motion, requiring the engineer to attend the next hearing. Mr. Bergeron accepted the amended motion. Mr. Fifield seconded the motion, which passed unanimously.

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**711 Dauphine St: 24-02051-VCGEN;** Wells Philip, applicant; New Orleans Baptist Association, owner; Proposal to correct violations including the installation of new electronic keypad door hardware, per application & materials received 01/24/2024.

<https://onestopapp.nola.gov/PrmtView.aspx?ref=7NK7NN#>

This item was deferred at staff's request prior to the start of the meeting.

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Next AC Date:                      Tuesday, February 27, 2024

At approximately 1:40 PM Mr. Bergeron made the motion to adjourn the meeting. Mr. Fifield seconded the motion, which passed unanimously.