

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, March 26, 2024– 1:00 PM.

- Committee Members Present:

Rick Fifield, Stephen Bergeron
- Staff Present:

Bryan Block, Director; Renee Bourgogne, Deputy Director; Erin Vogt, Principal Plans Examiner
- Staff Absent:

Nick Albrecht, Principal Plans Examiner; Marguerite Roberts, Senior Inspector; Noah Epstein, Inspector
- Others Present:

Patrick Roward, Dixon Jelich, Daniel Bell, Sara Tankersley, C Lynn Kirby, Blake Richard, Madeleine Capozzoli, Katherine Harmon, Gabrielle Byers, Erin Holmes, Chandler Holden, Major Mittendorf, Patrick Abry, Richard Choate, Nikki Szalwinski, Andrea Ford, Terrence Jacobs, David Carimi, Clay Barrio, David Peltier, Calvin Rice

Minutes

Old Business

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 & 03/15/2024, respectively.
<https://onestopapp.nola.gov/PrmtView.aspx?ref=CYGNG6#>

Mr. Block read the staff report with Mr. Jelich present on behalf of the application. Mr. Jelich stated that they had rotated the rack and got it out of the sight line. He went on to say that they had sheets for each unit and that Jenny Snape was the structural engineer of record. Mr. Jelich then explained by rotating the platform they would now have 8 points of contact. Mr. Bergeron asked how many penetrations would be associated with the new rack. Mr. Jelich stated 8 pipe penetrations. He went on to say that they would not need rails and were open to screening. Mr. Fifield asked about a hatch for roof access. Mr. Jelich stated no, there was an opening with a pull ladder to go up. Ms. Vogt asked where the disconnect switches would be located. Mr. Jelich stated “mounted to side of the screen. Ms. Bourgogne asked about the condensate lines. Mr. Jelich stated that they had not provided that yet. Ms. Bourgogne asked the ARC to make that a requirement in the motion. Mr. Fifield asked Mr. Jelich if he was satisfied. Mr. Jelich stated yes, he believed this plan was better and certainly better than the courtyard or balconies.

There was no public comment.

Mr. Bergeron asked about the chimneys. Mr. Jelich stated that they would be under the platform. Mr. Bergeron made the motion for the conceptual approval of the platform with the applicant to submit an engineer’s report and details for all penetrations specifically the cooling lines, to staff. 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 & 02/20/2024, respectively.
<https://onestopapp.nola.gov/PrmtView.aspx?ref=1NVLDR>

Ms. Vogt read the staff report Ms. Harmon, Ms. Kirby, Mr. Carimi and Ms. Capozzoli present on behalf of the application. Ms. Harmon stated that the pool would be handled under a separate permit from a landscape designer. She added that the courtyard was already higher at the rear, with about a 2’ drop to the adjacent property, and that drainage flows toward Burgundy. She also stated that she wanted to meet with staff regarding millwork and would revise the lintels. She also added that they wanted a metal cap at the parapets and all metal would be copper.

There was no public comment.

Mr. Bergeron stated that he was fine with using a metal cap on new construction and asked staff what was typically allowed. Ms. Vogt responded that it typically depended based on the wall assembly being used but that it was generally approvable for new buildings. Mr. Fifield stated that he took no position.

Mr. Bergeron moved for **conceptual approval** and **deferral** consistent with the staff recommendations. Mr. Fifield seconded the motion, which passed unanimously.

919 Decatur St: 24-07088-VCGEN & 24-07078-VCGEN; 919 Decatur St: CLS Architects, applicant; Bopp Enterprises#lv LLC, owner;
Proposal to install HVAC equipment and generator on roof of main building, per applications & materials received 03/13/2024.
<https://onestopapp.nola.gov/PrmtView.aspx?ref=VYHW2E#>

Mr. Block read the staff report with Mr. Richard present on behalf of the application.

There was no public comment.

Mr. Bergeron made the motion for the conceptual approval of the application and encouraged the applicant to address the unpermitted shed and to submit any details to staff regarding penetrations and all details at staff. Mr. Fifield seconded the motion and the motion passed unanimously.

New Business

923-29 Dauphine St: 23-16902-VCGEN; Fernanda Weakley, applicant; Damon Wolf Living Trust, owner;
Proposal to perform structural repairs including installation of permalock piling system and replacement of floor joists, per application & materials received 06/22/2024 & 03/04/2024, respectively.
<https://onestopapp.nola.gov/PrmtView.aspx?ref=28XR31>

Ms. Vogt read the staff report with Mr. Barrio present on behalf of the application. Mr. Barrio added that they needed to do exploratory demolition and the work might be more extensive than first believed. He stated that the goal is to make the property look the same after work is completed. Mr. Fifield asked Mr. Barrio what he thought was the cause of the building subsiding; to which Mr. Barrio stated it could be because of the drought we experienced however, he believed that would have caused more damage. The other possible cause would be some drainage issues or subsurface water leakage at the corner. Mr. Fifield then asked Mr. Barrio how he thought the shallow foundation would behave adjacent to the new deep foundation; Mr. Barrio responded that the remaining foundation was in fine condition. Mr. Fifield asked if it was possible to maybe consolidate the soil to stabilize the building; Mr. Barrio stated that it would not be significant and would probably cause more issues to stabilize that soil. Mr. Fifield asked if there was evidence with the masonry of the building that would suggest the damage of the subsidence; Mr. Barrio stated “no,” and that he didn’t see any surface cracking. The subsidence is within 2 to 3 inches expressed in the floor system. Mr. Fifield followed up by asking if Mr. Barrio considered if the problem was the compression of the joist in the joist pockets of the masonry rather than the subsidence of the foundation itself. Mr. Barrio stated that he had limited access because of how low it is from the ground. Mr. Barrio also stated that the wood appeared to be in good condition, however he couldn’t rule it out.

Mr. Fifield asked if Mr. Barrio would be open to exploratory demolition to determine what was going on. Mr. Barrio stated that he wanted to be prepared to drive piles when it was open. Mr. Fifield asked if it could be a cast in place foundation to simulate a corbel footing; Mr. Barrio responded that it would require a more extensive

bore and that he did not see how that would be better than push piles. Mr. Fifield responded that he tended to like solutions that were more similar and that he had concerns with only using cable lock in one location. Mr. Block suggested proceeding with exploratory demolition and then seeing what the conditions were, then returning to the Committee. Mr. Barrio stated that they would have to cut the sidewalk. Mr. Block responded that the Committee meets every two weeks.

Ms. Szalwinski addressed the Committee, stating that she had never seen the building repointed in her time living in the Quarter. She believed the issue was a lack of maintenance.

Mr. Bergeron asked if there was a continuous foot; Mr. Barrio responded that he was unsure but thought so. He said the plates would butt against each other.

Mr. Bergeron moved to **approve** exploratory demolition, with the engineer to determine what work was needed, report to staff, and return to the Committee with a complete proposal. Mr. Fifield seconded the motion, which passed unanimously.

737-739 Barracks St: 24-00872-VCGEN; Michael Bertel, applicant; Carmercita S Baker, owner;

Proposal to replace two existing front doors with new doors that do not match existing, per application & materials received 01/10/2024 & 02/29/2024, respectively.

<https://onestopapp.nola.gov/PrmtView.aspx?ref=X17YJE#>

There was no one present on behalf of the application. Mr. Bergeron made a motion to defer the proposal until an applicant could be present. Mr. Fifield seconded the motion and the motion passed unanimously.

1011 Saint Philip St: 24-05714-VCGEN; Nikki Szalwinski, applicant; Terrence P Jacobs, owner;

Proposal to install decorative security gate in front entry alcove, per application & materials received 02/29/2024.

<https://onestopapp.nola.gov/PrmtView.aspx?ref=SK1W7X>

Ms. Vogt read the staff report with Mr. Jacobs and Ms. Szalwinski present. Mr. Jacobs stated that the front opening had been narrowed and they were restoring it to the original dimensions. He stated that he thought wrought iron gave a “cage-like” look and that the acanthus leaves would “float” 2-4”, which he felt would be more artistic and attractive. He stated that it would attach to joists above before the ceiling was put in place, and that the attachments would run behind the acanthus leaves so they would not be visible. Mr. Fifield asked for clarification that the gate would be wrought iron with a cast iron surround; Mr. Jacobs responded yes, and that he did not think they were enormously dissimilar. He added that he thought the ironwork would look “light.” Mr. Fifield stated that the mounting strategy as described sounded clever and that he appreciated the restoration of the original opening size. Mr. Bergeron stated that he did not object to mixing wrought and cast iron since the gate was not historic and would not read as such. Mr. Block stated that the Committee should require that the drawings be revised to show the attachment as described. Mr. Jacobs stated that the method of attachment would be decided “on the fly;” Mr. Block responded that that was not allowed and that they needed to propose something for approval. He added that if plans needed to change, that would be fine as long as staff was involved, but that not specifying the attachment was not an option. Mr. Fifield asked that they provide jamb and head details showing the relationship between new and old and that these drawings were not an onerous request. He agreed that plans could always be revised but that drawings needed to be reviewed and approved by staff.

There was no public comment.

Mr. Bergeron moved for **conceptual approval**, with the applicant to submit a section and details showing the gate attachments for review and approval at staff level. Mr. Fifield seconded the motion, which passed unanimously.

403 Royal St: 24-06946-VCGEN; Abry Brothers, Inc., applicant; Cloud Ninellc Royal, owner; Proposal to install wall ties at Royal-side parapet, per application & materials received 03/11/2024.

<https://onestopapp.nola.gov/PrmtView.aspx?ref=0RE5GW>

Ms. Vogt read the staff report with Mr. Abry present on behalf of the application. Mr. Abry stated that they had

been brought in by Engineer of Record Walter Zehner to do the structural ties. He stated he could not comment on the rest of the structure. He explained that they had been the contractor for the installation of steel channels and saddles at the interior roof structures, and that they wanted to tie back the Royal-side parapet. Mr. Fifield asked about the discrepancy between Mr. Zehner's drawing and the HABS drawings. Mr. Abry stated that it was possible they could add blocking to the truss below if they did not align. Mr. Fifield stated that he would prefer an architectural drawing showing the relationship between the truss and where they need the straps. He explained that, based on the HABS drawings, it appeared they would miss the truss by a significant dimension. Ms. Vogt added that it would also likely interfere with the valley gutter. Mr. Fifield stated that the ties may need to be located somewhere else if they would interfere with architectural features.

Mr. Bergeron moved to **defer** the application with the applicant to submit architectural plans for the next meeting. Mr. Fifield requested an amendment to require staff access to the interior of the attic. Mr. Bergeron accepted the motion, which Mr. Fifield seconded. The motion passed unanimously.

820 Saint Louis St: 24-07068-VCGEN; Bell Daniel, applicant; The Woman's Exchange, owner;

Proposal to make repairs to service building balcony, including replacement of balcony decking with new wood decking, per application & materials received 03/12/2024.

<https://onestopapp.nola.gov/PrmtView.aspx?ref=YMZ1VJ#>

Mr. Block read the staff report with Mr. Bell present on behalf of the application. Mr. Bergeron asked if the ceiling was tongue and groove. Mr. Bell replied yes, single bead.

There was no public comment.

Mr. Bergeron made the motion to approve the application with the applicant to be in touch with staff if anything changed on site. Mr. Fifield asked for the motion to be amended to include sections for all replacements. Mr. Bergeron agreed, and Mr. Fifield seconded the amended motion. The motion passed unanimously.

200 Royal St: 24-07147-VCCAM; Stephanie Mears, applicant; New Hotel Monteleone Inc, owner; Proposal to install security cameras hosted by national crime camera program Project N.O.L.A, per application & materials received 03/14/2024.

<https://onestopapp.nola.gov/PrmtView.aspx?ref=EGXBT2>

Ms. Vogt read the staff report with Mr. Choate present on behalf of the application. Mr. Choate stated that the applicant informed him they had already installed the cameras and asked him to handle the VCC review. Mr. Fifield asked for the mounting height; Mr. Choate stated that he thought it was 10' and that they had decided the placement of the cameras by looking at where vehicular impact scars were located on the building. Mr. Block noted that this building was not highly rated and was located in a troublesome block. Mr. Fifield agreed and asked if there were integrated security lights; Mr. Choate responded that there were not.

Mr. Bergeron moved to **approve** retention of the cameras. Mr. Fifield seconded the motion, which passed unanimously. Mr. Fifield asked if the brackets could be painted to match the adjacent surface to minimize visibility, which Mr. Choate agreed to.

Appeals and Violations

1200 Decatur St: 23-25341-VCGEN; Gates Erika, applicant; 1200 Decatur Street LLC, owner;

Proposal to address violations including proposal to apply stucco lintels above window and door openings, per application & materials received 09/15/2023 & 03/04/2024, respectively.

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

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

1026 Saint Louis St: 24-04237-VCGEN; Peer Architects Trapolin, applicant; Patois LLC, owner;

Proposal to retain structure constructed in courtyard without benefit of VCC review or approval, per application & materials received 02/15/2024.

<https://onestopapp.nola.gov/PrmtView.aspx?ref=X17YJE#>

Mr. Block read the staff report with Ms. Ford present on behalf of the application. Ms. Ford stated that they had no additional information and that they did not do the drawings for the illegal structure. Mr. Fifield asked what the need was for the cover. Ms. Ford stated that they had equipment back there for the restaurant- trash and mop sink. Mr. Bergeron asked if there was any way to create space between the cover and the building. Ms. Ford stated that she believed they could do that, but she was concerned about water runoff. Mr. Fifield asked if it was flashed in. Ms. Ford stated yes. Ms. Vogt asked the height. Ms. Ford stated, "not over 8 feet tall." Mr. Fifield stated that it was really shoddy construction and very unconsidered. He went on to say that he wanted Ms. Ford to "make it better." Ms. Ford asked if they were ok with the roof touching the fence. Mr. Block stated that the believed staff to be ok with that but that there needed to be design intent as staff was constantly combating these ad hoc structures on Bourbon Street. Ms. Bourgogne asked if they owned the fence. No one could answer. Mr. Bergeron agreed with Mr. Block.

There was no public comment.

Mr. Bergeron made the motion to defer the application to allow the applicant time to revise and to modify the roof considerably or propose replacement. Mr. Fifield asked to amend to state "in line with the cottage." Ms. Ford interrupted and asked if they could discuss this with staff. Mr. Fifield stated no, this was the condition. Mr. Fifield seconded the motion and the motion passed unanimously.

1319 Decatur St: 24-07302-VCGEN; Cangelosi, Jr Robert, applicant; David J Peltier, owner;

Proposal to retain mechanical equipment installed at the second floor gallery and third floor balcony, per application & materials received 03/13/2024. **[Notices of Violation sent 08/26/14 & 05/12/2022]**

<https://onestopapp.nola.gov/PrmtView.aspx?ref=G86BU1#>

Mr. Block read the staff report with Mr. Rice, Mr. and Ms. Mittendorf and Mr. Peltier present on behalf of the application. Mr. Fifield asked if they could move the disconnect. Mr. Rice stated yes, to the wall. Ms. Bourgogne instructed them to paint it to match the adjacent wall. Mr. Bergeron asked if they could move the 3rd floor unit down under the window. Mr. Rice stated, "but then it will block the entire balcony."

There was no public comment.

Mr. Bergeron made the motion to approve the temporary retention of the HVAC for the lifetime of the units with the stipulation that they be screened, and that the 3rd floor disconnect switch be moved. Mr. Fifield asked that the record reflect alternative locations were explored and would do more harm than good to the building. Mr. Bergeron agreed. Mr. Fifield seconded the motion and the motion passed unanimously.

Next AC Date: Tuesday, April 9, 2024

At approximately 2:40 PM Mr. Bergeron made the motion to adjourn the meeting. Mr. Fifield seconded the motion, which passed unanimously.