

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, April 9, 2024– 1:00 PM.

- Committee Members Present:** Rick Fifield, Stephen Bergeron, Cynthia Steward
- Staff Present:** Bryan Block, Director; Renee Bourgogne, Deputy Director; Nick Albrecht, Principal Plans Examiner; Erin Vogt, Principal Plans Examiner
- Staff Absent:** Marguerite Roberts, Senior Inspector; Noah Epstein, Inspector, Ty’Jae Pearson, Office Assistant
- Others Present:** Patrick Abry, Jeremiah Johnson, Heather Cooper, Christin Willie, Michael Bertel

Minutes

Old Business

728 Governor Nicholls St: 23-20835-VCGEN; Jeremiah Alexander Johnson, applicant; Marina Costopoulos, owner; Proposal to install new generator in courtyard, per application & materials received 07/31/2023 & 04/15/2024, respectively.
<https://onestopapp.nola.gov/PrmtView.aspx?ref=HKD4YF#>

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

There was no public comment.

Mr. Bergeron commented that this appeared to be a typical installation. Mr. Fifield stated “this is easily reversible. I would prefer steel base to concrete with stucco.” Mr. Johnson clarified; the base will be made of aluminum. Mr. Fifield stated ok.

Mr. Bergeron made the motion for the conceptual approval of the new generator with details to be worked out at the staff level including provisions for the metal base. Ms. Steward seconded the motion and the motion 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 & 04/04/2024.
<https://onestopapp.nola.gov/PrmtView.aspx?ref=0RE5GW>

Ms. Vogt read the staff report with Mr. Abry present on behalf of the application. Mr. Fifield asked about the shape of the plate and if the applicant had any response. Mr. Abry stated that Mr. Cangelosi, the architect, thought the square plate would fit better on the band but that they would be happy to do the round if that was preferable. Mr. Block asked if the square would fit on the band; Mr. Abry responded that it would. Mr. Fifield asked who would stamp the engineering drawings; Mr. Abry responded that it would either be him or Walter Zehner. Mr. Fifield stated that he was hesitant to require a particular plate shape. Mr. Abry responded that that he had conferred with Mr. Zehner and that he was fine with either option, but that the square had a slightly larger bearing area. Mr. Bergeron asked if there were plans for subsequent scopes of work to address staff’s concerns regarding the other violations. Mr. Abry responded not that he was aware of, but that he did believe the owner was switching architects so additional proposals may be forthcoming.

Mr. Bergeron moved for **conceptual approval** of the wall ties, noting that the plate shape should be determined by the structural engineer, with staff inspection of the attic to take place prior to the next Commission meeting.

Ms. Steward seconded the motion, which passed unanimously.

New Business

641 Bourbon St: 24-07972-VCGEN; Abry Brother, Inc., applicant; 641 Bourbon Street, LLC, owner

Proposal to install two new tie-backs on the first floor of the Bourbon St. elevation, per application & materials received 03/19/2024.

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

Mr. Albrecht read the staff report with Mr. Abry present on behalf of the application. Mr. Fifield asked the applicant “Is this going to work?” Mr. Abry stated that it would hold the wall but not pull it back. He went on to say that that they would tie the top of the channel back to the wood framing. Mr. Fifield asked about the angle of the channel. Mr. Abry stated that he did not have the exact measurement but could get it. Mr. Fifield asked how many channels. Mr. Abry stated one, singular. Ms. Seward asked if there were plans to monitor this situation. Mr. Abry stated that it could absolutely be monitored.

There was no public comment.

Mr. Bergeron made the motion to approve the application with details to be worked out at the staff level with the applicant to document existing conditions upon installation and 6 months after. Ms. Steward seconded the motion and the motion 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#>

Mr. Albrecht read the staff report with Mr. Bertel present on behalf of the application. Mr. Bertel noted that his family inherited the property and he was helping to get things squared away. Mr. Bergeron asked about matching the existing molding details. Mr. Bertel stated that they would cut the knife to match the existing detail.

There was no public comment.

Mr. Bergeron made the motion to conceptually approve the 2 doors with details at the staff level. Ms. Steward seconded the motion and the motion passed unanimously.

815 Dauphine St: 24-07233-VCGEN; Bell Daniel, applicant; David P Walling, owner; Proposal to install new alcove security gate, per application & materials received 03/13/2024.

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

Ms. Vogt read the staff report. The applicant requested that review proceed without him in advance of the meeting.

Mr. Fifield stated that he did not like the inconsistency of the metal detailing, particularly the hollow frame. Ms. Steward asked about possibly matching the band of detail on the driveway gate. Mr. Fifield stated that he agreed. He added that he needed to see the gate in context of the full elevation.

There was no public comment.

Mr. Bergeron moved to **conceptually approve** the gate with revisions at the staff level based on today’s discussion. Ms. Steward seconded the motion and the motion passed unanimously.

1234 Chartres St: 24-10265-VCGEN; Christin Willie, applicant; Le Richelieu Corp, owner;

Proposal to install new alcove security gate, per application & materials received 03/13/2024.

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

Mr. Albrecht read the staff report with Ms. Willie present on behalf of the application. Mr. Fifield asked the applicant what the gate material was proposed to be. Ms. Willie stated that it would be aluminum, similar to other gates on the property. Mr. Block stated that it should be steel or wrought iron. He went on to tell the ARC that staff were looking for conceptual approval simply for the gate in concept in this location. He went on to say that staff would be happy to work out the details. Mr. Bergeon stated, “the drawing doesn’t show the transom.”

Ms. Willie stated that the gate was an insurance requirement as the alleyway leads to the pool. She went on to say that the gate would be encapsulated in the building and would swing out for egress. Mr. Fifield asked if they could lower the transom bar height. Ms. Willie stated yes. Mr. Bergeron questioned the metal backing. Ms. Willie stated yes, it would have backing to keep people from reaching in and pushing the bar. Mr. Fifield stated “we need more information” Mr. Bergeron stated, specifically, the locks and panic bar. Ms. Bourgogne added “key card access for guests as well.” Mr. Fifield stated that he was not inclined to approve the mesh and that the gate itself should be traditionally designed.

There was no public comment.

Mr. Bergeron made the motion to conceptually approve the gate in this location with all revisions at staff based on today’s discussion and to return to ARC only if necessary. Ms. Steward seconded the motion and the motion passed unanimously.

905 Governor Nicholls St: 24-10509-VCGEN; Garcia Roofing, applicant; Heidi Redmond Raines, owner; Proposal to install new ridge vent and metal cap flashing on main building roof, per application & materials received 04/09/2024.

<https://onestopapp.nola.gov/PrmtView.aspx?ref=1KQERW>

There was no one present on behalf of the application. Mr. Bergeron moved to **defer** this item in order for the applicant to be present. Ms. Steward seconded the motion, which passed unanimously.

Appeals and Violations

209 Decatur St: 24-09434-VCGEN; 209 Decatur St: Kirk Fabacher, applicant; Latval Investments LLC, owner; Proposal to install new rooftop mechanical platform and relocate existing equipment, per application & materials received 04/01/2024. **[Notices of Violation sent 09/18/2019 & 02/14/2022]**

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

There was no one present on behalf of the application. Mr. Bergeron moved to **defer** this item in order for the applicant to be present. Ms. Steward seconded the motion, which passed unanimously.

326-30 Chartres St: 24-09779-VCGEN: Heather Cooper, applicant; 326-30 Chartres St LLC, owner; Appeal to retain and/or modify millwork and dormer, per application & materials received 04/03/2024. **[Notices of Violation sent 11/30/2016, 02/27/2019, 07/02/2020, & 04/12/2022]**

<https://onestopapp.nola.gov/PrmtView.aspx?ref=Y1ZRJC>

Ms. Vogt read the staff report with Ms. Cooper present on behalf of the application. Ms. Copper stated that they were unaware hardie board had already been proposed and denied, and that it would be swapped out for real wood.

There was no public comment.

Mr. Fifield asked if the door design was being driven by the elevator lobby; Ms. Cooper responded that it was and that they were trying to find the best solution for it. Mr. Fifield noted that there was lots of subtle variation in this elevation so pulling all the doors in the first-floor bays together was a positive development. He added that he did not find the windows to be a pressing issue.

Mr. Bergeron moved to approve retention of the rear dormer with revisions per staff recommendations, approve retention of the casement windows, and conceptually approve the proposed new first floor doors with details to

be handled at staff level. Ms. Steward seconded the motion, which passed unanimously.

Next AC Date: Tuesday, May 14, 2024

At approximately 2:00 Mr. Bergeron made the motion to adjourn the meeting. Ms. Steward seconded the motion, which passed unanimously.