

Notice of Public Meeting
Tuesday, April 13, 2021
1:00 PM, WebEx Conference Call
(504) 658-7001, Access Code: 999 632 212

NOTE: The below minutes are in draft form and 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 13, 2021– 1:00 pm.

Committee Members Present: Rick Fifield, Toni DiMaggio, Stephen Bergeron

Staff Present: Bryan Block, Director; Renée Bourgogne, Senior Architectural Historian; Nick Albrecht, Senior Building Plans Examiner; Erin Vogt, Senior Plans Examiner Marguerite Roberts, Inspector; Tony Whitfield, Inspector

Others Present: Chuck Berg, Joey Carlson, Hank Smith, Louis Koerner, John Williams, Dixon Jelich, Monica Moreira, Mark and Sharon Heiman, Tim Frame, Julia Scheuermann, Blake Kidder, Peter Trapolin, Lynn Rehkopf, Brent Lemoine, Mark Hash, Nikki Szalwinski, Haley Robinson, Diane Rigaux, Thomas Merrill, Terrance Ibert, William Reeves, Robert Gurtner, Ryan Thiele, Bryce Scholl, Lynn Kirby, Karen Wallace, Matthew Giglio, Erika Gates

AGENDA

Prior to the start of the meeting, Mr. Block explained the process for a web conference as follows: after the presentation of the staff reports and a period for questions from the Committee members to the applicant and staff, the Committee would take a 30-minute recess to allow for the submittal of public comments via email at VCC@nola.gov. The comments would then be read to the Committee members prior to any motion or vote for each item. There would be a cap on the length of the comments to what could be read within two minutes, and the emails received have been saved as part of the public record.

At approximately 1:01 pm Mr. Fifield called the teleconference to order. Mr. Block called roll and all three Committee members were present, constituting a quorum.

Minutes

Old Business

808 Royal St: 16-02803-VCGEN; C Williams John, applicant; N I C E Investments LLC, owner;

Proposal to construct new four-story building on site of previously collapsed three-story building, per application & materials received 06/09/15 & 03/30/2021, respectively.

<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=573243>

Mr. Albrecht read the staff report with Mr. Williams and Mr. Lara present on behalf of the application. Mr. Williams stated that in 2020 they had applied to the City for a foundation permit and were told that they needed VCC approval first. He went on to say that they had a full set of construction documents ready to go and that the owner was anxious to get started. Mr. Williams then went on to discuss the roof plan on page 19. He stated that while there were stairs going up to the roof there was no intention of using the roof as a deck. He went on to say that they would be happy to put a gate with a lock at this location. Mr. Williams then went on to discuss the roof hatch. He stated that they had minimized the hatch and done away with the stairs at this location. As for the rollup door, Mr. Williams stated that they understood staff's concern. He went on to say that the center door was for the residence and that they were proposing the rollup door for the far right. Mr. Williams then explained that originally they had a folding door here but changed it after a previous meeting. He went on to say that they would be happy to work with staff on the "look" of the door. Mr. Fifield asked staff for clarification if the Committee was just reconfirming the conceptual approval previously given or if this was final approval. Mr. Block stated that he believed this was to reconfirm the previous conceptual approval and that it would still have to go

back to the full Commission. Mr. Albrecht confirmed that this was his intention and that right before the meeting he had heard back from the zoning department confirming the go-ahead. Mr. Bergeron asked with there were two roof hatches and two sets of stairs. Mr. Williams explained that there was one from the living room and one for mechanical. He went on to say that they could eliminate the one higher on the roof and that originally this was put in with a ladder and no stairs. Mr. Bergeron asked why there was a roof hatch on the pool deck. Mr. Williams stated that this was an interior stair from the space beneath. Mr. Bergeron stated that slide 26 seemed odd. For clarification Mr. Williams pointed out slide A 351. Mr. Bergeron stated ok. Mr. Fifield stated that his general concern for the garage door was that ALL the glass surfaces remain in the same plain. With nothing left to discuss, the Committee moved on to the next agenda item.

921-25 Burgundy St: 20-43443-VCGEN; Charles Berg, applicant; Cheryl Lynn Kirby, owner; Proposal to construct two-story rear dependency, per application & materials received 10/12/2020 & 03/29/2021, respectively.
<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=861358>

Ms. Vogt read the staff report with Mr. Berg present on behalf of the application. Ms. DiMaggio stated that she was concerned about the unwillingness to lower the ceiling height per the staff recommendation, since this aspect of the proposal changes massing, proportions, etc., all of which are considered by the Design Guidelines for new construction. She stated that, if the floor to ceiling height were a dealbreaker, she wondered how much time they should devote to discussing the proposal. Mr. Bergeron agreed and noted a discrepancy between the elevations and the sections. He asked the architect what the ceiling height would be; Mr. Berg responded that the height would only drop in the bathroom and that in the bedroom it would remain at 11'. Mr. Fifield asked where how the floor level related to the doors and windows; Mr. Berg responded that it would fall behind the transoms, which would be blocked out in the back.

Mr. Fifield stated that the position and size of the windows in the side elevations did not work well. He added that the massing seemed forced to accommodate the third level loft. Mr. Fifield stated that he believed the proposal to be a "long way off" from conceptual approval and that the millwork proposal was inconsistent. With nothing left to discuss, the Committee moved on to the next agenda item.

1008 Dauphine St: 20-48257-VCGEN; Maple Ridge Architects, applicant; Angela C Johnson, owner; Proposal to perform structural repairs on front elevation, replace courtyard stair, install new HVAC equipment, and other work in conjunction with renovation, per application & materials received 12/02/2020 & 03/17/2021, respectively.
<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=866429>

Ms. Vogt read the staff report with Mr. Carlson present on behalf of the application. Mr. Carlson asked the Committee why they changed their mind about the stair material in the courtyard. Mr. Fifield explained that it was not so much the material as it was the detailing. Ms. Vogt agreed, adding that the courtyard stair had not been conceptually approved yet because they wanted to see more detail. She went on to say that now that those details had been provided, staff was concerned that too much steel was visible and that it brought the courtyard elements down to a brown-rated level instead of elevating the mixed conditions. Mr. Carlson asked if the change in opinion was regarding the risers and treads, adding that he had spoken with the Aeratis vendor and that they would be coming out with both treads and risers this summer (2021). Ms. DiMaggio stated that she agreed with the staff report and that she did not find Aeratis or steel appropriate for the stair. Mr. Fifield agreed with Ms. DiMaggio and stated that the proposed stair was too commercial and utilitarian to meet the VCC's design standards. Mr. Carlson stated that he understood and that he had a few ideas on how to correct these issues. With no other comments, the Committee moved on to the next agenda item.

937 Dumaine St: 20-50455-VCGEN; John C Williams, applicant; 937 Dumaine Street LLC, owner; Proposal to renovate the property to address demolition by neglect issues, per application & materials received 12/29/2020 & 03/30/2021, respectively.
<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=868730>

Ms. Vogt read the staff report with Mr. Jelich and Mr. Williams present on behalf of the application. Mr. Jelich stated that the condenser line screen would be aluminum with a baked finish in bronze to minimize visibility against the exposed brick. He went on to state that they would work on revising the infill detail and shutters for opening I. Regarding the electrical cabinet opening and shutters, Mr. Jelich stated that they were based on the size of the existing frame and shutters at the front of the building. Ms. DiMaggio asked where the refrigeration lines would be located. Mr. Jelich stated that they would be vertically up the building like a gutter and they would

go through the dependency. Ms. DiMaggio asked if they would change out the downspouts and gutters to match. Mr. Jelich stated yes and that they would be happy to work with staff on that. Mr. Vogt stated that this change was already in her set of redlines. Ms. DiMaggio added that the enclosure should blend with the brick instead of appearing to be a square downspout. With no other comments, the Committee moved on to the next agenda item.

500 St Peter St: 21-04902-VCGEN; Blake Kidder, applicant; The City Of New Orleans, owner; For Recommendation Only: Conceptual review of proposal to renovate courtyards, including restoration of exterior balconies and alteration of non-historic windows and wall materials, per application & materials received 02/23/2021 & 03/29/2021.

<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=873778>

Ms. Vogt read the staff report with Ms. Scheuermann, Mr. Kidder and Mr. Trapolin present on behalf the application. Mr. Fifield asked the applicants if they had any response to the staff report. Mr. Trapolin stated that that they had met with staff and incorporated their recommendations and that he believed they were all in agreement. Mr. Kidder stated that they were appealing the BBSA's request that the windows on the south wall be manufactured and impact rated. He then asked if staff could send a letter to BBSA stating that the window should be custom built given the purple rating of this building. Ms. Vogt stated that she already had a letter drafted but the backing of the Committee in a motion would lend weight. Ms. DiMaggio agreed, stating that a building of this importance must have custom windows. She added that the revisions were a definite improvement on the quality of these spaces, in keeping with preservation best practices. With nothing left to discuss, the Committee moved on to the next agenda item.

New Business

830 St Philip St: 21-02821-VCGEN; Thomas Allen Merrill, applicant; Donald H Sefton, Adrienne Trogden, Helen Leask, Thomas Allen Merrill, Marina Valdes, Royal D Saunders, Madeline B Schwartz, Frances A Jones, Cold Spring Nola LLC, Wynton Edward Wilson, owner; Proposal to rebuild service ell railing using atypical details, per application & materials received 02/04/2021 & 03/15/2021, respectively.

<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=871717>

Ms. Vogt read the staff report with Mr. Merrill present on behalf of the application. Mr. Merrill stated that they were requesting a larger picket to match an existing interior stair, and were hoping for better durability. He went on to say that they were constantly replacing the smaller pickets and that they were willing to change the top banister to a curved style if that would be better. To finish, Mr. Merrill reiterated that he 1" picket just didn't hold up to the constant wind and rot, and the fact that they had to be handmade also complicated matters. Mr. Fifield asked of the rail height would be 42"; Mr. Merrill responded yes. For clarification, Mr. Fifield asked if the top rail would be 1 ½ x 3 ½ not 2x4; Mr. Merrill responded yes. Ms. DiMaggio asked if the current rail had been rebuilt in the recent past, and requested staff comment on the proposal. Mr. Block stated that staff could approve a larger picket, but the question was how to appropriately detail it to be passable for an historic detail since staff found the submitted drawing to be unapprovable. Mr. Fifield stated that the rail should be proper millwork, not rough framing. He found it most appropriate to use historic profiles for a 30" rail with a 6" topper. Ms. DiMaggio asked if perhaps they should defer for the applicant to propose better details. Mr. Fifield asked the applicant if they could work with staff on the details; Mr. Merrill responded yes. With nothing else to discuss, the Committee moved on to the next agenda item.

822 Barracks St: 21-07400-VCGEN; Brent LeMoine, applicant; Harry B Register, John M Fitzpatrick, Floyd Jay H Jr, Clear River Holdings LLC, owner;

Proposal to install new copper gutter with copper spitters on the Barracks elevation of the existing gallery, per application & materials received 03/15/2021.

<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=877314>

Mr. Albrecht read the staff report with Mr. LeMoine present on behalf of the application. Mr. LeMoine stated that he had spoken with the architect and that no one was really sure what had been originally permitted. He

went on to state the issue today was that the balcony was rotting due to water intrusion. Mr. LeMoine expressed the association's desire to shed water off of the roof onto the street and not the sidewalk. He went on to say that the birds mouth gutter would achieve the desired solution without soaking a passerby on the sidewalk or a tenant entering the property. Mr. Fifield asked if the applicant could work with staff. Mr. LeMoine stated yes and that they just wanted to do whatever was necessary. Ms. DiMaggio asked for clarification if this was to drain the whole roof or just the overhang. Mr. LeMoine stated the whole roof. Ms. DiMaggio then asked if he knew how many birds mouth gutters they would need. Mr. LeMoine responded no, just however many it would take to move the water. Mr. Bergeron stated that staff had recommended downspouts. He asked the Committee if they were ok with the spitters. Mr. Fifield stated that he believed it would depend on the amount of water. Mr. Albrecht, for clarification, stated that he was examining pre-renovation conditions. Mr. Fifield asked if they could make the downspout on the side. Mr. LeMoine stated no that the entry and callbox made locating a downspout in this location difficult. Mr. Fifield asked staff for comments. Mr. Albrecht cited slide 180 and asked if a downspout could be brought fairly easily on this side but agreed that the other side with the alleyway might be tricky. Mr. LeMoine stated that the water and electrical meters were located on the other side. Mr. LeMoine asked if the birds mouth gutters were ok with the engineer and roofer would staff approve. Mr. Bergeron stated that he understood the right side might be tricky. He then asked if the alleyway was used. Mr. LeMoine stated yes that his was the entrance onto the property from Barracks Street. Mr. Block stated that staff would be ok with the bird's mouth gutters as long as they had the backing of the engineer. With nothing left to discuss, the Committee moved on to the next agenda item.

823 Decatur St: 21-07480-VCSGN; Pro Signs & Graphics, applicant; 823 Decatur LLC, owner;

Proposal to modify existing non-conforming sign with new sign faces and incorporated LED lighting, per application & materials received 03/16/2021.

<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=877714>

Mr. Albrecht read the staff report with Ms. Monica Tymon from Pro Signs and Graphics present on behalf of the application. The applicant asked what the classical sign designation would mean and would that mean they had to keep it as is. Mr. Block stated yes, but again it would be a zoning matter. Mr. Fifield stated that the staff report was clear and that the Committee could not be ok with the sign size. He then advised the applicant to rethink the proposal more in line with the classic sign guidelines. Ms. DiMaggio stated that she agreed with Mr. Fifield. Mr. Fifield stated that the proposed sign was completely inappropriate from a guidelines standpoint. With nothing left to discuss, the Committee moved on to the next agenda item.

320 Exchange Pl: 21-07754-VCPNT; J Rigaux Armand, applicant; Ponte Vedra (2008) Limited Liability Co, Brigid Brown, Armand J Rigaux 2008 Revocable Trust, Tonita A Davis, John C Mcurdy, Tonita A Davis, Orleans Tabac LLC, owner; Proposal to install Aeratis synthetic decking on balcony, per application & materials received 03/18/2021.

Ms. Vogt read the staff report with Ms. Rigaux present on behalf of the application. Ms. Rigaux stated that although the balcony was small, the replacement cost was quite expensive every five years or so. She added that the balcony got very little sunlight and that the paint on the tongue and groove deck held moisture, accelerating rot. Mr. Fifield asked if the Committee had any questions. Mr. Bergeron stated that if the purlin spacing didn't have to be modified, he might have considered this application, but the fact that it is a Blue rated building gave him pause. Ms. DiMaggio agreed with Mr. Bergeron, saying that she appreciated the applicant's reasoning but noting that structural changes to underside of the balcony would highly visible. Mr. Fifield stated that the plants on the balcony could also be causing a problem with water retention, adding that there were exotic wood alternatives that could be approvable. Ms. Rigaux expressed her disappointment, stating that she found the stringer modification to be a minor item that would be beneath most people's notice. Mr. Fifield noted that the Committee's decision could be appealed to Commission and asked if there were any other comments or questions. Mr. Bergeron stated that a new porch paint could help the owner extend the longevity of the decking, noting that an epoxy filler might also help. With no other comments or questions, the Committee moved on to the next agenda item.

327 Exchange Pl: 21-07644-VCGEN; Maple Ridge Architects, applicant; Chartres Properties LLC, owner; Proposal to install new mechanical equipment, including hood vent, in conjunction with a **change of use** from *vacant* to *restaurant*, per application & materials received 03/24/2021.

<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=877561>

Ms. Vogt presented the staff report with Mr. Smith present on behalf of the application. With no discussion

needed and no questions from the Committee, Mr. Fifield moved on to the next agenda item.

329 N Front St: 21-08876-VCGEN; Carimi David, applicant; Jackson Square Investment li LLC, owner;

Proposal to install new metal fencing and gate adjacent to existing mechanical enclosure and at existing doorway and proposal to install new metal awning above the same doorway, per application & materials received 03/30/2021.

<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=878821>

Mr. Albrecht read the staff report with Mr. Frame present on behalf of the application. Mr. Frame stated that the existing lattice did a good job of screening but they were looking to add the steel for security. He went on to say that they had a lot of "visitors" and that they were worried the wood wouldn't give a lot of visibility. Lastly Mr. Frame stated that the iron would be more compatible with the hardware and that they were ok discussing an alternate to the proposed mesh. Mr. Fifield asked if the condenser area was currently open. Mr. Frame stated yes and that they had provided security pictures. Mr. Fifield asked the Committee members if they had any additional comments. Ms. DiMaggio stated that because of the proposed footprint she felt that the metal fence was less bulky. Mr. Bergeron stated that he didn't feel all that strongly about the continuation of the material. He went on to ask the applicant if they had looked at hardware that would alleviate the issue of "reaching through." Mr. Frame stated that they had but that they leave the lock open from the inside. He went on to say that if they locked it from both sides they could eliminate the mesh. Mr. Fifield asked if they had looked into a magnetic lock. Mr. Frame stated that they had key fob access so they could potentially look into this as well. Mr. Fifield stated that he believed there were a lot of options. With nothing left to discuss, the Committee moved on to the next agenda item.

1103 Royal St: 21-08925-VCGEN; Gunner Guidry, applicant; Anna Marie L Bastian, owner;

Proposal to enclose portion of courtyard and second floor balcony at the end of the service ell to enlarge interior bathroom, per application & materials received 03/30/2021.

<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=878872>

Mr. Albrecht read the staff report with Mr. Guidry present on behalf of the application. Mr. Guidry stated that they were also sending the project to SHPO which meant that the enclosure had to be a different material. He then asked how/ why this was considered to be an addition. Mr. Albrecht stated that this was up to interpretation but that the proposal was to expand the inside of the building, therefore an addition. Ms. DiMaggio stated that the applicant might need some research on the development of the building form and that this information might help. She went on to say that while SHPO does require different materials for the addition, the materials should still be compatible and these were not. Lastly Ms. DiMaggio commented on the window design stating that it needed work. Mr. Guidry asked if exterior brick with a mineral coating would be more acceptable. Ms. DiMaggio stated that the first thing to do would be the research to make a case for expanding the building at all. She went on to say that for the materials, the applicant should look at compatible materials and how the two should meet. Mr. Fifield stated that the retention of the odd proportions of the transom was not helping the case. Mr. Guidry stated that they would reconsider the submittal. With nothing left to discuss, the Committee moved on to the next agenda item.

1 Canal St: 21-08971-VCGEN; Architects Edr, applicant; Aquarium Of The Americas, owner; For Recommendation Only: Conceptual review of proposal to construct new main entrance lobby and modify curtain wall, per application & materials received 03/30/2021 & 04/06/2021, respectively.

<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=878908>

Ms. Vogt read the staff report with Mr. Hash present on behalf of the application. Ms. DiMaggio complimented the architect and stated that the design was well proportioned and "handsome," as staff had stated in the report. With nothing left to discuss, the Committee moved on to the next item on the agenda.

931 St Louis St: 21-09331-VCGEN; Terry Ibert, applicant; William Anderson Mudd, owner;

Proposal to construct a 10' by 16' swimming pool in the rear yard, per application & materials received 04/02/2021.

<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=879341>

Both applications were heard together. See next entry.

931 St Louis St: 21-09414-VCGEN; Michael Reid, applicant; William Anderson Mudd, owner;

Proposal to construct new 9' by 11' gazebo in rear yard, per application & materials received 04/05/2021.

<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=879546>

Mr. Albrecht read the staff report with Mr. Reid present on behalf of the application. Mr. Reid stated that they would be using white gunite for the pool, which they would submit to staff. He went on to discuss the proposed gazebo. He stated the following: the structure was to replicate the simplistic nature of the service building and that the open-air style would complement the property. The rafters and tails would imitate a West Indies style and we knew this would fit in with the plantings Ms. Katz had already decided on. In response Ms. DiMaggio asked how the structure would meet the ground. She then went on to say that she really like the way they chose to replicate the service building design and note the main house. Ms. DiMaggio also expressed her thanks for the West Indies explanation and told Mr. Reid that she greatly appreciated this design thought. Mr. Reid thanked Ms. DiMaggio and explained that the gazebo would be level with the courtyard and there would be subsurface draining. With nothing left to discuss, the Committee moved on to the next agenda item.

939-41 Bourbon St: 21-06254-VCGEN; Erika Gates, applicant; Lafitte Blacksmith Shop Inc, owner; Proposal to modify planter and repair masonry fence, per application & materials received 03/09/2021.

<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=875149>

This item was removed from the agenda prior to the meeting.

Appeals and Violations

939-41 Bourbon St: 21-06226-VCGEN; Erika Gates, applicant; Lafitte Blacksmith Shop Inc, owner; Proposal to repair damaged stucco and appeal to retain metal lath installed without benefit of VCC review and approval, per application & materials received 03/09/2021. **[Notice of Violation sent 02/23/2021]**

Ms. Vogt read the staff report with Ms. Gates, a representative of the tenant, present on behalf of the application. Ms. Gates stated that the owner renovated the building with Robert Cangelosi as the architect. She went on to say that Mr. Cangelosi looked up the drawings in his records, but they did not specify use of lath. Ms. Gates then stated that she had also spoken to the plasterer, Jeff Poree. Mr. Poree told Ms. Gates that the lath had been discussed with the Committee, but neither staff nor Ms. Gates found record of this in the property report or meeting minutes. Mr. Fifield asked staff what the scope of discussion was at this meeting; Mr. Block responded that since the lath was exposed by failing stucco, it was time for the Committee to reassess the stucco application and decide if the partially-exposed strategy was in the best interests of preserving the building. Ms. DiMaggio asked if the brick between posts structure was failing; Mr. Block responded that the stucco needed to be repaired due to damage, but it gave the Committee an opportunity to reexamine the concept of applying stucco in a patchy appearance to mimic deterioration. Ms. DiMaggio stated that the patchy appearance had been rejected in preservation philosophy and that discussing a more traditional approach would be worthwhile. Mr. Bergeron agreed with Ms. DiMaggio, calling the application "Disneyfication." He went on to say that the way the plaster was applied the last time was deplorable and it was now holding the building in a state of decay. Ms. Gates stated that the violation was for the lath, and the owner/tenant would not want to stucco the whole building since it was iconic for this property. Mr. Fifield stated that the main question was if the use of the mesh lath was good preservation practice; Ms. Gates stated that she would follow up with Mr. Cangelosi. Mr. Fifield asked that Mr. Poree also be involved in further discussions, noting that the ongoing preservation of the building was undermined, and the stucco would need to be examined going forward. With nothing left to discuss, the Committee moved on to the next agenda item.

928 St Ann St: 19-07502-VCGEN; William Goliwas, applicant; Aura LLC, owner; Appeal to retain HVAC equipment and plumbing installed in deviation from permitted materials, per application received 05/29/2019 & permit issued 09/05/2019. **[STOP WORK ORDER posted 02/25/2021]**

Ms. Vogt read the staff report with Mr. Goliwas present on behalf of the application. Mr. Goliwas stated that the approved plans provided for two options for installation locations for the condensers, but the drawings were produced prior to evaluation by the mechanical subcontractor, and four units were needed. Goliwas explained that two of the units were now in closets in the dependency stairwell. He added that the floor levels between the main building and dependency not meet up so it was almost impossible to run the lines from the main house to the dependency, so they buried the lines and entered the main building in the PVC pipe. As for the mounted

mini split units, Mr. Goliwas stated that these units were installed on a through-bolted bracket that completely penetrates the historic brick wall, and that they still intended to install the wire screening. Mr. DiMaggio asked the applicant why these changes were not submitted for review, adding that this was a significant change and that there was zero precedent for the use of through-bolts to anchor mechanical equipment. Regarding the wire lattice, she stated that it would not be tall enough to screen the equipment as installed.

Ms. Vogt clarified that the two HVAC locations shown in the plans were not alternatives or options; the location at the rear of the courtyard was for two units to serve the service ell, and the location adjacent to where the equipment was mounted was for two units to serve the main building. She went on to say that she did not understand why the equipment was mounted instead of being installed on a pad as permitted, considering the units were effectively installed in the same location with the same access to the building. With nothing left to discuss, the Committee moved on to the next agenda item.

1012 N Rampart St: 19-14797-VCGEN; Corbett Scott, applicant; 1012 N Rampart LLC, owner; Appeal to retain as-built deviations from permitted materials, including service ell roof, iron stair rail, and HVAC equipment screen, per application received 05/15/2019 & permit issued 01/17/2020.

Ms. Vogt read the staff report with Mr. Scholl present on behalf of the application. Mr. Scholl stated that the installation of the metal rail was a misunderstanding, and while he preferred the metal rail, they would do whatever was advised. Ms. DiMaggio asked for a reminder from staff and the Committee regarding whether they had considered a metal rail before deciding on wood. Ms. Vogt stated that a metal rail had been considered when the applicant proposed an occupied roof deck, but a wooden rail was found more appropriate. Ms. DiMaggio stated that she was open to considering the addition of screening to the metal rail if the applicant worked with staff and staff found it suitable. Mr. Bergeron was also open to modification at the mechanical deck, but he stated that the stair and balcony should have a more typical wooden rail. Mr. Fifield added that many of the courtyard elements were more contemporary, but the detailing of the rail took things “too far” in this direction, and probably would not have been considered approvable if reviewed in advance. With nothing left to discuss, the Committee moved on to the next agenda item.

914-916 St Ann St: 21-09419-VCGEN; Ryan Thiele, applicant; Hai P Cao, Bryan P Nelson, Bryan P Nelson, owner; Appeal to install synthetic slate roof system begun without benefit of VCC review and approval, per application & materials received 04/05/2021. **[STOP WORK ORDER posted 04/05/2021]**

Ms. Vogt presented the staff report with Mr. Thiele present on behalf of the application. Mr. Thiele stated that they started work thinking that the homeowner had pulled the necessary permit and that he did not understand the VCC review and permitting process. He added that he had used EcoStar on buildings listed on the National Register of Historic Places, and asked if there were any issues outside of the product curling. Mr. Fifield explained to Mr. Thiele that on a green rated building, staff and the Committee were looking for something as close to the historic fabric as possible, and that procedures and material approvability are included in the Design Guidelines. Ms. DiMaggio stated that she believed the Guidelines to be quite clear that this product would not be an appropriate material for a building of this significance, noting that the VCC is a different entity than the Landmarks Commission and buildings were held to different standards. Mr. Fifield stated that the Committee only looked at architectural merit and he believed Mr. Thiele might be suggesting a hardship, which would be reviewed and considered by the Commission. Mr. Thiele asked if there were any exceptions. Ms. Vogt stated that exceptions were based on the building rating, and that a rubber or plexiglass-based product would not be acceptable for this structure. With nothing left to discuss, the Committee moved on to the next agenda item.

With nothing left to discuss, Mr. Bergeron made the motion for a 30-minute recess for public comment at 3:46pm. Ms. DiMaggio seconded the motion. The motion passed unanimously, and the Committee agreed to reconvene at 4:16pm.

At approximately 4:16pm Mr. Block called the roll. All were present and Mr. Fifield reconvened the meeting.

Old Business

808 Royal St: 16-02803-VCGEN; C Williams John, applicant; N I C E Investments LLC, owner;
Proposal to construct new four-story building on site of previously collapsed three-story building, per application

& materials received 06/09/15 & 03/30/2021, respectively.

<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=573243>

Public Comment: We agree with the staff that the roll-up door lacks detail and

The proposal does not meet the open space requirement and has no variance

This proposal is in conflict with the IZD currently in place which limits height to what previously existed.

Nikki Szalwinski

FQ Citizens

Discussion and Motion: Ms. DiMaggio made the motion for the re-confirming of the previously granted conceptual approval with the applicant to work with staff on stair/railing to upper roof as well as the removal of the extra roof hatch at upper roof, the development and detailing for AC review (especially the newly proposed roll-up door), and for the applicant and staff to continue any communications with zoning dept necessary to re-confirm and document their re-confirmation on conformance with the zoning code. Mr. Bergeron seconded the motion and the motion passed unanimously.

921-25 Burgundy St: 20-43443-VCGEN; Charles Berg, applicant; Cheryl Lynn Kirby, owner; Proposal to construct two-story rear dependency, per application & materials received 10/12/2020 & 03/29/2021, respectively.

<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=861358>

Public Comment:

Lynn Kirby, owner

This building is being constructed for a residence for family members.

At our first meeting the suggestion from the committee was for ten foot ceilings in the building. I requested that the architect put forth drawings with 11 foot ceilings to request the additional ceiling height for these reasons:

- Privacy and security from the hotel at the rear of the site
- Overall aesthetics of the interior rooms
- Perception of value of the space with higher ceilings
- Accommodate the scale of the antique furnishings
- Allow for chandeliers to be hung in the lower floor of the building
- Provide for additional storage above closets
- Allow for the location of systems within the building for HVAC and heat

At the rear of this site is a three story hotel building (The Best Western). This building overlooks the courtyard and rear of the home. The construction of this building with the height requested would provide privacy from the noise and view of the hotel guests which sometimes poses a security issues, safety concerns and impacts the uses of our home.

The overall basis for the request is reference to other sites in the French Quarter with higher ceiling heights in rear dependency building such as

- 927 Dauphine St.
- 1218 Burgundy St.
- 901 Burgundy St.
- 933 Conti St.

I do not believe that we should in any way replicate buildings in the modern area that duplicate slave quarters. In requesting the higher building height, the building still a preserves the theory and intent of the historic nature of the site but clearly communicates that the building is not a building duplicating a slave quarter.

In our phone conversation with staff, the staff member indicated her intention to recommend a nine (9) foot ceiling height. In doing so we would be directly indicating this building is a slave quarter. I felt it was important for staff to know how I felt about this issue of duplicating slave quarters. This comment was not intended for her report to the committee. I feel that the statement that was put in the report was inappropriate and misrepresented in her report as it was taken out of context. At the point the committee has reviewed the project and come to final design decisions, it is the right of any homeowner to decide whether to proceed or not proceed based upon the final design and the associated costs.

I am very interested and excited about the possibility of expanding my home site to include this building with three additional bedrooms to accommodate my growing family. I am willing to work with staff and the committee

to come up with an appropriate design. I respectfully request consideration by the committee of the eleven (11) foot ceiling height.

Sincerely,
Lynn Kirby

Discussion and Motion:

Mr. Bergeron asked the other Committee members if they had provided enough clear direction to the architect. Mr. Fifield stated that several direct recommendations had been made. Ms. DiMaggio stated that, since the architect is familiar with the Design Guidelines, he can explain that the guidelines for new construction are not intended to duplicate historic conditions but make sure new buildings fit with surrounding context. Ms. Bourgogne added that interior of the building was not under VCC jurisdiction did not have to correspond to its exterior appearance. Mr. Bergeron stated that, if the building was using historic language, it must be appropriate and authentic in massing and scale, and that if it deviated, different language should be used. Mr. Bergeron moved to defer the application, with the applicant to revise drawings as recommended by staff and Committee. Ms. DiMaggio seconded the motion, which passed unanimously.

1008 Dauphine St: 20-48257-VCGEN; Maple Ridge Architects, applicant; Angela C Johnson, owner; Proposal to perform structural repairs on front elevation, replace courtyard stair, install new HVAC equipment, and other work in conjunction with renovation, per application & materials received 12/02/2020 & 03/17/2021, respectively.

<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=866429>

No Public Comment

Discussion and Motion:

Ms. DiMaggio moved for **conceptual approval** of the structural ties, mechanical plan (with the provisos listed in the staff report), and the lighting plan with the applicant to work with staff, and **deferral** of the paving, courtyard stair and Aeratis materials to allow for revisions. Mr. Bergeron seconded the motion, which passed unanimously.

937 Dumaine St: 20-50455-VCGEN; John C Williams, applicant; 937 Dumaine Street LLC, owner; Proposal to renovate the property to address demolition by neglect issues, per application & materials received 12/29/2020 & 03/30/2021, respectively.

<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=868730>

Public Comment:

Nikki Szalwinski, French Quarter Citizens

We remained concerned about the density on this long-vacant parcel which necessitates a greater than average amount of mechanical equipment which will be mounted to a historic brick fence making maintenance more difficult. While the decibel rating seems unobjectionable on its surface, multiplied by the number of units which are surrounded by brick and immediately on the property line raises concern about noise for this an adjacent properties, likely rendering the courtyard atop this property at a minimum noisy, hot and unpleasant. Further the CZO article 21.6.T states:

Ground-based mechanical equipment including, but not limited to, heating, ventilating, geothermal energy, and air-conditioning (HVAC) units, swimming pool equipment, and back-up electrical generators, may be located only in an interior side or rear yard and shall be located at least five (5) feet from a rear lot line and three (3) feet from any side lot line, where at least two (2) feet of that distance remains open to the sky.

This is a common fence on the LOT LINE. The article explicitly refers to lot lines and as such this proposal requires a variance to use this location.

Additionally, the Design Guidelines state:

“the property owner is required to minimize the size and quantity of mounted equipment, as well as locate it to minimize visibility in or on a courtyard, yard, balcony, gallery or porch. In addition, the VCC might require the installation of solid or shrub screening to diminish visibility.”

While we recognize the difficulty of placing mechanical in the limited space, reducing the number of units would significantly reduce the impact on this and adjacent lots and we ask again that the owner consider doing so as the current proposal will make the rear apartments undesirable to potential renters. If units are vacant the project loses viability.

Discussion and Motion:

Mr. Bergeron moved for **conceptual approval** consistent with staff recommendation, with final details to be reviewed and approved at staff level. Ms. DiMaggio seconded the motion, which passed unanimously.

500 St Peter St: 21-04902-VCGEN; Blake Kidder, applicant; The City Of New Orleans, owner; For Recommendation Only: Conceptual review of proposal to renovate courtyards, including restoration of exterior balconies and alteration of non-historic windows and wall materials, per application & materials received 02/23/2021 & 03/29/2021.

<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=873778>

Public Comment:

Considering the that the Upper Pontalba Building is a Purple Rated Structure; can the Architectural Committee recommend installing custom wood windows with protective film in lieu of manufactured windows, at the unprotected openings in the courtyards?

- Can the Architectural Committee advise on the material options at the North walls in the courtyards, stucco or lap siding? See submitted drawings for reference.

Thanks,

Blake Kidder
Architectural Designer

Discussion and Motion:

Mr. Bergeron stated that he did not have strong feelings about the stucco vs. lap siding. Mr. Fifield stated that he preferred the lap siding to indicate that those portions of the building were later infill.

Ms. DiMaggio moved to forward a positive recommendation to the full Commission, noting the Committee's preference for custom wood windows based on the rating of the building, as well as the proposed option for lap siding to distinguish the later courtyard additions. Mr. Bergeron seconded the motion, which passed unanimously.

New Business

830 St Philip St: 21-02821-VCGEN; Thomas Allen Merrill, applicant; Donald H Sefton, Adrienne Trogden, Helen Leask, Thomas Allen Merrill, Marina Valdes, Royal D Saunders, Madeline B Schwartz, Frances A Jones, Cold Spring Nola LLC, Wynton Edward Wilson, owner; Proposal to rebuild service ell railing using atypical details, per application & materials received 02/04/2021 & 03/15/2021, respectively.

<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=871717>

No Public Comment**Discussion and Motion:**

Mr. Bergeron moved to **defer** the proposal to allow the applicant to revise the proposal and work with staff. Ms. DiMaggio seconded the motion, which passed unanimously.

822 Barracks St: 21-07400-VCGEN; Brent LeMoine, applicant; Harry B Register, John M Fitzpatrick, Floyd Jay H Jr, Clear River Holdings LLC, owner;

Proposal to install new copper gutter with copper spitters on the Barracks elevation of the existing gallery, per application & materials received 03/15/2021.

<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=877314>

There was no Public Comment.

Discussion and Motion: Ms. DiMaggio made the motion for conceptual approval with the proviso that the gutter be revised per the staff report and that the number of spitters be determined by the runoff report. Mr. Bergeron seconded the motion and the motion passed unanimously.

823 Decatur St: 21-07480-VCSGN; Pro Signs & Graphics, applicant; 823 Decatur LLC, owner;

Proposal to modify existing non-conforming sign with new sign faces and incorporated LED lighting, per application & materials received 03/16/2021.

<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=877714>

Public Comment:

We support the staff recommendation of denial for this signage. Changing the materials and adding LED lighting completely changes the nature of this signage and sets an undesirable precedent for the district.

Nikki Szalwinski
FQ Citizens

Discussion and Motion: Mr. Bergeron made the motion to deny the proposed sign. Ms. DiMaggio seconded the motion and the motion passed unanimously.

320 Exchange Pl: 21-07754-VCPNT; J Rigaux Armand, applicant; Ponte Vedra (2008) Limited Liability Co, Brigid Brown, Armand J Rigaux 2008 Revocable Trust, Tonita A Davis, John C Mccurdy, Tonita A Davis, Orleans Tabac LLC, owner; Proposal to install Aeratis synthetic decking on balcony, per application & materials received 03/18/2021.

No Public Comment

Discussion and Motion:

Mr. Bergeron moved to **deny** the proposal to install synthetic decking. Ms. DiMaggio seconded the motion, which passed unanimously.

327 Exchange Pl: 21-07644-VCGEN; Maple Ridge Architects, applicant; Chartres Properties LLC, owner; Proposal to install new mechanical equipment, including hood vent, in conjunction with a **change of use** from *vacant* to *restaurant*, per application & materials received 03/24/2021.

<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=877561>

Public Comment:

We are concerned about a change of use to restaurant necessitating additional mechanical equipment where there is no open space and fire egress could be an issue for a two floor restaurant. While we sympathize with the existing structure layout there are the businesses that could locate here with less need for out of compliance equipment. The building is better suited to soothing that does not require a kitchen

CZO article 21.6.T states:

Ground-based mechanical equipment including, but not limited to, heating, ventilating, geothermal energy, and air-conditioning (HVAC) units, swimming pool equipment, and back-up electrical generators, may be located only in an interior side or rear yard and shall be located at least five (5) feet from a rear lot line and three (3) feet from any side lot line, where at least two (2) feet of that distance remains open to the sky.

This location is at common wall on the LOT LINE. The article explicitly refers to lot lines and as such this proposal requires a variance to use this location.

Nikki Szalwinski
FQ Citizens

Discussion and Motion:

Ms. Vogt noted that permits would not be issued for work that deviated from the CZO, adding that the article only applied to ground-based equipment and the setbacks did not apply in the Quarter.

Ms. DiMaggio moved to **conceptually approve** the installation of the new mechanical equipment in conjunction with a change of use, with a **positive recommendation** to be forwarded to the full Commission for a change of use hearing. Mr. Bergeron seconded the motion, which passed unanimously.

329 N Front St: 21-08876-VCGEN; Carimi David, applicant; Jackson Square Investment II LLC, owner;

Proposal to install new metal fencing and gate adjacent to existing mechanical enclosure and at existing doorway and proposal to install new metal awning above the same doorway, per application & materials received 03/30/2021.

<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=878821>

Public Comment: There was no public comment.

Discussion and Motion: Mr. Bergeron made the motion for the conceptual approval of the metal fence and gate with details to be worked out at the staff level. Ms. DiMaggio seconded the motion and the motion passed unanimously.

1103 Royal St: 21-08925-VCGEN; Gunner Guidry, applicant; Anna Marie L Bastian, owner;

Proposal to enclose portion of courtyard and second floor balcony at the end of the service ell to enlarge interior bathroom, per application & materials received 03/30/2021.

<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=878872>

Public Comment:

While we sympathize with the owners desire for a larger bathroom we support the staff recommendation of denial. Having the historic footprint in tact is becoming rarer throughout the district and any loss sets precedent for further losses throughout the district. We encourage the applicant to further study the property records and develop a plan that maintains the historic footprint instead.

Nikki Szalwinski
FQ Citizens

Discussion and Motion: Mr. Bergeron made the motion to defer in order for the applicant to compile the requested historic research and rework the submittal. Ms. DiMaggio seconded the motion and the motion passed unanimously.

1 Canal St: 21-08971-VCGEN; Architects Edr, applicant; Aquarium Of The Americas, owner; For Recommendation Only: Conceptual review of proposal to construct new main entrance lobby and modify curtain wall, per application & materials received 03/30/2021 & 04/06/2021, respectively.

<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=878908>

No Public Comment

Discussion and Motion:

Ms. DiMaggio moved to forward a positive recommendation to the full Commission for review and comment. Mr. Bergeron seconded the motion, which passed unanimously.

931 St Louis St: 21-09331-VCGEN; Terry Ibert, applicant; William Anderson Mudd, owner;

Proposal to construct a 10' by 16' swimming pool in the rear yard, per application & materials received 04/02/2021.

<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=879341>

Public Comment: *Both applications were heard together. See next entry.*

Discussion and Motion: *Both applications were heard together. See next entry.*

931 St Louis St: 21-09414-VCGEN; Michael Reid, applicant; William Anderson Mudd, owner;

Proposal to construct new 9' by 11' gazebo in rear yard, per application & materials received 04/05/2021.

<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=879546>

Public Comment: While we realize the applicant is simply matching the existing fence, there is a process issue as this new section is not in compliance with CZO Article 21.6.N.1

- a. Unless otherwise permitted or restricted by this Ordinance, a fence or wall may be located in any yard but may not exceed eight (8) feet in height, except within national historic districts, where a fence or wall
-

may not exceed seven (7) feet in height.

As such the VCC should require the applicable variance is obtained prior to issuance of a permit. While we realize it is only a section of fence allowing an exception to be approved without the variance sets a precedent that CZO compliance is not equally applied to all property owners. It is not fair for one homeowner to held to a lower fence height and others to go higher unless procedure is followed.

Nikki Szalwinski
FQ Citizens

Discussion and Motion: Mr. Bergeron made the motion for the conceptual approval of both the pool and the gazebo with a positive recommendation forwarded to the full Commission. Ms. DiMaggio seconded the motion and the motion passed unanimously.

939-41 Bourbon St: 21-06254-VCGEN; Erika Gates, applicant; Lafitte Blacksmith Shop Inc, owner; Proposal to modify planter and repair masonry fence, per application & materials received 03/09/2021.

<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=875149>

This item was removed from the agenda prior to the meeting.

Appeals and Violations

939-41 Bourbon St: 21-06226-VCGEN; Erika Gates, applicant; Lafitte Blacksmith Shop Inc, owner; Proposal to repair damaged stucco and appeal to retain metal lath installed without benefit of VCC review and approval, per application & materials received 03/09/2021. **[Notice of Violation sent 02/23/2021]**

Public Comment:

Good afternoon,

Williams Architects represents the owner, the Mireau Foundation, of 939 Bourbon St, which operates as Lafitte's Blacksmith Shop. We have spoken with Mr. Poree, who confirmed that at no time was he employed by the Mireau Foundation. Instead, at the time of the 2003 renovation, Mr. Poree worked under the direction of the tenant. Mr. Poree was provided a drawing by Mr. Cangelosi that specified exposing certain areas with patched plaster, which at the time was allowed by the Vieux Carre Commission. Mr. Poree adamantly claims that he never applied any kind of mesh, and applied only the typical VCC plaster mixture to the building's facades. We believe the mesh was added at a later date, without benefit of review by the Commission. We suggest that Mr. Poree review the existing conditions, and trust that he will provide an appropriate response. At no time did the Mireau Foundation direct any of the work that was performed; all work was performed at the tenant's direction.

Thank you,

John C. Williams

Discussion and Motion:

Ms. DiMaggio moved to **defer** the proposal to allow the applicant and staff to determine the history of stucco work, with the applicant to submit a detailed proposal for repairs. Mr. Bergeron seconded the motion, which passed unanimously.

928 St Ann St: 19-07502-VCGEN; William Goliwas, applicant; Aura LLC, owner; Appeal to retain HVAC equipment and plumbing installed in deviation from permitted materials, per application received 05/29/2019 & permit issued 09/05/2019. **[STOP WORK ORDER posted 02/25/2021]**

Public Comment:

The mechanical at the rear of the property line does not comply with the CZO that requires a 5 foot setback from LOT lines and no variance was ever obtained. Given the extensive space in this courtyard the HVAC can easily be placed in compliance with CZO and design guidelines. The units on the main building could easily be placed in the driveway and screened from view of the public right of way with plantings. We also note that this property is owned by an out of state LLC and is an investment property and should be held to the same standard as resident property owners.

Please deny retention and require compliance with the design guidelines and CZO which bases mechanical

equipment placement on proximity to lot lines..

Nikki Szalwinski
FQ Citizens

Thank you for your time today. Please consider that the units that are hung on the wall will still need to be placed vertically and by plowing them on the ground we would achieve a decrease in height by 10 to 12 inches but would have to have them install off the wall another 10 to 12 inches to accommodate the pipe.

The PVC pipe is rated for exterior use.

Thank you for your time

William J Goliwas
Protocol Construction
4300 Magnolia Street Suite B

Discussion and Motion:

Mr. Bergeron moved to deny the appeal to retain the mounted equipment and PVC pipe installed in deviation from permitted materials. Ms. DiMaggio asked if Mr. Bergeron would accept an amendment to allow the location of the pipe as long as the material was changed and PVC was not used. Mr. Fifield stated that the applicant did not explain why the lines entered the wall at that location, noting that it was very visible and he was not sure if it would be covered by the wire screening. Ms. DiMaggio withdrew her proposed amendment to Mr. Bergeron's motion and seconded it. The motion passed unanimously.

1012 N Rampart St: 19-14797-VCGEN; Corbett Scott, applicant; 1012 N Rampart LLC, owner; Appeal to retain as-built deviations from permitted materials, including service ell roof, iron stair rail, and HVAC equipment screen, per application received 05/15/2019 & permit issued 01/17/2020.

Public Comment:

Please require screening to mitigate sound and visual intrusion for adjacent properties.

Nikki Szalwinski
FQ Citizens

Discussion and Motion:

Ms. DiMaggio asked staff if the standing seam roof would have been found approvable if reviewed prior to installation; Ms. Vogt responded that a standing seam system is atypical for a service ell roof and staff would have recommended denial in favor of a shingle system. Mr. Fifield stated that he was focused on the rail and guardrail, since the roof is serviceable.

Ms. DiMaggio moved to **approve** retention of the roof, **deny** retention of the stair and balcony rail, and **defer** the metal rail at the roof deck. Mr. Bergeron seconded the motion, which passed unanimously.

914-916 St Ann St: 21-09419-VCGEN; Ryan Thiele, applicant; Hai P Cao, Bryan P Nelson, Bryan P Nelson, owner; Appeal to install synthetic slate roof system begun without benefit of VCC review and approval, per application & materials received 04/05/2021. **[STOP WORK ORDER posted 04/05/2021]**

Public Comment:

The synthetic slate has a 50yr Warranty and Ecostar is an industry leader in rubber and polymer roofing products.

The lead time on the synthetic slate was 12-14 weeks and it finally arrived last week.

I can only imagine having to wait another 2 months for real Slate to arrive should the synthetic slate not get approved.

Please work with us on reconciling this matter so that we can get protection from the elements since the existing roof is already removed.

Sincerely,

RYAN THIELE/OWNER
504 491 5375

Discussion and Motion:

Ms. Bourgogne noted that a tarp had been installed on the building and the EcoStar roof had been partially installed. Ms. DiMaggio asked staff if a denial could be placed on the upcoming Commission agenda, or if the deadline had passed. Ms. Vogt responded that staff would add an appeal to the Commission agenda to prioritize making the building watertight, noting that the Stop Work Order was placed after the Committee deadline but staff had added the item to the Committee agenda for that same reason. Ms. Bourgogne noted that approving the material for use on a green rated building would set precedent.

Confirming that an appeal could be placed on the 04/21/2021 VCC agenda, Ms. DiMaggio moved to **deny** the EcoStar shingles, consistent with the Design Guidelines. Mr. Bergeron seconded the motion, which passed unanimously.

With no items left to discuss, Mr. Bergeron moved to adjourn the meeting at approximately 5:00 pm. Ms. DiMaggio seconded the motion, which passed unanimously.