

VIEUX CARRE ARCHITECTURAL REVIEW COMMITTEE

LaToya Cantrell
MAYOR

CITY OF NEW ORLEANS

Bryan Block
DIRECTOR

TUESDAY, JUNE 22nd, 2021
1:00 PM, WebEx Conference Call
(504) 658-7001, Access Code: 999 031 034

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, June 22, 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 Building Plans Examiner; Marguerite Roberts, Inspector; Tony Whitfield, Inspector

Others Present: Joey Carlson, Micah Loewenthal, Merlin Ducote, Kris Shull, Tim Terrell, Alan Lougee, Thomas Wood, Patrick Tucker, Lacey Wotring, Joey Carlson, Hank Smith, Heather Cooper, Vincent Marcello, Chad Pellerin, Erin Holmes, Erika Gates, David Maise, Kirk Fabacher, Katherine Harmon, Thomas Wood

AGENDA

Prior to the start of the meeting, Ms. Bourgogne 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 1:02 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

1008 Dauphine St: 20-48257-VCGEN; Maple Ridge Architects, applicant; Angela C Johnson, owner; Review of courtyard stair construction in conjunction with renovation, per application & materials received 12/02/2020 & 06/15/2021, 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 stated that he was looking for guidance as to what changes needed to be made to keep the stair structure as steel. Ms. DiMaggio asked if the preference was for maintenance purposes; Mr. Carlson replied yes. Mr. Fifield asked if they were changing the concrete landing as well; Mr. Carlson responded that it would be decking. Mr. Bergeron stated that since they kept adding wood, he was unsure if there was a point to keeping a steel structure, saying that if the stair was completely clad in wood it would lose the “low maintenance aspect.” Mr. Fifield stated that you would still see the steel from underneath and recommended that the structure be wood. Ms. DiMaggio agreed, saying that she found the detailing to be additive, adding that she was preoccupied with the handrail mounted to the masonry wall. Mr. Carlson stated that the 2nd floor stair to the attic was mounted to the masonry. Ms. DiMaggio asked if the plumbing vent would go away. Mr. Carlson stated yes that it would go through the roof. Mr. Fifield found the stair design to be “stuck” on a steel stair since it was existing, which he found not to be in the best interest of the building. Mr. Carlson stated that he would talk to the owner and see if they could just go with wood. Mr. Fifield asked him to call the owner over the recess. With nothing left to discuss, the Committee moved on to the next agenda item.

740 Dauphine St: 21-06778-VCGEN; Patrick Tucker, applicant; 740 Dauphine LLC, owner;

Conceptual review of proposed new roof over existing gallery, per application & materials received 03/09/2021 & 06/15/2021, respectively.

<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=875731>

Mr. Albrecht gave the staff presentation with Messrs. Wood and Tucker present on behalf of the application. Ms. DiMaggio asked if they had considered attaching the roof below the rafter tails. Mr. Tucker responded that attaching below the rafter tails would create both a visual and height issue. Mr. Fifield noted that there would be an overlap condition at the ends of the gallery roof.

Ms. DiMaggio stated that she was ok with the concept of adding the roof but wanted it to be sensitive to the historic building material and be easily reversible. Mr. Fifield inquired if they had considered mounting to the face of the rafter tails. Mr. Tucker responded that it could be done but he was concerned it could create a visual awkwardness. Mr. Fifield encouraged the applicant to explore detailing the attachment in this manner. With nothing left to discuss the Committee moved on to the next agenda item.

939-41 Orleans Ave: 21-07380-VCGEN; Loewenthal Micah, applicant; Micah Collin Loewenthal, owner; Proposal to install new pool in courtyard, per application & materials received 03/15/2021.

<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=877294>

Ms. Vogt read the staff report with Mr. Loewenthal and Mr. Ducote present on behalf of the application. Mr. Loewenthal stated that the structural engineer had visited the property and they decided to return to a 6' wide pool so it would be 3' from the building. Ms. DiMaggio stated that the report said the outside edge of the pool must be 3' from the building, so it was still too wide and there was no detail drawing of the pool sidewall provided for additional review. Mr. Loewenthal stated that the engineer told him the pool would need to be reduced by 1', which they were willing to do. Mr. Ducote asked if they would need this in writing from the engineer. Ms. DiMaggio stated that the issue was that their statements did not correspond to the drawings, and asked for clarification as to whether the required 3' was to the outside or inside of the pool sidewall. Mr. Block stated that in item 3 it showed it to the outside edge of the pier and that they were missing that dimension. Mr. Bergeron stated that it was showed to the outside edge of the pier, not to the outside edge of the footing. He went on to say that this was a very tight size for a pool and rather brave on their part, as it could put the building in jeopardy. Mr. Loewenthal stated that he had argued this to the BZA but that they were unwilling to give a waiver. Mr. Fifield stated that not all properties were suited for installation of a pool.

Mr. Fifield asked if the equipment would be screened, noting that the drawings showed limited space and that the equipment may have a very tight layout. Mr. Loewenthal stated, "whatever staff wants." Ms. Vogt stated that staff still needed a lot more detail on the layout to review adequately and noted that all the violations must also be addressed prior to permitting. She added that she did not receive any documents about screening. Mr. Ducote stated that these materials had been sent, but Ms. Vogt stated that she had not received them. Mr. Block referenced slide #57 and asked if the HVAC equipment at the rear of the building would be relocated; Mr. Loewenthal responded that the pool equipment would be located right next to it.

Ms. DiMaggio stated that she needed clarification from the structural engineer and detail drawings of the pier, the pier below grade, and the pool shell. She went on to say that these details were critical and must include dimensions, foundations, etc. Mr. Fifield stated that the drawings were not accurate for what was being verbally communicated here in the meeting and asked the applicant to submit revised materials with adequate detail. With nothing left to discuss, the Committee moved on to the next agenda item.

200 Bourbon St: 21-09736-VCGEN; Kris Shull, applicant; 200 Bourbon LLC, owner; Proposal to install new hood vent and intake air, per application & materials received 04/13/2021 & 06/15/2021, respectively.

<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=879684>

Ms. Vogt read the staff report with Mr. Terrell present on behalf of the application. Mr. Terrell stated that he agreed with the staff report and they would need no additional rail or platform as maintenance would be done from below, behind the screen. Mr. Bergeron asked staff if this type of exhaust was typical for these buildings, saying it appeared quite large. Mr. Terrell stated that it would be a 12"x12" duct, much smaller than a mushroom vent, and that it seemed large in the elevations because it was shown at an angle. Mr. Block stated that slide 82 was a better indicator of where it would be, which he found discreet. Mr. Fifield asked for any discussion on the

screening. Ms. DiMaggio stated that she preferred option A, also saying she appreciated the applicant's development to minimize the impact of the vent and find the best location. With nothing left to discuss, the Committee moved on to the next agenda item.

828 Bourbon St: 21-13334-VCGEN; Archetype LLC, applicant; Sahuque Realty Co, owner;

Proposal to renovate property including modifying window and door openings, installing new millwork, and installing a new garde de frise, per application & materials received 05/10/2021 & 06/03/2021, respectively.

<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=884374>

Mr. Albrecht read the staff report with Ms. Wotring present on behalf of the application. Ms. Wotring stated that they were open to keeping the 5 panel door and that they would be happy to provide any additional details that staff might need. Ms. DiMaggio stated that she agreed with staff with regards to the 5-paneled door. With nothing left to discuss, the Committee moved on to the next agenda item.

New Business

510 Wilkinson St Unit 1: 21-13041-VCGEN; Lougee Janet, applicant; Nicholas G Mosca, Alexander A Burgers, 510 Wilkinson Loft LLC, 512 Wilkinson Row LLC, owner; Proposal to install new shutters in ground floor openings, per application & materials received 05/05/2021.

<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=880592>

Ms. Vogt read the staff report with Mr. Lougee present on behalf of the application. Mr. Lougee stated that currently the door swung out and they could secure them similarly to how it has been done at 514-16. Mr. Fifield asked if they had a plan for the existing Chartres-side gutter and fire hookup. Mr. Lougee responded that they would be bi-fold and fold in on themselves thereby being away from the fire hookup. He went on to say rather than flipping out, they would flip in on themselves and they would secure it with a deadbolt lock when not there. Mr. Fifield asked the Committee if they had any questions. Mr. Bergeron asked if the left side doors swung out for egress and if the shutter would interfere; Mr. Lougee responded that there were 3 sets of doors and this door was designed to be ADA in case the first floor was developed commercially, which it had not been. Ms. DiMaggio asked if staff was comfortable with the details being worked out at the staff level. Ms. Vogt stated that she thought that would be fine, and they could also look at the hardware. Satisfied, the Committee moved on to the next agenda item.

317-321, 325-327, & 329-331 Burgundy; 1010-1012 & 1014 Conti; 318 N. Rampart; and 1019-1025 Bienville Streets: 21-12943-VCGEN; Maple Ridge Architects, applicant; 1025 Bienville LLC, owner;

Proposal to replace existing garage door with new wood and glass garage door, install new wood window and install new copper awnings, per application & materials received 05/05/2021.

<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=884077>

Mr. Albrecht read the staff report with Mr. Smith and Mr. Marcello present on behalf of the application. Mr. Smith stated that they took the underlying elements of the existing door and replicated it with glass. Mr. Fifield stated that this was significantly different. Ms. DiMaggio stated that it seemed the problem was all the glazing when the door was originally wood. Mr. Fifield asked if there was a change of use. Mr. Smith stated no. Mr. Marcello stated the bottom panels could remain wood. Ms. DiMaggio stated that she was trying to decide how close this actually was to the original. Mr. Fifield stated that this was no longer a garage door, that this was a fundamental change. Mr. Bergeron asked if this would actually function. Mr. Marcello stated that they wanted it functional for the Mardi Gras museum that was the tenant. He went on to say that they wanted to originate tours from here. With nothing left to discuss the committee moved on to the next agenda item.

226 Bourbon St: 21-14105-VCGEN; Heather Cooper, applicant; 226-28 Bourbon Street LLC, owner; Proposal to alter first floor millwork, per application & materials received 05/17/2021 & 06/07/2021, respectively.

<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=885101>

Ms. Vogt read the staff report with Ms. Cooper present on behalf of the application. Ms. Cooper stated they had received State Fire Marshal approval and were hoping that the Committee would also find the proposal

approvable. She added that they would be happy to work with staff. Mr. Bergeron noted that the SFM has made exceptions for width and swing if doors are left open during operation. Ms. DiMaggio stated that she was not sure all four leaves needed to be operable. Mr. Fifield asked if the left door mulled together on slide 171 was for egress; Ms. Cooper responded that it was, adding they were attempting to create a more cohesive look so they echoed the pilasters. Mr. Fifield asked if the transom bar would be modified. Ms. Cooper stated that they could do that. Mr. Fifield questioned the pilaster retention, noting that they impacted the width of the openings and were an anomaly. Ms. Cooper stated that they were trying to alter as little as possible, and Mr. Fifield encouraged a restorative approach since the existing conditions are heavily modified. Ms. DiMaggio stated that if they were changing most of the ground floor millwork, it should be more comprehensively considered. Mr. Fifield noted that the left side opening did not need to be homogenous with the first floor, since it was an addition. Ms. Bourgoigne asked if the building was vacant and if a change of use would be needed; Ms. Vogt asked the applicant to check with Zoning and establish whether this would be required prior to further review. With nothing left to discuss, the Committee moved on to the next item on the agenda.

711 Bourbon St: 21-15733-VCGEN; Loretta Harmon, applicant; Seven-Eleven Bourbon LLC, owner; Proposal to modify millwork on the Bourbon St. elevation and proposal to modify/create openings in the carriageway, per application & materials received 06/01/2021.

<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=886836>

Mr. Albrecht read the staff report with Ms. Harmon present on behalf of the application. Ms. Harmon stated that they wanted to get rid of the t-shirt shop and expand the restaurant and bar. She went on to say that it would not be a deal breaker to lower it but if they did it would then match the other side. She finished by describing the step up/ down as a “tripping hazard.” Ms. Harmon then turned her attention to the historic stair, which they planned to remove. She stated that this too was a tripping hazard and they would only alter floor 1-2 not 2-3. Mr. Bourgoigne stated that the stair in question was located in a loggia so VCC would have control. Ms. Harmon stated that it was enclosed. Ms. Bourgoigne asked when and if it was permitted. Ms. Vogt stated that in 2006 it was not enclosed. Ms. DiMaggio stated that function would not drive a change in such a way. Ms. Harmon stated that the stair was like that on the other side of the building. Mr. Fifield stated that they needed to retain as much as possible. With regards to the front openings Mr. Albrecht stated that all historic photos showed a step in – one concrete and one wood. Ms. Bourgoigne stated that VCC staff needed to research this further. The Committee moved on to the next agenda item.

943 Chartres: 20-50001-VCGEN; Loretta Harmon, applicant; McKane Properties LLC, owner; Proposal to modify millwork at ground floor door, per application & materials received 12/29/2020 & 06/08/2021, respectively.

<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=868275>

Mr. Albrecht read the staff report with Ms. Harmon present on behalf of the application. Ms. Harmon stated that the wall was not plumb so the door would not open and close properly. She went on to say that she thought it would work to get rid of the surround and match all the other openings with a lintel. Mr. Bergeron stated that this seemed like a common problem and he believed there would be a solution to allow the exterior millwork to remain with perhaps a new jamb inside. Mr. Fifield stated that this was definitely an odd condition. Ms. DiMaggio suggested not replacing the door but replacing the surround. She went on to point to the 1962 photo that showed a different door. Mr. Fifield asked if this was a private entrance or for the public. Ms. Harmon stated that it would be the entrance to the apartment on this floor. The Committee moved on to the next agenda item.

Appeals and Violations

834-36 N Rampart St: 21-13631-VCGEN; Loretta Harmon, applicant; Peter L Hall, Kenny Properties LLC, Dexter T Fields, Richard H Allison Revocable Living Trust, Corey Driver, owner; Proposal to address violations including repair service ell structure, and appeal to retain work without permit including metal cap flashing, per application & materials received 05/11/2021 & 06/15/2021, respectively. **[Notices of Violation sent 10/11/2016, 03/29/2021 & 04/19/2021]**

<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=884620>

Ms. Vogt presented the staff report with Ms. Harmon present on behalf of the application. Ms. Harmon stated that the HVAC equipment had no placard information for her to be able to find specifications for them. She

agreed with staff recommendations for lighting revisions and metal cap flashing. Ms. DiMaggio asked if Ms. Harmon could provide noise levels of the equipment and confirm that it complied with requirements of the Mechanical Division; Ms. Vogt stated that this had been done at other properties where spec sheets could not be obtained after the fact, and Ms. Harmon agreed to do so. With no further discussion needed, the Committee moved on to the next item on the agenda.

700 Royal St: 21-14226-VCPNT; 4HCONSTRUCTION, applicant; Royal Quarter Properties LLC, owner; Appeal of staff denial to paint cast iron gallery ironwork unapproved color, per application & materials received 05/17/2021.

Ms. Vogt read the staff report with Mr. Wood present on behalf of the application. Mr. Wood stated that the materials they submitted that morning were not included with today's staff report. Ms. Vogt stated that all materials must be submitted by the deadline two weeks prior to the hearing to give staff time to review and prepare materials for consideration by the Committee. Mr. Wood stated that if they Committee could see those photos, they would see that the color had always been light, almost white. He added that they wished to use Rustoleum as it was a better-quality product and that they would like a deferral if a lighter paint color would not be allowed. With nothing left to discuss, the Committee moved on to the next agenda item.

323 Bourbon St: 21-15779-VCGEN; Ellis Bob, applicant; Holdingsllc Quarter, owner;

Proposal to retain courtyard infill structure constructed without benefit of VCC review or approval and to correct various VCC violations throughout the property, per application & materials received 06/01/2021. **[Notice of Violation sent 05/17/19]**

<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=886880>

Mr. Albrecht read the staff report with Ms. Gates present on behalf of the application. Ms. Gates stated that they were currently in the process of creating architectural drawings of the infill. Ms. Gates continued that she was unaware of the proposal to retain the infill that was made in 2018 and noted that they were looking to retain the infill. Mr. Fifield inquired how would architectural drawings change this proposal. Mr. Bergeron stated that he could not contemplate any future proposal that would allow for retention of the infill. Ms. DiMaggio agreed and with nothing left to discuss the Committee moved on to the next agenda item.

227 Bourbon St: 21-16540-VCGEN; David Maise, applicant; 227 Bourbon Street LLC, owner;

Proposal to renovate building and correct violations including installing new synthetic slate shingles, relocating unpermitted hood vent, and installing new millwork, per application & materials received 06/08/2021.

<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=887634>

Mr. Albrecht read the staff report with Mr. Maise and Mr. Fabacher present on behalf of the application. Mr. Fabacher stated that they agreed with the staff report. He went on to say that the exterior bar was only an ice well with a drain and soda guns and waterlines, and none of the equipment was permanent. Ms. DiMaggio asked if Mr. Albrecht could clarify if the "movable" bar had been approved in the past. Mr. Albrecht stated that at 701 Bourbon they had held it off the walls and it was easily removable. Ms. DiMaggio asked if the applicants could work with staff. Mr. Block stated that he believed it could be resolved at the staff level if the Committee believed the concept was ok. Ms. DiMaggio stated that she was in agreement with the staff report. Mr. Bergeron asked if they could investigate the window units. Mr. Fabacher stated that they would be happy to. Mr. Fifield told the applicant to anticipate all mechanical equipment modification if they were to do this. With nothing left to discuss, the Committee went to recess.

At approximately 3:03 PM Mr. Bergeron made the motion for a 30-minute recess for public comment. Ms. DiMaggio seconded the motion. The motion passed unanimously, and the Committee agreed to reconvene at 3:33PM.

At approximately 3:33 PM Mr. Block called the roll. All were present. Mr. Fifield reconvened the meeting.

Old Business

1008 Dauphine St: 20-48257-VCGEN; Maple Ridge Architects, applicant; Angela C Johnson, owner; Review of courtyard stair construction in conjunction with renovation, per application & materials received 12/02/2020 &

06/15/2021, respectively.

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

No Public Comment

Discussion and Motion:

Ms. DiMaggio asked the Committee if the stair could be approved at staff level if it were wood, or if they would prefer to see it again before final approval. Mr. Fifield responded that they could conceptually approve siting and size, with details to be handled at staff. Mr. Carlson stated that the stair would be wood and he could update the drawings for the next meeting.

Ms. DiMaggio moved to **conceptually approve** a wood stair with siting and shape as proposed, with details to be approved at staff level and only returning to the Committee if needed. Mr. Bergeron seconded the motion, which passed unanimously.

740 Dauphine St: 21-06778-VCGEN; Patrick Tucker, applicant; 740 Dauphine LLC, owner;

Conceptual review of proposed new roof over existing gallery, per application & materials received 03/09/2021 & 06/15/2021, respectively.

<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=875731>

There was no Public Comment.

Discussion and Motion: Mr. Bergeron moved to defer the application to allow the applicant time to revise the proposal based on the conversation had during the meeting. Ms. DiMaggio seconded the motion, which passed unanimously.

939-41 Orleans Ave: 21-07380-VCGEN; Loewenthal Micah, applicant; Micah Collin Loewenthal, owner; Proposal to install new pool in courtyard, per application & materials received 03/15/2021.

<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=877294>

No Public Comment

Discussion and Motion:

Ms. DiMaggio stated that the Committee must see the full scope of work and evaluate its impact on the historic building. She stated that, at bare minimum, the following materials must be provided: revised drawings, enlarged sections including below grade, structure, equipment screening and layout in relation to existing conditions. Mr. Fifield stated that the engineer's report must also be clarified.

Ms. DiMaggio moved to defer the proposal, with the applicant to clarify the items discussed and provide drawings.

200 Bourbon St: 21-09736-VCGEN; Kris Shull, applicant; 200 Bourbon LLC, owner; Proposal to install new hood vent and intake air, per application & materials received 04/13/2021 & 06/15/2021, respectively.

<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=879684>

No Public Comment

Discussion and Motion:

Mr. Bergeron moved to **conceptually approve** the proposed work with option A for screening, with final review and approval to be handled at staff level. Ms. DiMaggio seconded the motion, which passed unanimously.

828 Bourbon St: 21-13334-VCGEN; Archetype LLC, applicant; Sahuque Realty Co, owner;

Proposal to renovate property including modifying window and door openings, installing new millwork, and installing a new garde de frise, per application & materials received 05/10/2021 & 06/03/2021, respectively.

<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=884374>

There was no Public Comment

Discussion and Motion:

Ms. DiMaggio moved to approve the proposed modifications, noting that the existing 5-panel door would be

retained, with all details finalized at the staff level. Mr. Bergeron seconded the motion, which passed unanimously.

New Business

510 Wilkinson St Unit 1: 21-13041-VCGEN; Lougee Janet, applicant; Nicholas G Mosca, Alexander A Burgers, 510 Wilkinson Loft LLC, 512 Wilkinson Row LLC, owner; Proposal to install new shutters in ground floor openings, per application & materials received 05/05/2021.

<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=880592>

No Public Comment

Discussion and Motion:

Mr. Bergeron moved to **conceptually approve** the shutters, with final details to be worked out at staff level. Ms. DiMaggio seconded the motion, which passed unanimously.

317-321, 325-327, & 329-331 Burgundy; 1010-1012 & 1014 Conti; 318 N. Rampart; and 1019-1025 Bienville Streets: 21-12943-VCGEN; Maple Ridge Architects, applicant; 1025 Bienville LLC, owner;

Proposal to replace existing garage door with new wood and glass garage door, install new wood window and install new copper awnings, per application & materials received 05/05/2021.

<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=884077>

There was no Public Comment

Discussion and Motion:

Ms. DiMaggio moved to defer the application to allow the applicant time to revise the design of the garage door and canopy based on the discussion had during the meeting. Mr. Bergeron seconded the motion, which passed unanimously.

226 Bourbon St: 21-14105-VCGEN; Heather Cooper, applicant; 226-28 Bourbon Street LLC, owner; Proposal to alter first floor millwork, per application & materials received 05/17/2021 & 06/07/2021, respectively.

<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=885101>

No Public Comment

Discussion and Motion:

Mr. Bergeron moved for **deferral**, with the applicant to revise the proposal per staff and Committee recommendations. Ms. DiMaggio seconded the motion, which passed unanimously.

711 Bourbon St: 21-15733-VCGEN; Loretta Harmon, applicant; Seven-Eleven Bourbon LLC, owner;

Proposal to modify millwork on the Bourbon St. elevation and proposal to modify/create openings in the carriageway, per application & materials received 06/01/2021.

<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=886836>

Public Comment:

Chad Pellerin, resident of 819 Orleans Avenue.

I am speaking for myself and do not have any commercial interest in this matter.

711 Bourbon is requesting the carriage way to be used as an extension for its refurbished bar from a formerly leased area of the building. This vacant carriage way had been designated in its prior application to the VCC when it brought the building for the Fire Marshall's escape route from the entire building, and based this on the number of patrons allowed in the building. There is no attached approval by the Fire Marshal's Architectural Office to approve this re-use of the carriage way, nor any other means of egress noted.. The designs provided, indicate the only escape route will be enclosed to extend the bar leading from left side of a formerly leased to a t-shirt shop. The shop has been existing many years prior to the ownership of the present owners, and may constitute a new Change of Use requirement of the VCC's own rules. Moreover, the noise emanating from 711 speakers, bands and augmented base amplification tapes have been problematic to the residential neighborhoods to the side and rear of the courtyard and on Bourbon Street, where the band has been playing perched within a doorway. It is respectfully requested that the VCC require some type of sound engineer analysis to ascertain if the noise spilling on to the courtyard and Bourbon Street, may assist in the noise reduction plan. The carriage way and the newer extended bar area should not act as a tunnel and drum to augment noise into

the street and on to the courtyard to disturb residential units behind the courtyard and on either side of the area. Surely, some consideration may be made in restructuring this area for its use. Thank you.

The smaller drawing in the rear bottom of the application drawings, indicate an additional type of ownership to a balcony of the building facing Orleans Avenue, which has not been indicated for its proposed use. That building on the corner of Orleans and Bourbon abuts the residentially zoned area of Orleans Avenue. The Applicant should be made to provide full disclosure how this stairway to its building at 711 is to be used. Thank you. Chad Pellerin, 819 Orleans Resident. I have no interest and am placing public comment on my own.

Please be advised that the application's building was designated as a Purple Rated building, the Tricau Building in 2010 when several hearing were conducted to make repairs requested by the VCC to the present owner.

Erin Holmes, Executive Director Vieux Carré Property Owners, Residents and Associates

Regarding the proposal to modify the façade and carriageway openings, we want to express our immediate concerns for this Blue-rated building of major architectural importance. This application is before you so that Bourbon Heat can expand into the adjacent, formerly retail, space. Yet expanding this business does not require the creation of two new openings and the enlargement of five additional openings to facilitate the new use.

This business has a long history of noise disruption from the French Quarter community. Despite an ABO judgement requiring the business to maintain a closed window and door policy during its hours of operation, and to face all speakers to the interior, they have long ignored this ruling, leading to numerous complaints of sound emanating from the property. Essentially this application will allow it to double its ground floor area and the creation of new and enlarged openings simply provides more open space from which sound can spill out of the building.

The administration has instructed the police to not enforce the sound ordinance and the health department does not have the capacity to issue citations. Everyone is pointing to the other guy in terms of who oversees enforcement of quality-of-life violations. Yet, it should be the responsibility of all regulatory arms of the municipal government to do their part in mitigating adverse impacts to adjacent properties.

Widening historic openings and the creation of new ones is not only changing the historic façade but also enabling a behavior that has, for years, been disruptive to its neighbors. We urge you to deny this application.

Discussion and Motion:

Ms. DiMaggio moved to defer the application to allow staff time to research the history of modifications to the building and address any outstanding questions raised today. Mr. Bergeron seconded the motion, which passed unanimously.

943 Chartres: 20-50001-VCGEN; Loretta Harmon, applicant; McKane Properties LLC, owner;

Proposal to modify millwork at ground floor door, per application & materials received 12/29/2020 & 06/08/2021, respectively.

<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=868275>

There was no Public Comment.

Discussion and Motion:

Mr. Bergeron moved to defer the application to allow the applicant time to revise the proposal based on the discussion held today. Ms. DiMaggio seconded the motion, which passed unanimously.

Appeals and Violations

834-36 N Rampart St: 21-13631-VCGEN; Loretta Harmon, applicant; Peter L Hall, Kenny Properties LLC, Dexter T Fields, Richard H Allison Revocable Living Trust, Corey Driver, owner; Proposal to address violations including repair service ell structure, and appeal to retain work without permit including metal cap flashing, per application & materials received 05/11/2021 & 06/15/2021, respectively. **[Notices of Violation sent 10/11/2016, 03/29/2021 & 04/19/2021]**

<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=884620>

No Public Comment

Discussion and Motion:

Ms. DiMaggio made the following motions:

- **Approve** retention of columns (item 7),
 - **Defer** lighting, with the applicant to submit proposed revisions to locations and fixtures (items 8A and 8B)
 - **Temporarily approve** retention of metal cap flashing until the roof requires repair or replacement (item 11),
 - **Conceptual approval** of proposed outriggers, with revisions to other millwork to be completed per staff recommendation,
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- **Conceptually approve** HVAC retention with the provisos that a sound study must be completed and submitted to staff and all mechanical code must be complied with.

Mr. Bergeron seconded the motions, which passed unanimously.

700 Royal St: 21-14226-VCPNT; 4HCONSTRUCTION, applicant; Royal Quarter Properties LLC, owner; Appeal of staff denial to paint cast iron gallery ironwork unapproved color, per application & materials received 05/17/2021.

Public Comment:

Beau Church

Thank you for taking the time to speak with us today. All photos I have sent in show the building as historically having lighter colored iron works, never soot or black.

From today's VCC Architecture Committee Meeting slideshow slides 262-264 reference the color soot. You will see in those photos the first floor castings just below the second floor balcony are considerably darker. That color "soot" had been chosen as a mistake and was only used on the first level because they were repairing and replacing iron castings that had been hit several times by delivery trucks. Notice on slide 271 the second floor is the existing aged color. The third floor sample is called smoked gray 7786 rustoleum. On slide 273-275 the sample swatch was showing the color that was chosen because of the email from June 4th from Mr. Whitfield stating the gray was agreeable but should be 1 shade darker than rustoleum's smoked gray. Pictures in slides of second swatch was of wet paint and hadn't yet cured.

Discussion and Motion:

Mr. Bergeron made the motion to **defer** the application at the applicant's request. Ms. DiMaggio seconded the motion, which passed unanimously.

323 Bourbon St: 21-15779-VCGEN; Ellis Bob, applicant; Holdingsllc Quarter, owner;

Proposal to retain courtyard infill structure constructed without benefit of VCC review or approval and to correct various VCC violations throughout the property, per application & materials received 06/01/2021. **[Notice of Violation sent 05/17/19]**

<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=886880>

There was no Public Comment.

Discussion and Motion: Ms. DiMaggio moved to defer the application but the motion was not seconded. Mr. Bergeron then moved to deny the proposed retention of the infill. Ms. DiMaggio seconded the motion which passed unanimously.

227 Bourbon St: 21-16540-VCGEN; David Maise, applicant; 227 Bourbon Street LLC, owner;

Proposal to renovate building and correct violations including installing new synthetic slate shingles, relocating unpermitted hood vent, and installing new millwork, per application & materials received 06/08/2021.

<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=887634>

There was no Public Comment.

Discussion and Motion:

Mr. Bergeron moved for conceptual approval of the proposed work with all final details to be worked out at the staff level and a recommendation that all window units be considered for removal with this proposal. Ms. DiMaggio seconded the motion, which passed unanimously.

With no items left to discuss, Ms. DiMaggio moved to adjourn the meeting at approximately 4:03PM. Mr. Bergeron seconded the motion, which passed unanimously.