

VIEUX CARRE ARCHITECTURAL REVIEW COMMITTEE

LaToya Cantrell
MAYOR

CITY OF NEW ORLEANS

Bryan Block
DIRECTOR

Notice of Public Meeting
TUESDAY, JUNE 8th, 2021
1:00 PM, WebEx Conference Call
(504) 658-7001, Access Code: 992 367 958

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 8, 2021– 1:00 pm.

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

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

Staff Absent: Bryan Block, Director

Others Present: Mike Murray, John Gray, Jim Book, Domonique West, Joey Carlson, Corbett Scott, John Williams, Calla Bardwell, Chip Verges, Dale Wood, Nick Satterfield, Amy Garrett, Stuart Hurt, David Merlin, Katherine Harmon, Ken GrandPre

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

Minutes

Old Business

1236 N Rampart St: 19-06343-VCGEN; Rick A. Fifield, applicant; The Rampart Church LLC, owner; Review of proposed utility change orders, structural ties, and millwork alterations, per application & materials received 03/06/2020 & 05/25/2021, respectively.

<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=795576>

[Mr. Fifield recused himself prior to the presentation of the staff report]

Ms. Vogt read the staff report with Mr. Murray present on behalf of the application. Mr. Murray stated that he agreed with the recommendations in the staff report and that he was there to answer any questions the Committee might have. Ms. DiMaggio asked if the bollards could possibly be painted in a contrasting color or if yellow was the only option; Mr. Murray stated that yellow was not their preference and that they would consult with the Fire Marshal, adding that perhaps a contrasting band would work. Ms. DiMaggio asked staff if the Guidelines addressed the issue; Ms. Vogt stated that they did not but that a previous project was able to do a yellow stripe down the center, so it was not viewable from 360 degrees. She added that staff was hoping other options could be explored so it would not be so visually obtrusive, since there was a precedent for this elsewhere in the District. Mr. Bergeron stated that he agreed with staff.

Mr. Bergeron asked if the stairs would be screened by the wall, referencing slide 40; Mr. Murray responded that the stairs would be visible. Mr. Bergeron then asked if the exterior granite stairs could be reused; Mr. Murray

stated that the dimensions did not meet requirements, but they were attempting to reuse them on site. Ms. DiMaggio stated that she generally agreed with the staff report and that she would look more closely at several items over the recess. Mr. Murray stated that the millwork alterations were also required by the State Fire Marshall for egress, but they were confident that they would not leak. He added that the electric meters would be in a discreet location. With nothing else to discuss, the Committee moved on to the next agenda item.

[Mr. Fifield rejoined the meeting prior to the presentation of the following report.]

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 & 05/24/2021, 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 the decibel level for the proposed units would be 75. He noted that Ms. Vogt had recommended units that were below 70 dBA, but since they would be screened it would likely make them quieter. He asked if that would be acceptable. Ms. DiMaggio asked if he was proposing the louvred shutters for air flow; Mr. Carlson responded yes. Mr. Fifield stated that it should be noted that due to the location of the proposed units they would only impact this property and not the neighboring one, but that he doubted the screening would dampen the sound output much. With nothing left to discuss, the Committee moved on to the next agenda item.

1229 Burgundy St: 21-03098-VCGEN; Corbett Scott, applicant; Matthew Taylor, owner; Proposal to retain and modify existing unpermitted HVAC platform and install new mechanical equipment, per application & materials received 02/02/2021 and 05/20/2021.

<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=871953>

Ms. Vogt read the staff report with Mr. Scott present on behalf of the application. Mr. Scott stated that the existing unit had been replaced recently and that the current owner had purchased the property with the platform already in place. He added that the property was surrounded by very tall walls and that the adjacent neighbor had a similarly located platform. Mr. Scott then stated that they would like to retain the unit and platform up high out of the courtyard and were willing to screen it.

Mr. Fifield asked for comments from the Committee. Ms. DiMaggio asked if the Mechanical Division had signed off on the original permit. Mr. Scott stated yes that they had replaced to match in the current location. Ms. DiMaggio stated that she appreciated wanting to keep the unit on the roof but that she was struggling with how large it was. Mr. Fifield stated that the current location was not on the historic structure but on an addition, which might be considered a mitigating circumstance. Mr. Bergeron pointed out that the equipment might be visible from several other properties, noting that the neighboring rooftop platform was similar but better shielded by the roof. He also noted that this building has dormers and the other does not. With nothing left to discuss, the Committee moved on the next agenda item.

813 Barracks St: 21-06790-VCGEN; C Williams John, applicant; Richard M Wilkinson, owner;

Proposal to remove service ell porch and modify millwork, per application & materials received 03/09/2021 & 05/25/2021, respectively.

<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=875698>

Ms. Vogt read the staff report with Mr. Williams and Ms. Bardwell present on behalf of the application. Mr. Williams argued that the dashed line on the Sanborn maps may have represented the overhang. He stated that the previous owner had the porch installed and only stoops were present previously. Regarding the attic hatch, he stated that it would be beaded board to match the soffit and only the hook would be visible, and that they had no good place to install it on the interior. Mr. Fifield asked if the soffit was inclined; Mr. Williams responded that it was not. Mr. Bergeron asked about the size of the proposed hatch; Mr. Williams responded that it was 22 ½" x 30". Mr. Bergeron stated that slide 137 showed the hatch as trimmed out and asked if this was accurate. Mr. Williams stated that they would make it without trim in response to staff concerns. Ms. DiMaggio stated that she was ok with it as long as staff was satisfied with final details.

Mr. Fifield asked for comments regarding the porch. Ms. DiMaggio noted that Sanborn maps can be difficult to

interpret and that numerous conditions could be documented with the same abbreviations or inconsistent language. She argued that the Sanborns were not definitive proof one way or another and the stoops could have been added late enough that they would not have been considered significant. Ms. DiMaggio then stated that she would have difficulty supporting removal of the porch since it was historically appropriate and architecturally sensitive. Mr. Fifield asked if staff could review the records for the porch over the recess and determine if it was a restoration; Ms. Vogt responded that the staff reports and meeting minutes repeatedly referred to it as a restoration. Mr. Bergeron stated that with four sets of doors it would have been odd to have four stoops and that a porch "made sense." Mr. Williams stated that it was not a pure restoration as the porch did not extend the full length. With nothing left to discuss, the Committee moved on to the next agenda item.

New Business

1118 Bourbon St: 21-10129-VCGEN; Gray John, applicant; Soren E Gisleson, owner;

Proposal to modify existing property line walls by replacing existing wood portions with new bricks and proposal to replace existing cloth awnings with new copper awnings, per application & materials received 04/09/2021 & 05/21/2021, respectively.

<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=883353>

Mr. Albrecht read the staff report with Mr. Gray present on behalf of the application. Mr. Gray stated that the current conditions had a step down and that he believed the owner would be ok with that at the front. Mr. Bergeron asked what was the function of the copper awnings. Mr. Gray stated that they were to protect the openings. Mr. Bergeron pointed out that the historic photos showed metal awnings that were less decorative. Mr. Gray stated that the owner liked this style and that he understood that it was not completely historically accurate. With nothing left to discuss, the Committee moved on to the next agenda item.

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. There was no one present on behalf of the application. Mr. Fifield asked if the applicant had been notified of the meeting; Ms. Vogt responded that she had emailed the applicant several times but had received no response. With no applicant present, the Committee moved on to the next agenda item.

632 St Peter St: 21-13308-VCGEN; Dale Wood, applicant; 632 St Peter Street LLC, 632 St Peter Street LLC, owner; Proposal to install rooftop mechanical equipment in conjunction with **change of use** from *retail* to *restaurant*, per application & materials received 05/07/2021 & 05/24/2021, respectively.

<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=884293>

Ms. Vogt read the staff report with Mr. Wood present on behalf of the application. Mr. Wood stated that he agreed with staff and that he was happy to answer any other questions the Committee might have. Mr. DiMaggio stated that she agreed with the staff report, as did Mr. Bergeron. With no further discussion needed, the Committee moved on to the next agenda item.

240 Royal St: 21-14175-VCGEN; Verges Rome Architects, applicant; Sissy's Royal Street Property LLC, owner; Proposal to install new parapet and modify flat roof drainage, per application & materials received 05/17/2021.

<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=885171>

Ms. Vogt read the staff report with Mr. Verges present on behalf of the application. Mr. Verges stated that they were not aware of the lighting violations but that he would be happy to look into it with the owner. He stated that the downspouts would tie into subsurface drainage and directed the Committee to A.1.0 note 9 and 10. He added that they would be happy to provide more info on the scupper and the leaderhead. With nothing left to discuss, the Committee moved on to the next agenda item.

233 Decatur St: 21-15765-VCGEN; ALAO Design, applicant; 233 Decatur Real Estate LLC, owner; Proposal to modify first floor storefront system, per application & materials received 06/01/2021 & 05/25/2021, respectively.

[Prior to the reading of the staff report, Ms. DiMaggio recused herself from the meeting.]

Ms. Vogt read the staff report with Mr. Satterfield present on behalf of the application. Mr. Satterfield stated that they had designed the alcove with life safety in mind so the doors would swing outward. He added that the left bay was an electrical closet so that was why they had not designed it with glass side walls, but they would be happy to revisit with staff's recommendations. Mr. Satterfield then explained that the east bay would be like a "stable door" with the bottom panel fixed so they could open the top but not have people walk through. Mr. Bergeron stated that he was "intrigued" by the stable door. He asked if it was for "to go" drinks or food. Mr. Satterfield stated that he was unsure as of now as there was no tenant yet. Ms. Bourgogne interjected and explained that "to go" drinks would be a zoning violation.

Mr. Fifield stated that the doors and alcoves were mixing architectural styles and confusing the age of the building. He added that since they didn't know the business use yet, they were really anticipating the need for the doors to swing out. The applicant agreed with Mr. Fifield, adding that it would likely be a restaurant or bar. Mr. Fifield went on to say that the detailing presented was appropriate for a much older building and asked if the applicant had any response to staff recommendations regarding the millwork and alcove; Mr. Satterfield stated that he would work with staff on revisions. Mr. Bergeron asked how out-swinging doors had been addressed on other buildings in the past. Mr. Fifield asked staff to answer, but noted that the millwork on this building was not sacred and could be altered. Ms. Vogt responded that approaches to outswinging doors varied wildly depending on the particulars of each building. She added that DPW would have to approve them if they encroached on the sidewalk, and that this was a different challenge at every property. Mr. Fifield finished the discussion by stating that he did not recommend pursuing the stable doors. With nothing left to discuss, the Committee moved on to the next agenda item.

Appeals and Violations

1200 Decatur St: 20-01551-VCGEN; Jim Book, applicant; 1200 Decatur Street LLC, owner;

Proposal to correct violations and make masonry repairs including installing new helical ties, per application & materials received 08/20/2020 & 05/20/2021, respectively.

<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=854696>

Mr. Albrecht read the staff report with Mr. Book, the tenant and general contractor, present on behalf of the application. Mr. Book stated that he had no response to the staff report and that he understood that fans were out of the question. He went on to say that he had requested that the 2 doors match all the other doors as they presented a tripping hazard. Mr. Fifield stated that this matter had not been published in the agenda so they could not discuss it today. Mr. Albrecht apologized and stated that this was his fault. Mr. Book then stated that there was a crack through the mortar so the helical ties would be a "typical" repair. Mr. Fifield stated that the repair proposed would not be typical and that the applicant should be applying to remove the bricks and rebuild. He then asked if the applicant had consulted with a structural engineer. Mr. Book stated that he had not and that he made the recommendation as a general contractor. He then explained that he was also the tenant of the building and ran the bar. Mr. Bergeron stated that the Committee could benefit from a structural engineer's report. He went on to say that he was having a bit of trouble with this one as there were no drawings. Mr. Fifield agreed and stated that a structural analysis was not only important but would be very helpful here. Ms. Bourgogne inquired as to lintels. Mr. Book stated that they were removed in 2015 and were made of old wood. He went on to say that they put in steel angles and that he would recommend coming back with decorative wood. Ms. Bourgogne stated that this work was done without permit so all the more reason to get a structural engineer's report. With nothing left to discuss, the Committee moved on to the next agenda item.

411 Bourbon St: 21-01406-VCGEN; Christione Turner, applicant; Cajun 411 LLC, owner;

Proposal to address VCC violations including proposed retention of acrylic glass on gates and retention of mechanical equipment installed in deviation of approved plans, per application & materials received 03/09/2021 & 05/25/2021, respectively.

<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=875324>

Mr. Albrecht read the staff report with Ms. West present on behalf of the application. Ms. West stated the

following:

Cameras- used by NOPD, so we would like to retain.

Air vent- keeps the odors out of the kitchen. We would like to retain.

Windows- already existing, so they just kept what was there.

Fans- hot in the summer so we want to retain.

Ms. DiMaggio asked if the windows were in violation before. Mr. Albrecht stated that the front window was not an existing violation, but that the rear window was. Ms. Bourgogne clarified that the cameras did not belong to Homeland Security or the NOPD, that they were used by them occasionally. Ms. West concurred. Mr. Fifield asked if they could change to a VCC appropriate cameras. Ms. West stated yes. With nothing left to discuss, the Committee moved on to the next agenda item.

411 Bourbon St: 21-12606-VCSGN; Christione Turner, applicant; Cajun 411 LLC, owner;

Proposal to use LED “neon” rope lights in sign design in lieu of traditional neon and to retain sign bracket installed in deviation of approved plans, per application & materials received 05/07/2021 & 05/27/2021.

<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=883752>

Mr. Albrecht read the staff report with Ms. West present on behalf of the application. Ms. DiMaggio asked if zoning was ok with this type of sign lighting. Mr. Albrecht stated that he was unsure and would have to check with them again. Mr. Fifield asked if the sign size was ok. Mr. Albrecht stated yes. Mr. Fifield asked if VCC staff often approved signs of this material. Mr. Albrecht asked if Mr. Fifield was referring to the LED neon. If so, Mr. Albrecht stated that he was not aware of this lighting being approved. Mr. Fifield asked if the box with acrylic was often approved. Mr. Albrecht stated yes. Mr. Fifield asked if the issue was the lighting. Mr. Albrecht stated yes. With nothing left to discuss, the Committee moved on to the next agenda item.

420 Bourbon St: 21-11809-VCGEN; David Merlin, applicant; Quarter Holdings LLC, owner;

Proposal to renovate main building, dependency, and courtyard to address violations, per application & materials received 04/27/2021 & 05/25/2021, respectively. **[Notices of Violation sent 04/19/2018, 07/10/2020, 11/30/2020, & 03/18/2021]**

<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=882784>

[Ms. DiMaggio recused herself halfway through the discussion following the presentation of the staff report as she did not realize she was on mute when she initially attempted to recuse herself. She did not participate in the discussion.]

Ms. Vogt read the staff report with Ms. Garrett, Mr. Hurt and Mr. Merlin present on behalf of the meeting. Ms. Garrett thanked the Committee and stated that they agreed with the staff report. She went on to make the following clarifications and updates:

- Doors – the State Fire Marshall ruled that mulled doors would not be needed if the doors were left open during business hours.
- Service ell – preference for Option A. She asked if the VCC would prefer pickets in the handrails, noting that they were not required due to the step height.
- Lighting – she requested guidance on fixtures, noting a preference for the yoke lighting.

Mr. Bergeron asked if the bathrooms would still be located in the dependency as this was the reason the last proposal had no stairs, to comply with ADA. Ms. Garrett stated that the ADA restrooms would now be located in the main building. Mr. Fifield asked the Committee to comment on the string lights and landings. He then stated that the proposed pendant lights would be inappropriate and should be less decorative. Mr. Bergeron stated that the Committee had a history of not approving string lights, even with cowls. He went on to say that personally he didn't mind them, but that he was worried this would set a precedent and that he was concerned with them being attached to the masonry structure. Mr. Fifield agreed and stated that they needed more information, including lumen level and light spread, and recommended the applicant complete a light study. He added that the attachment details would be very important to review. He then stated that he was pleased with the front openings but remained concerned regarding the bifold doors. With nothing left to discuss, the Committee moved on to the next agenda item.

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; Appeal to retain work without permit, including courtyard deck, metal cap flashing and HVAC equipment, and to address demolition by neglect violations, per application & materials received 05/11/2021 & 05/25/2021, 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 read the staff report with Ms. Harmon and Mr. GrandPre present on behalf of the application. Ms. Harmon stated that they would remove the plywood. She added that the rear deck had been there for some 25 years and that the SWO in 2015 was the construction of a back bar and that appeal to retain had been withdrawn. Ms. Harmon stated that they agreed with all other staff comments and would submit revisions, a lighting plan, and an engineer's report as requested. Mr. Fifield stated that the deck did not appear to be 25 years old and asked how extensive the replacement was; Mr. GrandPre responded that he had repaired the deck and rebuilt the stairs due to rot but had never changed the construction or configuration.

Mr. Fifield stated that while the application was extensive, there seemed to be some agreement between staff and the applicant. Mr. GrandPre asked if the violations would continue to hold up their ABO; Mr. Fifield stated that that was not an architectural matter and the violations must be addressed. Mr. Bergeron asked about recent work on the property; Mr. GrandPre responded that they had repointed, replaced the roof, and completed other miscellaneous maintenance work. Mr. Bergeron asked if the vinyl windows would be rectified as recommended by staff; Ms. Harmon responded yes. With a general sense of agreement between staff and the applicants on all items except the deck, the Committee went to a 30-minute recess for public comment. The Committee would resume at 3:24 PM for comment, discussion and motions.

At approximately 2:54PM 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 3:24PM.

At approximately 3:24PM Ms. Bourgoigne called the roll. All were present. Mr. Fifield reconvened the meeting.

Old Business

1236 N Rampart St: 19-06343-VCGEN; Rick A. Fifield, applicant; The Rampart Church LLC, owner; Review of proposed utility change orders, structural ties, and millwork alterations, per application & materials received 03/06/2020 & 05/25/2021, respectively.

<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=795576>

[Mr. Fifield recused himself prior to discussion, returning to the meeting following the motion.]

No Public Comment

Motion and Discussion:

Ms. DiMaggio stated that she had reviewed the millwork and electrical meter submittals more closely over the recess and had no further comments on those items. Mr. Bergeron moved to approve the proposed work as presented. 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 & 05/24/2021, respectively.

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

No Public Comment

Motion and Discussion:

Ms. DiMaggio moved to **defer** the stair to allow for revision and approve all other items presented. Mr. Bergeron seconded the motion, which passed unanimously.

1229 Burgundy St: 21-03098-VCGEN; Corbett Scott, applicant; Matthew Taylor, owner; Proposal to retain and modify existing unpermitted HVAC platform and install new mechanical equipment, per application & materials received 02/02/2021 and 05/20/2021.

<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=871953>

No Public Comment**Motion and Discussion:**

Mr. Bergeron stated that he was inclined to ask that the equipment be installed at grade and asked if the others were sympathetic were to the rooftop installation. Ms. DiMaggio stated that she was struggling with a decision, noting that she would prefer grade but that the equipment was not on the historic roof. She added that she preferred the lattice option since it looked lighter. Mr. Fifield agreed. Regarding the screen, he stated that he also preferred the lattice option but that it gave the platform more bulk. He asked Mr. Scott if a rail would be required since it was a residential installation; Mr. Scott stated that no rail would be required as far as he was aware.

Ms. DiMaggio moved to **approve** the retention, proposed platform modifications and new HVAC, but with a preference for no screening. She also moved to **conceptually approve** the awning with final review and approval at staff level. Mr. Bergeron seconded the motion, which passed unanimously.

813 Barracks St: 21-06790-VCGEN; C Williams John, applicant; Richard M Wilkinson, owner;

Proposal to remove service ell porch and modify millwork, per application & materials received 03/09/2021 & 05/25/2021, respectively.

<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=875698>

Public Comment:**Nikki Szalwinski, FQ Citizens**

We agree with the staff report that the porch is appropriate and Comm. Bergeron's assessment that the door configuration support this very appropriate restoration. While there may have been stops there recently one can find numerous examples throughout the Quarter when stoops and porches have been changed in materials and configuration as weak as outright eliminated. However in this case, Mr. Masson, a most ardent preservationists, RESTORED this porch which was undoubtedly carefully researched and based on his on-site findings. We encourage the applicant to reconsider removal of the porch restoration.

Motion and Discussion:

Ms. Bourgoigne stated that she had looked in the file during recess and the permits issued for the work also referred to the porch as a reconstruction. Mr. Fifield stated that all VCC documents appeared to refer to the porch as a previously existing element. Ms. DiMaggio asked the applicant what they intended for the door with no proposed stoop; Mr. Williams responded that it would be fixed in place. Mr. Bergeron asked the Committee if they found the fans approvable; Mr. Fifield responded that he did, as long as there were no light kits.

Mr. Bergeron moved to:

- **Conceptually approve** fixing the side door in place, with the proviso that it must be reversible,
- **Conceptually approve** the attic access hatch and fans, with final review and approval of details and specifications at staff level, and
- **Deny** the proposal to demolish the rear service ell porch.

Ms. DiMaggio seconded the motions, which passed unanimously. Ms. Vogt informed the applicant of his right to appeal the decision to the full Commission.

New Business

1118 Bourbon St: 21-10129-VCGEN; Gray John, applicant; Soren E Gisleson, owner;

Proposal to modify existing property line walls by replacing existing wood portions with new bricks and proposal to replace existing cloth awnings with new copper awnings, per application & materials received 04/09/2021 & 05/21/2021, respectively.

<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=883353>

Public Comment:

Received after comment period 3:26PM

Nikki Szalwinski, FQ Citizens

Adding height to the fence is out of compliance with the CZO

21.6.N.1 GENERAL FENCE REQUIREMENTS

Unless otherwise restricted by Paragraphs 2 and 3 below, all fences and walls are subject to the following regulations.

- 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. Fences in front yards shall be open fences.

Motion and Discussion:

Mr. Bergeron moved to defer the application to allow the applicant to make changes based on the staff report and the Architecture Committee comments. Ms. DiMaggio seconded the motion, which passed unanimously.

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

Motion and Discussion:

Ms. DiMaggio moved to **defer** the item to allow the applicant to be present to answer questions at an upcoming AC meeting. Mr. Bergeron seconded the motion, which passed unanimously. Mr. Fifield stated that staff should wait to hear from the applicant before placing the application on any future agenda.

632 St Peter St: 21-13308-VCGEN; Dale Wood, applicant; 632 St Peter Street LLC, 632 St Peter Street LLC, owner; Proposal to install rooftop mechanical equipment in conjunction with **change of use** from *retail* to *restaurant*, per application & materials received 05/07/2021 & 05/24/2021, respectively.

<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=884293>

No Public Comment

Motion and Discussion:

Mr. Bergeron moved to forward the proposal to the full Commission with a **positive recommendation**. Ms. DiMaggio seconded the motion, which passed unanimously.

240 Royal St: 21-14175-VCGEN; Verges Rome Architects, applicant; Sissy's Royal Street Property LLC, owner; Proposal to install new parapet and modify flat roof drainage, per application & materials received 05/17/2021.

<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=885171>

No Public Comment

Motion and Discussion:

Ms. DiMaggio moved to deny uplighting and conceptually approve the proposed roof work. Mr. Bergeron seconded the motion, which passed unanimously. Mr. Verges stated that he would inform the owner the existing uplighting must be removed.

233 Decatur St: 21-15765-VCGEN; ALAO Design, applicant; 233 Decatur Real Estate LLC, owner; Proposal to modify first floor storefront system, per application & materials received 06/01/2021 & 05/25/2021, respectively.

<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=886797>

[Ms. DiMaggio recused herself prior to the discussion and rejoined the meeting following the motion.]

No Public Comment

Motion and Discussion:

Mr. Bergeron noted that there were outswinging doors nearby that the applicant could reference as they studied the conditions. The then moved to **defer** the application to allow time for the applicant to revise the proposal based on staff and Committee recommendations. Mr. Fifield seconded the motion, which passed unanimously.

Appeals and Violations

1200 Decatur St: 20-01551-VCGEN; Jim Book, applicant; 1200 Decatur Street LLC, owner;

Proposal to correct violations and make masonry repairs including installing new helical ties, per application & materials received 08/20/2020 & 05/20/2021, respectively.

<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=854696>

Public Comment:

Nikki Szalwinski, FQ Citizens

Rather than use helical ties only, basically a bandaid on a deep flesh wound, we encourage the applicant to do a proper masonry repair and repoint and eliminate the crack altogether. Since the expense of the repair will be more in setup to get to the area, repairing the actual masonry makes more sense.

Motion and Discussion:

Ms. DiMaggio moved to defer the application to allow for a structural engineer to review the conditions and for an alternate proposal to be proposed that is more sensitive to the historic building. If an engineer's analysis reveals that helical ties are the only option for repairs, more information regarding the helical ties would need to be submitted. Mr. Bergeron seconded the motion, which passed unanimously.

411 Bourbon St: 21-01406-VCGEN; Christione Turner, applicant; Cajun 411 LLC, owner;

Proposal to address VCC violations including proposed retention of acrylic glass on gates and retention of mechanical equipment installed in deviation of approved plans, per application & materials received 03/09/2021 & 05/25/2021, respectively.

<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=875324>

There was no Public Comment.

Motion and Discussion: Ms. DiMaggio moved to Defer 30 days to allow applicant a chance to work with staff to pursue potential proposals for mitigation of unpermitted work for review. Mr. Bergeron seconded the motion, which passed unanimously.

411 Bourbon St: 21-12606-VCSGN; Christione Turner, applicant; Cajun 411 LLC, owner;

Proposal to use LED "neon" rope lights in sign design in lieu of traditional neon and to retain sign bracket installed in deviation of approved plans, per application & materials received 05/07/2021 & 05/27/2021.

<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=883752>

There was no Public Comment.

Motion and Discussion:

Ms. DiMaggio moved to defer the application to allow the applicant to share additional information / samples / precedents built for review and provide collective knowledge on the technology and provide revisions to the sign size and location based on staff report and the Committee discussion today. Mr. Bergeron seconded the motion, which passed unanimously.

420 Bourbon St: 21-11809-VCGEN; David Merlin, applicant; Quarter Holdings LLC, owner;

Proposal to renovate main building, dependency, and courtyard to address violations, per application & materials received 04/27/2021 & 05/25/2021, respectively. **[Notices of Violation sent 04/19/2018, 07/10/2020, 11/30/2020, & 03/18/2021]**

<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=882784>

[Ms. DiMaggio recused herself prior to the discussion and rejoined the meeting following the motion.]

Public Comment:

[Received after the public comment period ended and the Committee reconvened]

Nikki Szalwinski, FQ Citizens

First of all we thank the applicant for removing the outdoor door stage from their proposal. However, we remain opposed to the trailer being installed in the courtyard as a "prop" and the lighting plan. Once the trailer is in place it could well be used out of compliance with opening. As for the string lights, while the shades may seem like a way to mitigate the upward light my personal experience is this does not work. My neighbor has recently installed string lights with shades in the adjacent courtyard to my home. Rather than direct the light downward

several of the lights are projecting straight into my courtyard 24/7. One is thing into a bedroom all night and another blinds me every time I walk out of my rear building. Please remove string lights from consideration and instead comply with design guidelines.

Motion and Discussion:

Mr. Bergeron moved to **defer** the application to allow the applicant to revise the proposal based on staff and Committee recommendations. Mr. Fifield seconded the motion, which passed unanimously.

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; Appeal to retain work without permit, including courtyard deck, metal cap flashing and HVAC equipment, and to address demolition by neglect violations, per application & materials received 05/11/2021 & 05/25/2021, 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

Motion and Discussion:

Ms. Vogt stated that she looked into the history of the deck more extensively during the recess and found that it would be considered grandfathered by the VCC, but noted that it would still be an open space and Zoning issue. Mr. Fifield noted for the Committee that the scope of work and drawings asked to retain many of the items, but the architect's comments indicated willingness to fix the violations.

Ms. DiMaggio moved to **defer** the application to allow violation response to be revised based on information presented by the applicant, and to work out a resolution at staff level for any possible items, returning to the Committee with any items requiring further review. Mr. Bergeron seconded the motion, which passed unanimously.

With no items left to discuss, Mr. Bergeron moved to adjourn the meeting at approximately 4:12 PM. Ms. DiMaggio seconded the motion and the motion passed unanimously.