

VIEUX CARRE ARCHITECTURAL REVIEW COMMITTEE

LaToya Cantrell
MAYOR

CITY OF NEW ORLEANS

Bryan Block
DIRECTOR

Architectural Committee meeting of **Tuesday, September 21, 2021.**

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, September 21, 2021– 1:00 pm.

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

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

Others Present: John Williams, Heather Cooper, John Williams, Bob Franklin, Jason Richards, Steven Finegan, Manuel Gulardo, CJ Williams, Nikki Szalwinski, Erin Holmes, Brook Tesler, Alfred Hayes, Peter Moss, Erika Gates, Brian Reddy, Ralph Long

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 1:00 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

1023 St Peter St: 20-48511-VCGEN; Kemp Rob, applicant; Rory Panepinto, owner;

Proposal to construct new two-story wood frame building with stucco finish along rear property line, per application & materials received 08/28/18 & 08/23/2021, respectively.

<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=867105>

Mr. Albrecht read the staff report with Mr. Hayes present on behalf of the application. Mr. Hayes stated that the siding material could not be wood because the wall was on the property line and needs to be fire rated. Mr. Hayes noted that the wall could be hardy board. He went on to say that they had a system of stucco and veneer that would protect it. Mr. Fifield asked the Committee if they had any comments or questions. Ms. DiMaggio stated that she agreed with the staff report and she questioned the use of the steel doors if the exterior wall material were to change. Mr. Bergeron stated that he was distracted by the code requirement. He went on to say that he believed they could achieve a one-hour rating with a sheathing. Mr. Fifield stated that they had originally reviewed a masonry building and now they were asked to change this with no evidence as to why. He went on to say that the proposed structure was conceived and detailed as a masonry building and that if that were to change fundamentally, then they would need to review everything again. Mr. Hayes again explained the soil work they had previously done and stated that he did not realize this change in material would be such a big deal. He then stated that if the Committee believed it to be a fundamental change, they would revert to the original plan. Mr. Fifield stated that it was in fact a very big deal. Mr. Hayes again stated that they could easily go back to the block building. Ms. DiMaggio stated that she understood the reason for the switch but if the basic material were to change, all elements should be reviewed. Mr. Bergeron agreed and stated that the finishes should be consistent with the Committee's standards of detailing. With nothing left to discuss, the Committee moved on to the next agenda item.

615 Toulouse St: 21-06765-VCGEN; C Williams John, applicant; 615 Toulouse Owner LLC, owner; Review of

proposed changes to first floor millwork, per application & materials received 03/09/2021 & 08/26/2021, respectively.

<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=875672>

Item not presented for review per the applicant's request prior to the meeting.

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 & 07/07/2021, 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 owner and Mr. Williams and Mr. Franklin present on behalf of the tenant. Mr. Block noted that the VCC does not typically discuss building use but that in this case he found it germane to the architectural conversation and asked the tenant to address the Committee. Mr. Franklin, a representative for the prospective tenant Tin Roof, stated that they were a full-service restaurant and live music venue. He added that they planned to make a substantial 2 to 3 million dollar investment in the property, including full renovation of the second and third floors.

Mr. Fifield noted the concern about the effect of open doors on the *tout ensemble* and asked if their intent was to leave the doors open during operating hours; Mr. Franklin responded yes. Mr. Fifield asked if the larger renovation would be in conjunction with a change of use; Mr. Block stated that other architectural elements would return to the Committee as they arose but were not on the table at this meeting. He went on to say that this was not the typical Bourbon Street music venue, that this was more legitimate, and he felt more positive than what the street was used to. Mr. Fifield asked if there were any zoning restrictions the Committee needed to be aware of. Mr. Block responded no, not that he was aware of.

Mr. Franklin went on expound on the music industry influence they have had in other cities, including 20 years of operation in Nashville, as well as support for the local artist community. Mr. Fifield thanked Mr. Franklin and explained that this meeting was about architecture, not the music industry, adding that the building will endure beyond the lifespan of the proposed business. Mr. Franklin responded that they liked working in historic areas and actively pursued this.

Mr. Fifield asked the Committee members if they had any questions or comments. Mr. Bergeron noted that the public comments opposed the open doors and questioned how the Committee could have control over this when other businesses clearly operated in this manner up and down Bourbon Street. He stated that he was not sure the Committee had a basis to deny the proposal based on this. Ms. DiMaggio asked if perhaps the doors weren't bifold but maybe fixed at certain points thereby more in rhythm. For clarification Mr. Fifield asked if she meant 1 and 4 fixed and 2 and 3 as operational; Ms. DiMaggio responded yes. She went on to say that this might control the movement of people in and out and would be more consistent with other openings on the street. Mr. Fifield agreed and stated that it would also influence the number of people gathered on the sidewalk. He noted that the Committee had been pleased with the architecture at previous reviews. Mr. Fifield asked Mr. Block if it would be appropriate to suggest this; Mr. Block responded yes, but he was unsure how to enforce it. Mr. Fifield stated that these doors would have to be fixed in place without a hinge. Ms. Vogt asked the architect which doors were for egress. Ms. Cooper responded, the second bay from the left. Mr. Fifield asked for confirmation that their suggestion would not affect the egress, and Ms. Cooper agreed. Mr. Franklin stated that he would have to confer with his architecture firm and business partners regarding the suggested changes. With nothing else to discuss, the Committee moved on to the next agenda item.

942 N Rampart St: 21-21347-VCGEN; West Studio, applicant; 4421 Properties LLC, owner; Proposal to renovate building, including addition of mechanical equipment, alterations to lighting, and installation of awnings over sidewalk, per application & materials received 07/23/2021 & 09/09/2021, respectively.

<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=894396>

Ms. Vogt read the staff report with Mr. Richards present on behalf of the application. Mr. Richards stated that the owners asked them to include Option 1 and that Option 2 was in response to the last meeting, more in line with the Guidelines. As for the cameras, Mr. Richards stated that the cameras would be installed higher if the awning was fixed but could remain in the proposed locations without interference if the awnings were retractable. Ms. DiMaggio stated that the Committee had encouraged the applicant to take cues from the exterior architectural elements, so she was confused by Option 2, which didn't seem to be using those parameters and did not align. Mr. Bergeron agreed, stating that the relationship to the windows was important

and was not consistently treated on the two elevations. Mr. Richards stated that they could center the awning on the windows with minimal overhang and forget about relating them to the parapet. Ms. DiMaggio stated that that would work but that the window awning should not meet the corner awning. Mr. Fifield agreed. She added that revisions to Option 1 that related the length of the awnings to the windows could unify the elevations. Mr. Bergeron acknowledged staff's comments about fixed awnings but noted a precedent at this property. Mr. Richards stated that the Committee's suggestions sounded acceptable and that the awnings could extend past the windows in the same increment as the existing scoring. With nothing left to discuss, the Committee moved on to the next agenda item.

New Business

407 Royal St: 21-22804-VCGEN; Moss Peter, applicant; 407 Royal LLC, owner; Proposal to install a new fabric awning above the storefront window, per application & materials received 08/05/2021.

<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=895961>

Mr. Albrecht read the staff report with Mr. Moss present on behalf of the application. Mr. Fifield noted that just because something previously existed it did not necessarily have a right to become reestablished. Ms. DiMaggio stated that the location didn't really seem to be an issue as long as the signage was addressed and went along with the flanking buildings. Mr. Fifield asked if there were currently awnings on Latrobe's next door. Mr. Moss stated no. Ms. DiMaggio stated that she had no issue with the location here. Mr. Bergeron stated that he too was ok with the awnings but questioned the signage. Mr. Moss asked if the awning would be closed on the sides. Mr. Fifield stated no. Mr. Moss stated that he would like the exterior signage above the awning. Mr. Fifield asked staff if the guidelines allowed the signage to be above the awning. Mr. Albrecht state that signage was not allowed above the first floor and that on this building the proposed sign would be at the second-floor level. Mr. Moss stated that there was historic precedent with the photo. Ms. DiMaggio stated that she understood Mr. Albrecht's point. Mr. Fifield stated that he would be ok with the sign above the awning as long as it matched the historic photo. Mr. Moss agreed. With nothing left to discuss, the Committee moved on to the next agenda item.

1022 Toulouse St: 21-24221-VCGEN; Erika Gates, applicant; Ronald Gagne, Carolyn Brabham Perkins, Richard J Jr Aubert, Steven E Young, Erick Schulz, Patrick M Schoen, Susan L Smith, Frank M Wilson, Roger Allen Helms, Warren P Brumfield, James A Christopher, John K Uffman, owner;

Proposal to replace all existing balcony decking with new Aeratis synthetic balcony decking, per application & materials received 08/18/2021.

<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=897502>

Mr. Albrecht read the staff report with Ms. Gates present on behalf of the application. Ms. Gates stated that in many ways they agreed with staff however, the building was built in 1985 and since it was a condo complex, they were looking for consistency of materials. She went on to say that they would paint the new decking gray. Mr. Fifield asked how deep the balcony was. Ms. Gates stated, "just over 3'" Mr. Fifield asked, "so no additional purlins." Ms. Gates stated "no." Mr. Fifield asked if there were any other Committee comments or questions. Ms. DiMaggio stated that in the specific situation she didn't have a problem with the synthetic decking due to the age of the building and the fact that they wouldn't be removing historic material. Mr. Fifield stated that the original design intent was to conform to historic precedent. Ms. Gates stated that they were concerned with consistency in maintenance not a hardship. Mr. Fifield asked if she could provide additional information about the covered balconies including the condition of the existing decking. Ms. Gates stated yes. The Committee moved on to the next agenda item.

1025 St Ann St: 21-24724-VCGEN; Reddy Brian, applicant; Bradly C Tyler, owner;

Proposal to install new handrail at front porch steps, per application & materials received 08/23/2021.

Mr. Albrecht read the staff report with Mr. Reddy present on behalf of the application. Mr. Reddy reiterated that this was a requirement imposed by their insurance company and noted that they wanted the railing to be as simple as possible. Mr. Bergeron asked if the intent was one, or two rails. Mr. Reddy stated that they would probably need two for symmetry, but they were open to suggestions. Mr. Fifield asked if it would be side mounted and go with the splay of the stairs. Mr. Reddy stated yes, to curve with the stairs. Mr. Fifield stated "great!". With nothing left to discuss, the Committee moved on to the next agenda item.

317-19 Chartres St, 316-18 Exchange Place: 21-24905-VCGEN; 319 Chartres St: Steven J Finegan Architects, applicant; SA Mintz LLC, owner; Proposal to modify first floor millwork and remove courtyard enclosure roof, per application & materials received 08/24/2021 & 09/14/2021, respectively.

<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=897988>

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

Ms. Vogt read the property report with Mr. Finegan present on behalf of the application. Mr. Finegan stated that they were planning to convert the first floor into a bakery all the way through to Exchange Place, with apartments above, so they needed a door for residential egress and two doors for the commercial space. He stated that the sidelites on the Exchange elevation would be retained. He added that they wanted to demolish the second-floor infill roof to create a "courtyard" and mechanical well with skylights to give the light to the bakery below.

Mr. Bergeron stated that he agreed with the staff report and would lean toward Option 1 for the Chartres elevation, with the existing transoms to be retained. He agreed that staff should inspect the property prior to further reviews and asked if the proposal would have to go to the full Commission. Ms. Vogt responded that it would, and that the drawings should be developed further prior to that review. Ms. Bourgogne noted that an application to resubdivide the property must be submitted, and the applicant was seeking a response from the Committee to see if it was worth pursuing the proposal. Mr. Finegan stated that he particularly needed a preliminary reaction to the proposed demolition. Ms. DiMaggio agreed with Mr. Bergeron and staff on all comments, stating that she supported the demolition in theory and the proposal was worth further consideration, but adding they would need an inspection and a compliance with all other departments. Mr. Bergeron agreed and went on to say that he too did not object to the second-floor removal in theory. Mr. Finegan stated that he would schedule an inspection. With nothing else to discuss, the Committee moved on to the next agenda item.

Appeals and Violations

536 Royal St: 21-15829-VCGEN; Upton Bill, applicant; Royal Enclave LLC, owner; Proposal to reverse unpermitted stucco scoring, per application & materials received 06/04/2021.

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

Ms. Vogt read the staff report with Mr. Gulardo and Mr. Williams present on behalf of the application, with Mr. Gulardo speaking on Mr. Williams' behalf. Mr. Gulardo stated that they found scoring while doing the work, so they moved forward with the scored stucco. Mr. Fifield asked if they had drawings of the proposed scoring. Ms. Vogt clarified that the applicant was not seeking retention and was proposing to reverse the unpermitted scoring. Ms. DiMaggio agreed with the smooth stucco since that had been the condition for a large portion of the building's lifespan, but that having an opportunity to review the bonding agent was critical to evaluating the proposal. Mr. Bergeron agreed and stated that he was very sad the historic scoring had been lost before it could be documented. Mr. Fifield asked if there was historic precedent for the façade to be scored; Ms. Bourgogne responded that she examined the chain of title for this building and second floor scoring was not described. However, she noted that the pilaster detail was discussed numerous times. Ms. Vogt added that the stucco had been smooth on the first floor for a significant amount of time, but there was no indication the second floor had ever been scored.

Mr. Fifield stated that this was ultimately a preservation technology question and more information was needed on the approvability of the bonding agent before moving forward. With nothing left to discuss, the Committee moved on to the next agenda item.

435 Bourbon St: 21-24316-VCGEN; Diane Hickman, applicant; Copping Properties LLC, owner; Proposal to address violations including proposed retention of balcony railing extension and wall mounted fans, and proposal to install new Aeratis synthetic balcony decking, per application & materials received 08/18/2021.

<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=897486>

Mr. Albrecht read the staff report with Mr. Long present on behalf of the application. Mr. Long stated that they agreed with the staff report and that they did not want to use the synthetic decking, so that would not be an

issue. He went on to say the grab bar was a slip and fall issue and that they would be happy to hear any recommendations for a different grab bar from the Committee. Staff noted that this issue had been successfully addressed elsewhere but they would need to research specific properties.

At approximately 2:40 pm Mr. Bergeron made the motion for a 30-minute recess to allow for the submittal of public comment. Ms. DiMaggio seconded the motion. The motion passed unanimously, and the Committee agreed to reconvene at 3:10PM.

At approximately 3:10 pm Ms. Bourgogne called the roll. All members were present and Mr. Fifiield called the meeting to order.

Old Business

1023 St Peter St: 20-48511-VCGEN; Kemp Rob, applicant; Rory Panepinto, owner;

Proposal to construct new two-story wood frame building with stucco finish along rear property line, per application & materials received 08/28/18 & 08/23/2021, respectively.

<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=867105>

Public Comment:

Nikki Szalwinski, FQ Citizens

While it is not clear in the drawings, the committee should note that there is a historic kitchen building onto river side of this proposal and attaching to it will not only prevent maintenance to this structure, it also require remuneration to the owner of that structure. Therefore we encourage the applicant to work with the neighbor to avoid conflict and allow any necessary repairs to happen now while possible.

Discussion and Motion:

Ms. DiMaggio made the motion to deny the material change from the previously approved CMU construction building to wood frame unless the design is fully altered to reflect appropriate materiality and detailing for a wood frame construction building. Ms. DiMaggio continued to otherwise maintain the CMU construction as previously approved. Mr. Bergeron seconded the motion and the motion passed unanimously.

615 Toulouse St: 21-06765-VCGEN; C Williams John, applicant; 615 Toulouse Owner LLC, owner; Review of proposed changes to first floor millwork, per application & materials received 03/09/2021 & 08/26/2021, respectively.

<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=875672>

Public Comment:

No public comment.

Discussion and Motion:

The application was deferred prior to the meeting at the applicant's request.

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 & 07/07/2021, respectively.

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

Public Comment:

Bob Franklin, Tin Roof

I'm the tenant & operator at 226 Bourbon St that spoke earlier at the meeting. Our preference is to stick with the originally submitted design with the fully operable doors. We feel that is most consistent with how most of that section of Bourbon St operates currently. Our preference is to not be at a disadvantage in this regard given that we are paying current market rates for the space and will be making a significant investment in the business.

Erin Holmes

Executive Director

Vieux Carré Property Owners, Residents and Associates

Regarding the application for 226 Bourbon, it was asked if there were any zoning issues regulating the existence of live entertainment and building openings, such as doors and windows. Section 20 of the CZO regulates use

standards.

20.3.JJ LIVE ENTERTAINMENT – SECONDARY USE AND LIVE PERFORMANCE VENUE

5. *Windows and doors shall be closed during live entertainment performances and compliance with the City of New Orleans Noise Ordinance is required. In the Vieux Carré Districts, music of any kind is prohibited outside the building, unless authorized through the conditional use process.*

Nikki Szalwinski, FQ Citizens

While we appreciate that the applicant's background on the proposed business we remain concerned about the effect on the tout ensemble and noise impact on nearby residents. Since the owner is not from area he may be unaware of how dramatically sound reverberates in the district. Approved mechanical equipment supposedly rated under 70 db amplifies to more than 80 DB in mnuenrouls courtyards in the FQ. This many dB results in permanent hearing damage and renders properties in the vicinity unusable, leading two further decay in the district. Today the owner stated that they will serve food all day and into the night with olive entertainment and doors open. While this may be the norm on Bourbon street this is more as a result of lack of enforcement.

As to zoning CZO Article 20.3.JJ clearly states:

5. *Windows and doors shall be closed during live entertainment performances and compliance with the City of New Orleans Noise Ordinance is required. In the Vieux Carré Districts, music of any kind is prohibited outside the building, unless authorized through the conditional use process.*

Discussion and Motion:

Ms. DiMaggio commented that zoning enforcement was not part of the Committee's purview and a lack of enforcement should not bear on best practices for architectural decisions. She noted that the design was found acceptable by architectural standards at previous reviews. Ms. Vogt noted that another email had been received from the applicant, stating that the building owner was fine with fixing bays in place as recommended; Ms. Bourgogne responded that the tenant's comments were not on the same page. Mr. Fifield stated that another AC meeting would be held in a week's time and encouraged the owner and tenant to discuss and come to an agreement prior to that hearing.

Ms. DiMaggio moved to defer the proposal until 9/28 to allow for discussion on how to move forward between the owner and tenant. Mr. Bergeron seconded the motion, which passed unanimously.

942 N Rampart St: 21-21347-VCGEN; West Studio, applicant; 4421 Properties LLC, owner; Proposal to renovate building, including addition of mechanical equipment, alterations to lighting, and installation of awnings over sidewalk, per application & materials received 07/23/2021 & 09/09/2021, respectively.

<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=894396>

Public Comment:

Nikki Szalwinski, 1011 St. Philip

While we look forward to having a business at the corner again we are concerned about the current proposal expanding the outdoor dining to both the St Philip and Rampart sidewalks, especially when the St Philip side is narrow and barely accommodates the restaurants trash cans. While the original Meauxbar was extremely sensitive to the neighborhood that has not been the case since the building sold in 2014. Since then trash lives outside and the sidewalk is never cleaned. We are hopeful that the new owners will be more sensitive to cleanliness given residents are immediately adjacent on all sides.

Given the increasing rain and windstorms we are very concerned that a fixed awning will be detrimental to the building envelope and question that the much smaller fixed awnings of the 1960s should extend to this much larger incarnation proposed today. One need look no further than the 1000 block St Philip to see how metal affixed to buildings fared in Ida. Further, given the attrition at this address a cloth awning which comports with the design guidelines is a better solution,

It is worth noting that the new owners should consider how many diners will want to sit next to a public trash can and bus stop.

Discussion and Motion:

Mr. Bergeron asked if outdoor dining was being regulated; Ms. Bourgogne responded that it requires a permit from another City department. Mr. Bergeron moved for **conceptual approval** of the proposed work, with continuous, fixed awnings extending approximately 2' past the windows, with final review and approval to be handled at staff level. Ms. DiMaggio seconded the motion, which passed unanimously.

New Business

407 Royal St: 21-22804-VCGEN; Moss Peter, applicant; 407 Royal LLC, owner; Proposal to install a new fabric awning above the storefront window, per application & materials received 08/05/2021.

<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=895961>

Public Comment:

No public comment.

Discussion and Motion:

Ms. DiMaggio made the motion for the conceptual approval of the application. Mr. Bergeron seconded the motion and the motion passed unanimously.

1022 Toulouse St: 21-24221-VCGEN; Erika Gates, applicant; Ronald Gagne, Carolyn Brabham Perkins, Richard J Jr Aubert, Steven E Young, Erick Schulz, Patrick M Schoen, Susan L Smith, Frank M Wilson, Roger Allen Helms, Warren P Brumfield, James A Christopher, John K Uffman, owner;

Proposal to replace all existing balcony decking with new Aeratis synthetic balcony decking, per application & materials received 08/18/2021.

<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=897502>

There was no Public Comment.

Discussion and Motion:

Mr. Bergeron made the motion to approve the installation of the synthetic decking at the 6 smaller balconies and to defer the proposal to install synthetic decking at the 3 remaining balconies pending further documentation of the condition of these balconies as requested by staff. Ms. DiMaggio seconded the motion and the motion passed unanimously.

1025 St Ann St: 21-24724-VCGEN; Reddy Brian, applicant; Bradly C Tyler, owner;

Proposal to install new handrail at front porch steps, per application & materials received 08/23/2021.

There was no Public Comment.

Discussion and Motion:

Ms. DiMaggio made the motion for the conceptual approval of the application. Mr. Bergeron seconded the motion and the motion passed unanimously.

317-19 Chartres St, 316-18 Exchange Place: 21-24905-VCGEN; 319 Chartres St: Steven J Finegan Architects, applicant; SA Mintz LLC, owner; Proposal to modify first floor millwork and remove courtyard enclosure roof, per application & materials received 08/24/2021 & 09/14/2021, respectively.

<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=897988>

No public comment

Discussion and Motion:

Mr. Bergeron made the motion to **defer** this matter to allow the applicant time to schedule an on-site inspection with staff as requested, to submit a resubdivision application with the Zoning department, and to revise the drawings to provide additional information. Ms. DiMaggio seconded the motion, which passed unanimously.

Appeals and Violations

536 Royal St: 21-15829-VCGEN; Upton Bill, applicant; Royal Enclave LLC, owner; Proposal to reverse unpermitted stucco scoring, per application & materials received 06/04/2021.

No Public Comment

Discussion and Motion:

Ms. DiMaggio moved to defer the application to allow research and consultation into the bonding agent used in the mockup. Mr. Bergeron seconded the motion, which passed unanimously.

Mr. Fifield asked if the Committee wanted to see the report before approval or allow final decision at staff level. Ms. Bourgogne noted that if staff was unsure or uncomfortable with the results it could always be brought back before the Committee. Mr. Fifield stated that he wanted to avoid delays if the Committee was comfortable with staff review.

Ms. DiMaggio moved to rescind the previous motion. Mr. Bergeron seconded the motion, which passed unanimously. Ms. DiMaggio then moved to **defer** the proposal and allow for review and approval at staff level, returning to the Committee only if found necessary by staff. Mr. Bergeron seconded the motion, which passed unanimously.

435 Bourbon St: 21-24316-VCGEN; Diane Hickman, applicant; Copping Properties LLC, owner; Proposal to address violations including proposed retention of balcony railing extension and wall mounted fans, and proposal to install new Aeratis synthetic balcony decking, per application & materials received 08/18/2021.

<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=897486>

Public Comment:

Nikki Szalwinski, FQ Citizens

We support staff denial of the fan and inappropriate handrail into the daiquiri shop. This is an example of how site elements enable specific uses. The use as a daiquiri shop shouldn't be an excuse to sidestep design guidelines which should ideally be applied evenly to every property. We do not support the retention of the balcony extension which appears out of scale and distracting as it relates to the original iron work. More sensitive solutions have been used elsewhere.

Discussion and Motion:

Mr. Bergeron made the motion to approve the retention of the existing balcony railing extension, provided the wrapping is not reinstalled, deny the retention of the fan mounted to the balcony railing, and denial of the proposal to install synthetic decking noting that the applicant indicated at today's meeting they would install wood. Ms. DiMaggio seconded the motion and the motion passed unanimously.

With no items left to discuss, Ms. DiMaggio moved to adjourn the meeting at approximately 3:42 PM.

Mr. Bergeron seconded the motion and the motion passed unanimously.

Next AC Date: Tuesday, September 28, 2021