

VIEUX CARRE ARCHITECTURAL REVIEW COMMITTEE

LaToya Cantrell
MAYOR

CITY OF NEW ORLEANS

Bryan Block
DIRECTOR

Notice of Public Meeting

TUESDAY, JANUARY 25th, 2022; 1:00 PM,

WebEx Conference Call: (415) 655-0001, Access Code: 2492 013 2120

NOTE: The below minutes are a summary of actions taken. They are not a verbatim transcription of the meeting.

Minutes of the VCC Architectural Committee meeting of Tuesday, January 25, 2022– 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: Bert Brown, Maryann Parker, Pete Santacruz, David Maise, Gabriel Virdure, Myles Martin, Gary Pettis, Peter Trapolin, Julia Hodgins, Blake Kidder, Patrick Capella, Carrie Hunsicker, John Williams, Nikki Szalwinski, Erin Holmes

Minutes

Old Business

619 Royal St: 20-30797-VCGEN; Trapolin Peer Architects, applicant; 619 Royal Street LLC, owner; Review of opening modifications, per application & materials received 06/09/2020 & 12/15/2021, respectively. <https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=846242>

Mr. Block read the staff report with Ms. Virdure present on behalf of the application. Ms. Virdure stated that they had provided a lot of photos and given the unique situation they were interested to hear the ARC's opinions. She added that the openings were noted for removal, but they could look at maintaining indentations on the 2nd floor. Mr. Bergeron stated that he agreed with the staff report. He went on to say that he was ok if they didn't want to memorialize the openings and he was ok with the staff's suggestion of an indentation. Ms. DiMaggio stated that she agreed with Mr. Bergeron and the staff as long as it was an appropriate detail. She also stated that there was a mistake in the minutes, and she had stated that she did not recall a passageway on the Sanborn maps. Mr. Fifield stated that he too agreed with the staff report, adding that the property had been under an extensive review and that he would like the proposal to continue at the staff level via a motion. Ms. Virdure stated that they were happy to work with staff. With nothing else to discuss, they moved on to the next item on the agenda.

1310 N Rampart St: 20-46919-VCGEN; Giuseppe Dipasquale, applicant; Esplanade Nola LLC, owner; Review of proposed rooftop equipment screening, per application & materials received 11/20/2020 & 01/13/2022, respectively. <https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=865218>

Ms. Vogt read the staff report with Mr. Martin present on behalf of the application. Ms. Martin stated that he agreed with the provisos and discussed the stiffeners with the fabricator. Ms. DiMaggio stated that painting the I-beams would be a good way to minimize them without having to enlarge the footprint and massing of the screening. Ms. Bergeron agreed with staff and Ms. DiMaggio. With nothing else to discuss, the Committee moved on to the next agenda item.

616 St Peter St: 21-18629-VCGEN; Gabriel Virdure, applicant; Petit Theatre Du Vieux Carre Le, 616 St Peter St LLC, owner; Review of proposed changes to conceptually approved ironwork to be installed in conjunction with construction of a new gallery roof, per application & materials received 06/28/2021 & 12/29/2021, respectively. <https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=890661>

Ms. Vogt read the staff report with Ms. Virdure, Mr. Pettis, Mr. Trapolin and the ironwork fabricator present on

behalf of the application. Ms. Viridure stated that the contractor and fabricator had really tried to work through the samples to try to match the historic ironwork as closely as possible with the new technology. She appreciated the guidance from staff and stated that that they were happy to work with them further on minor adjustments. For clarification Mr. Fifield asked if they were retaining the historic section. Ms. Viridure stated yes, that the vertical panels were freestanding behind the existing rail. Mr. Fifield stated that as far as he could tell, they were hitting all their marks and he felt they could finalize with staff. Ms. DiMaggio agreed. Mr. Pettis thanked the Committee and stated that he believed the design had improved due to the review process. With nothing else to discuss, the Committee moved on to the next agenda item.

1307 Decatur St: 21-33661-VCGEN; Bert Brown, applicant; George S Kantor, owner;

Proposal to remove existing second floor balcony decking and install new Aeratis synthetic decking and new metal supports, per application & materials received 12/03/2021 & 01/18/2022, respectively.

<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=909106>

Mr. Albrecht read the staff report with Mr. Brown present on behalf of the application. Mr. Brown thanked the ARC for allowing them a chance to come up with a solution. Ms. DiMaggio stated that because it didn't modify the historic layout, it hit all the marks in her opinion. Mr. Fifield stated that this was a work in progress and that out of all the different proposals they had seen he believed this one had an interesting solution. He went on to say that he would like to see this constructed in order to determine if this might be a good solution to be recommended later. With nothing else to discuss, the Committee moved on to the next agenda item.

919 St Peter St: 21-34497-VCGEN; Parker Maryann, applicant; Thomas E Parker, owner;

Proposal to add vertical extension and fish-hook style pickets above existing alleyway gate, per application & materials received 12/13/2021 & 01/16/2022, respectively.

<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=909748>

Mr. Albrecht read the staff report with Ms. Parker present on behalf of the application. Mr. Fifield agreed with the staff report regarding the insufficient dimension of the noted ¼" steel, noting that he could bend ¼" steel. Ms. Parker stated that she was interested in the advantages and disadvantages of having a board between the metal frame and the house or not. Mr. Fifield stated that having a board in that location is just a place for rot to occur. Mr. Bergeron stated that he agreed. Mr. Fifield stated that it would be better if the new header piece was shaped to shed water. With nothing left to discuss, the Committee moved on to the next agenda item.

1022 Barracks St, 1236 N. Rampart: 22-01113-VCGEN; Earl Hardouin, applicant; 1236 N Rampart LLC, owner; Review of details for conceptually approved pool, per application & materials received 01/12/2022.

<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=912318>

The item was removed from the agenda as the work could be approved at staff level due to previous Committee review.

New Business

500 St Peter St: 21-04902-VCGEN; Kidder Blake, applicant; El Churasco Chapin LLC, owner; Proposal to install mechanical safety equipment including access ladders and service platforms, per application & materials received 02/23/2021 & 01/11/2022.

<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=873987>

Ms. Vogt read the staff report with Ms. Hodgins and Messrs. Kidder and Trapolin present on behalf of the application. Ms. Hodgins stated that the equipment was existing, and the owner was very adamant about these ladders and having courtyard access. Ms. Hodgins acknowledged that the proposal was not the gentlest way to go about it, but the owner wanted it done this way so not to disrupt the residential tenants. Ms. DiMaggio asked how the courtyard spaces are used; Ms. Hodgins responded that they are basically light wells. She added that they were working on a scope of work to improve the courtyards and restore balconies for the residents, but that now they were used basically for service. Mr. Bergeron stated that he didn't see any way around this but that he found it unfortunate. Mr. Fifield agreed with Mr. Bergeron. He went on to say that the only other alternative might be for the City not to lease to restaurants that require this but the VCC was held to recommendation only. Mr. Kidder stated that that the vents for those units were also located at 1st floor, so very visible. Mr. Fifield

reminded everyone that the Committee could only make a non-binding recommendation as the building in question belonged to the City. With nothing else to discuss, the Committee moved on to the next agenda item.

632 Burgundy St: 22-00211-VCGEN; Kevin-Steven C Buford, applicant/owner;

Proposal to install Zip Wall Sheathing at wall opening immediately adjacent to neighboring building wall, per application & materials received 12/07/2021.

<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=911409>

Mr. Albrecht read the staff report. There was no one present on behalf of the application. Mr. Block asked if the ARC could please still review this one even though the applicant wasn't present. He went on to say that there was some water intrusion so he wanted to help them resolve the situation asap. Mr. Fifield asked if the framed wall was to be infilled. Mr. Albrecht stated yes, a masonry wall to be infilled. Mr. Fifield stated masonry? He went on to say that this was a very odd opening in the masonry wall. He then asked "so inserting a wood frame into the masonry?" Mr. Albrecht stated "that he was not 100% sure as the whole building was masonry so he just assumed." Mr. Block stated that because the wall didn't tie in, they infilled it with an ad hock wall and drywalled over it. He went on to say that staff wanted to make sure whatever went there didn't damage the building. Mr. Fifield stated that he believed if they met fire separation requirements it would likely be ok. Mr. Bergeron asked if the sheet of plywood was covering anything. Mr. Fifield stated "interesting!" He went on to say that that would be the neighboring building's concern and that he didn't really believe this was a preservation request. With nothing left to discuss, the Committee moved on to the next agenda item.

334 Decatur St: 22-00726-VCGEN; Pete Santacruz, applicant; D B C Inc, owner;

Proposal to install or replace cap flashing on parapet walls, per application & materials received 01/09/2022.

Mr. Albrecht read the staff report with Mr. Santacruz present on behalf of the application. Mr. Santacruz stated that he was going to revise his scope of work more in line with the staff report. Mr. Bergeron and Ms. DiMaggio agreed with the staff report. With nothing else to discuss, the Committee moved on to the next agenda item.

714 St Peter St: 22-00979-VCGEN; John C Williams, applicant; 718 Barracks LLC, owner; Proposal to install additional signage, string lights and fans in courtyard, per application & materials received 01/11/2022.

<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=912184>

Ms. Vogt read the staff report with Mr. Williams and Mr. Capella present on behalf of the application. Mr. Williams stated the following: We are looking for some direction. There were murals there previously so we wanted to go back with something else. For the fans we can go with post mounted. We think string lights would work here.

Ms. Bourgoigne clarified that when she wrote the permit, she explained to the contractor that if they painted over the murals they would not get them back. She went on to say that the contractor understood and she had specifically noted it in the permit. Mr. Bergeron stated that he agreed with the staff report. Mr. Williams asked if they agreed to the string lights. Ms. DiMaggio said yes, and Ms. Bourgoigne clarified that they needed a different fixture and compatible lamping. With nothing left to discuss, the Committee moved on to the next agenda item.

226 Bourbon St: 22-02154-VCGEN; John C Williams, applicant; Bourbon Nine LLC, owner; Proposal to install new millwork and mechanical equipment and renovate courtyard in conjunction with a **change of use** from *vacant* to *nightclub*, per application & materials received 01/21/2022 & 01/11/2022, respectively.

<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=913369>

Ms. Vogt presented the staff report with Ms. Hunsicker and Mr. Williams present on behalf of the application. Mr. Williams stated that he appreciated staff's site visits and that everyone was excited about the courtyard demolition. He added that they would provide more detail. Regarding the Bevolo fixtures, he stated that they wanted a very soft, attractive light in the courtyard. He added that they were happy to work with staff on the mechanical equipment and wanted to move forward with the millwork at the front because it had already been done, they just needed to change which ones were operable. Ms. Hunsicker stated that they would confer with Zoning but that the engineer did not recommend permeable pavers for this property, and they would need drains regardless.

Ms. Bourgoigne asked if the elevator was still in the scope of work; Mr. Williams responded yes, and it would require an override at the roof. Ms. Vogt stated that no elevator was shown anywhere in the drawing set and she was unaware of it from the submitted materials.

Regarding the changes at the front elevation, Ms. DiMaggio asked if the door width met code requirements; Ms. Hunsicker answered that the previously approved details were submitted by a different architect. Mr. Williams stated that they would ask them to release their drawings. Mr. Fifield asked what kind of hardware would be required; Mr. Williams answered panic hardware. Mr. Fifield asked how it would be mounted without being highly visible; Ms. Hunsicker stated that they would need the panic hardware waived. Mr. Fifield noted that the previous approval did not require panic hardware; Mr. Williams responded that they would discuss with the State Fire Marshal as a condition of approval.

Mr. Bergeron stated that he agreed with staff that the proposed gas lighting was excessive and that he believed they could have a nice ambiance in the courtyard without them. Mr. Fifield stated that the Design Guidelines were clear that they are not appropriate on service ells, and asked why sconces were proposed on the front elevation instead of centering pendants on the bays. Mr. Fifield asked if the rail extension had been detailed; Ms. Hunsicker responded no. He asked if the mechanical equipment would need screening; she responded no, they were not visible from other properties.

Mr. Bergeron asked if there would be any additional new openings beside the alley exit; Ms. Hunsicker stated that they were reusing existing openings. Ms. Vogt noted that they were also converting a window to a door on the service ell. Mr. Fifield asked if the paneled doors were normal; Ms. Vogt responded that the opening size was unusually tall but the doors themselves were not atypical. Mr. Bergeron asked if they were changing the windows on the upper floors of the front elevation; Ms. Vogt responded that they appeared to be windows but were actually doors, and that they were very unusually detailed to mimic windows. Ms. DiMaggio noted that the rear elevation was very atypical and going in the wrong direction. Mr. Williams asked if she was looking for something other than a four-panel door, and stated that the doors needed to swing under the mezzanine level inside. Mr. Fifield asked about the original openings; Ms. Vogt stated that they had been interior due to the Brown rated courtyard infill, and the openings were a very strange, large size. Ms. DiMaggio agreed that the sconces were not approvable. With no further discussion needed, the Committee moved on to the next item on the agenda.

Appeals and Violations

835 Decatur St: 21-35401-VCGEN; David Maise, applicant; Tkm Properties LLC, owner;

Proposal to correct or retain violations including proposal to retain ATM alcove constructed without benefit of VCC review or approval, per application & materials received 12/22/2021.

<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=911074>

Mr. Albrecht read the staff report with Mr. Maise present on behalf of the application. Mr. Maise stated that they would revise the proposal regarding the roof patches and would be replacing the shingles. Mr. Maise continued that they would be in compliance with the other violations and noted that a door was removed in order to create the ATM alcove. Mr. Maise continued asking if they went ahead and replaced the door with a closer if that would be acceptable. Mr. Fifield inquired if the panel in the door would remain opaque. Mr. Maise replied yes, opaque. Mr. Fifield asked how people would know there was an ATM in place. Mr. Maise replied they would likely need some kind of signage, which was likely not permissible.

Mr. Bergeron wondered if the door previously had glass and if that would be sufficient to advertise an ATM. Mr. Albrecht noted that for that type of door in that location it would make sense for it to have glass. With nothing left to discuss the Committee moved on to the next agenda item.

718 St Peter St: 22-00514-VCGEN; Pat O'brien's Bar Inc, applicant; Pat O Briens Bar Inc, owner; Appeal to retain items installed without benefit of VCC review and approval, including mounted heaters, speakers, screening, and courtyard awnings, per application & materials received 01/06/2022. **[Notice of Violation sent 06/11/2021]**

Staff requested a deferral to allow for revisions and additional research.

At approximately 2:53 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 3:23 PM.

At approximately 3:32 PM Mr. Block called the roll. All were present, and Mr. Fifield called the meeting to order.

Old Business

619 Royal St: 20-30797-VCGEN; Trapolin Peer Architects, applicant; 619 Royal Street LLC, owner; Review of opening modifications, per application & materials received 06/09/2020 & 12/15/2021, respectively. <https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=846242>

Public Comment:

Nikki Szalwinski, FQ Citizens

We believe the historic openings should be replicated rather than “ghosted.” The loss of this portion of the building is tragic for the district and allowing complete retention of something that was started with permit without any repercussions only furthers this tragedy. While the retention of this hollow wall was approved by the full commission we remain concerned about inconsistencies in staff report as to how we got to this point. The front facade demolition was never heard by the full VCC before for after permitting which is nit what we have seen elsewhere. For the applicant this hollow wall will be very useful for running utilities which was not possible with a solid brick wall. Allowing the openings they built without permit only rewards bad behavior,. We request that historic openings be restored as they were.

Discussion and Motion:

Mr. Bergeron asked if the Commission had reviewed the demolition; Mr. Block stated that it was included in the reviewed drawings. Mr. Fifield stated that this building was originally going to have the balcony restored and he thought that influenced the design decisions with the openings.

Ms. DiMaggio moved for **approval**, with the final decision and details to be handled at the staff level. Mr. Bergeron requested an amendment to the motion to include memorializing the window on the second floor, which Ms. DiMaggio accepted. Mr. Bergeron seconded the motion, which passed unanimously.

1310 N Rampart St: 20-46919-VCGEN; Giuseppe Dipasquale, applicant; Esplanade Nola LLC, owner; Review of proposed rooftop equipment screening, per application & materials received 11/20/2020 & 01/13/2022, respectively.

<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=865218>

Public Comment:

Erin Holmes, Executive Director

Vieux Carré Property Owners, Residents and Associates

This equipment has long been an eyesore on this corner and now its screening has become another long running issue. While this iteration does a more effective job of screening this invasive machinery, more care needs to be taken to obscure the supporting exterior I-beams - they are also unsightly. We also want to raise concern regarding the sturdiness of the exposed wooden slats - how will these hold up over time?

Nikki Szalwinski, FQ Citizens

We remain concerned about the visual obtrusiveness of all of this additional equipment and screening. The beams remain visible and we continue to question how all of this weight will affect the structure long term. What was once a small hvac unit for one building is now an eyesore in this landmark district. Reoa ing one hvac unit for one building with a tractor trailer’s worth of mechanical for three buildings across lot lines should not be approvable. Screening it is impossible as we are coming to see.

Discussion and Motion:

Mr. Bergeron noted that the Committee had approved this path to keep several historic buildings from needing even more extensive equipment, and he hoped the public appreciated those considerations. Mr. Fifield stated that the species and type of wood needed to have longevity so it did not rot off.

Mr. Bergeron moved for **conceptual approval** with the stiffeners to be added, and the cap flashing and I-beams to be painted, with final review and approval at staff level. Ms. DiMaggio seconded the motion, which passed unanimously.

616 St Peter St: 21-18629-VCGEN; Gabriel Virdure, applicant; Petit Theatre Du Vieux Carre Le, 616 St Peter St LLC, owner; Review of proposed changes to conceptually approved ironwork to be installed in conjunction with construction of a new gallery roof, per application & materials received 06/28/2021 & 12/29/2021, respectively.

<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=890661>

No Public Comment

Discussion and Motion:

Ms. DiMaggio moved to approve the laser cut ironwork, with slight revisions to better match the existing rail pattern to be handled at staff level. Mr. Bergeron seconded the motion, which passed unanimously.

1307 Decatur St: 21-33661-VCGEN; Bert Brown, applicant; George S Kantor, owner;

Proposal to remove existing second floor balcony decking and install new Aeratis synthetic decking and new metal supports, per application & materials received 12/03/2021 & 01/18/2022, respectively.

<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=909106>

There was no Public Comment.

Discussion and Motion: Mr. Bergeron moved to approve the installation of Aeratis decking at the second floor balcony and conceptually approve the installation of three new steel purlins as proposed with all final details to be worked out at the staff level. Ms. DiMaggio seconded the motion, which passed unanimously.

919 St Peter St: 21-34497-VCGEN; Parker Maryann, applicant; Thomas E Parker, owner;

Proposal to add vertical extension and fish-hook style pickets above existing alleyway gate, per application & materials received 12/13/2021 & 01/16/2022, respectively.

<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=909748>

There was no Public Comment.

Discussion and Motion: Ms. DiMaggio moved to approve the proposal with any final details to be worked out at the staff level noting the preference for the attachment directly to the house, revising the diameter of the steel, and adding a shade cap/top to the wood header over the gate for watershed. Mr. Bergeron seconded the motion, which passed unanimously.

1022 Barracks St, 1236 N. Rampart: 22-01113-VCGEN; Earl Hardouin, applicant; 1236 N Rampart LLC, owner; Review of details for conceptually approved pool, per application & materials received 01/12/2022.

<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=912318>

The item was removed from the agenda as the work could be approved at staff level due to previous Committee review.

New Business

500 St Peter St: 21-04902-VCGEN; Kidder Blake, applicant; El Churasco Chapin LLC, owner; Proposal to install mechanical safety equipment including access ladders and service platforms, per application & materials received 02/23/2021 & 01/11/2022.

<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=873987>

Public Comment:

Erin Holmes, Executive Director, VCPORA

This is a highly unfortunate situation that the VCC is reviewing without jurisdiction.

The staff notes that the ladders are critically invasive to the two courtyards, which act as light wells for 4 floors - so are visible by 3 floors of tenants above the commercial tenants they serve.

The City needs to do better - We agree with Commissioner Fifield that leases to businesses needing hood vents need to be avoided. These buildings are far too important to be modified for changing tenants' needs.

We support any alternatives that will minimize this visual intrusion for one of the most highly respected and coveted spaces in New Orleans.

Discussion and Motion:

Mr. Bergeron made a motion to recommend approval, "regretfully." Ms. DiMaggio did not second the motion as she wanted to send a stronger recommendation.

Ms. DiMaggio moved to recommend the applicant investigate less invasive methods to access the mechanical equipment. Mr. Bergeron seconded the motion, which passed unanimously.

632 Burgundy St: 22-00211-VCGEN; Kevin-Steven C Buford, applicant/owner;

Proposal to install Zip Wall Sheathing at wall opening immediately adjacent to neighboring building wall, per application & materials received 12/07/2021.

<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=911409>

There was no Public Comment.

Discussion and Motion: Ms. DiMaggio, noting that the application was reviewed without an applicant being present, moved to allow staff the latitude to operate the resolution of the specs/detailing within the realm of a solution that meets other governing building codes for separation. Mr. Bergeron seconded the motion, which passed unanimously.

334 Decatur St: 22-00726-VCGEN; Pete Santacruz, applicant; D B C Inc, owner;

Proposal to install or replace cap flashing on parapet walls, per application & materials received 01/09/2022.

There was no Public Comment.

Discussion and Motion: Mr. Bergeron moved to defer this matter to allow the applicant an opportunity to work with staff on a proposal that includes an approvable cap detail. Ms. DiMaggio seconded the motion, which passed unanimously.

714 St Peter St: 22-00979-VCGEN; John C Williams, applicant; 718 Barracks LLC, owner; Proposal to install additional signage, string lights and fans in courtyard, per application & materials received 01/11/2022.

<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=912184>

Public Comment:

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

It is unfortunate, but increasingly more common, that the applicants did not approach the commission in advance of these cosmetic additions. We find the proposed signage to be excessive and garish in appearance, particularly so given the buildings' blue-rating. The "non-illuminated" sign with existing bulbs is highly inappropriate and there will be no enforcement if the owners choose to throw the light switch. Such illumination will have distracting impacts on both the historic structure and the tout ensemble.

We urge denial of the proposed retentions and ask that this business conform with the signage requirements laid out in the CZO and the VCC design guidelines.

As string lights are becoming more ubiquitous in the French Quarter, despite being considered seasonal and temporary in the guidelines, it is important that they are used sparingly and not over-illuminate adjacent properties by utilizing cowls to shade and direct this light where needed.

As a last note, while not under the jurisdiction of this commission, this establishment is part of a chain of same-named businesses around Louisiana and Mississippi, further diminishing the authenticity of the French Quarter

and contributing to its commercial homogenization.

Nikki Szalwinski, FQ Citizens

We are opposed to string lighting of any sort both here and elsewhere as it is not in compliance with design guidelines. Unfortunately this trend has proliferated throughout the district in both commercial spaces and residential properties as people emulate what they see elsewhere. While a few may seem innocuous they often shine into neighboring properties and promote a party atmosphere rather than a historic one.

We are also opposed to the excessive signage which is not and should not be permitted in the district. It is an eyesore and looks haphazard. We are concerned that the applicant ignoring the paint permit discretion and adding their own mural speaks to further actions in violation of city regulations.

Please enforce compliance with CZO and design guidelines rather than allow applicants to simply ask for forgiveness.

Discussion and Motion:

Ms. DiMaggio moved as follows:

- **Denial** of all signage barring the permitted under-gallery signage, noting paint application at courtyard specifically excluded future murals once the existing one had been painted over and also noting that zoning has confirmed that they consider this signage excessive per the CZO
- **Denial** of attached fans, which may be replaced with moveable fans that can be considered furniture
- **Conceptual approval** of installation of string lights which fully meet the Design Guidelines, incl. final review and approval at the staff level of submittals for compliant fixtures and lamping.

Mr. Bergeron seconded the motion, which passed unanimously.

226 Bourbon St: 22-02154-VCGEN; John C Williams, applicant; Bourbon Nine LLC, owner; Proposal to install new millwork and mechanical equipment and renovate courtyard in conjunction with a **change of use** from *vacant* to *nightclub*, per application & materials received 01/21/2022 & 01/11/2022, respectively.

<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=913369>

Public Comment:

Nikki Szalwinski, FQ Citizens

We request that the unpermitted courtyard structure not be allowed to remain,

Discussion and Motion:

Ms. Bourgogne noted that the courtyard structure had been permitted but had been demolished. Mr. Bergeron moved to conceptually approve the paving, defer the lighting, conceptually approve mechanical equipment, and conceptually approve millwork, with final details to be handled at staff level. Ms. DiMaggio requested an amendment to note that staff be able to send the application back to the Committee if necessary. Mr. Bergeron agreed to the amendment and Ms. DiMaggio seconded the motion, which passed unanimously.

Appeals and Violations

835 Decatur St: 21-35401-VCGEN; David Maise, applicant; Tkm Properties LLC, owner;

Proposal to correct or retain violations including proposal to retain ATM alcove constructed without benefit of VCC review or approval, per application & materials received 12/22/2021.

<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=911074>

Public Comment:

We urge the committee and commission to deny the retention of the ATM application, yet again. This was installed in deviation of any permits, for sole financial gain, and is a dangerous alcove in the French Quarter as it exposes patrons to vulnerability on our public right of way.

We would encourage this violation to move to a city adjudication hearing.

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

Discussion and Motion: Ms. DiMaggio moved to deny the proposed retention of roof patches, noting that the applicant clarified that they would be replacing the shingles at the patches per the scope of the rest of the proposal and deferral of the ATM alcove to allow applicant opportunity to revise for a proposal which may take the CZO non-compliance off the table. Mr. Fifield proposed an amendment to the motion that the applicant return to the next meeting. Ms. DiMaggio accepted the amendment. Mr. Bergeron seconded the motion, and the motion passed unanimously.

718 St Peter St: 22-00514-VCGEN; Pat O'brien's Bar Inc, applicant; Pat O Briens Bar Inc, owner; Appeal to retain items installed without benefit of VCC review and approval, including mounted heaters, speakers, screening, and courtyard awnings, per application & materials received 01/06/2022. **[Notice of Violation sent 06/11/2021]**

Discussion and Motion:

Mr. Bergeron moved to defer as requested by staff. Ms. DiMaggio seconded the motion, which passed unanimously.

With no items left to discuss, Ms. DiMaggio moved to adjourn the meeting at approximately 3:50 PM. Mr. Bergeron seconded the motion, which passed unanimously.