

VIEUX CARRE ARCHITECTURAL REVIEW COMMITTEE

LaToya Cantrell  
MAYOR

CITY OF NEW ORLEANS

Bryan Block  
DIRECTOR

**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, May 24, 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

**Staff Absent:** Tony Whitfield, Inspector; Marguerite Roberts, Inspector

**Others Present:** Mohamad Chaar, John C. Williams, Lynda DePanics, Charles Christina, William Mizzell, Doug Price, Brook Tesler, Robert Cangelosi, Katherine Harmon

## Minutes

### Old Business

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**226 Bourbon St: 22-02154-VCGEN;** John C Williams, applicant; Bourbon Nine LLC, owner; Proposal to install new mechanical equipment and platform, per application & materials received 01/21/2022 & 05/11/2022, respectively.

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

Ms. Vogt read the staff report with Mr. Williams present on behalf of the application. Mr. Williams stated that they agreed with the staff report. Mr. Bergeron asked to what extent the mechanical would be anchored to the exterior of the building. Mr. Williams stated that it would be independent and “wedged in.” He went on to say that because they had demolished the courtyard infill to restore that open space, this location was the best option so they secured an agreement with the neighbor.

There was no public comment.

Ms. DiMaggio asked if the horizontal surface was permeable. Ms. Vogt stated yes, a grate. Mr. Bergeron asked if there would be consolidated penetration into the wall. Mr. Williams stated yes, as much as they could.

Ms. DiMaggio moved for **conceptual approval** of the application with all revisions, details and other materials as noted in the staff to report to be handled at the staff level. Mr. Bergeron seconded the motion, which passed unanimously.

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### New Business

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**1109 Decatur St: 22-04993-VCGEN;** Garcia Roof Replacement LLC, applicant; Mon Tay Enterprises Inc, owner; Proposal to install new copper cap flashing in conjunction with approved new slate roof installation, per application & materials received 02/16/2022 & 05/04/2022, respectively.

<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=916761>

Mr. Albrecht read the staff report with a representative from Garcia roofing, Mr. Chaar, present on behalf of the application. Mr. Chaar stated that they need to change the cap flashing. Mr. Albrecht stated that staff didn't have a recommendation as we could find no evidence that it was permitted to begin with. Mr. Fifield stated that there were 2 issues here. 1- how was the slate flashed. 2- how did the cap encompass the flashing. Mr. Chaar stated that it must have flashing under it. Ms. Bourgogne stated that the reason they were all here today was because guidelines did not allow for the cap. She went on to say that staff wanted a traditional mortar cap if possible since it was going to be a new roof. Mr. Fifield asked if the current material was copper. Mr. Chaar state that one of the two was copper and he was unsure about the other one. Mr. Fifield asked if he could pull is up to see if the

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flashing was corbeled. Mr. Chaar stated “absolutely” and come back for the next meeting.

There was no public comment.

Mr. Bergeron made the motion to defer to the next meeting in order to allow the applicant time to investigate the cap and what was underneath. Ms. DiMaggio seconded the motion and the motion passed unanimously.

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**1107 Decatur St: 22-05000-VCGEN**; Garcia Roof Replacement LLC, applicant; Monaghan Properties Inc, owner; Proposal to install new copper cap flashing in conjunction with approved new slate roof installation, per application & materials received 02/16/2022 & 05/04/2022, respectively.

<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=916761>

Mr. Albrecht read the staff report with Mr. Chaar present on behalf of the application. The Committee acknowledged that this proposal was essentially the same as the one discussed for 1109 Decatur.

Ms. DiMaggio made the motion to defer to the next meeting in order to allow the applicant time to investigate the cap and what was underneath. Mr. Bergeron seconded the motion and the motion passed unanimously.

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**841 Royal St: 22-12072-VCGEN**; Cangelosi, Jr Robert, applicant; Royal Dumaine Nola LLC, owner;

Proposal to renovate building including reopening ground floor openings, constructing a new dormer on the Royal St. roof slope, and constructing a canopy above the third-floor balcony, per application & materials received 04/22/2022.

<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=924109>

Mr. Albrecht read the staff report with Mr. Cangelosi present on behalf of the application. Mr. Cangelosi stated that following:

Doors- there was photographic evidence of the previously existing doors

Dormers- the proposed dormer would be designed to match the existing one on the Dumaine Street side

Awning- the proposed awning would be similar to the existing one on the neighboring matching building

Skylight- a skylight is proposed the back slope. This one would be located over the stairwell, I have found evidence of this in numerous other properties. Mr. Cangelosi acknowledged that he didn't include details of the skylight because he was unsure of the size.

He went on to say that he looked for more evidence of a previous dormer and canopy but couldn't find any archival information.

Ms. DiMaggio asked if the awning would wrap the corner. Mr. Cangelosi stated, yes. Mr. Fifield questioned the downspout location. Mr. Cangelosi stated that is would have to go through the canopy roof. Mr. Fifield stated that he agreed on the doors, he found the dormer to be problematic and the gallery to be questionable and that he needed the size and location of the skylight. Ms. DiMaggio stated that recently they had approved a skylight that didn't affect the roof structure. Ms. Bourgogne suggested a site visit for staff as well to get more helpful photos. Mr. Cangelosi agreed.

Public comment:

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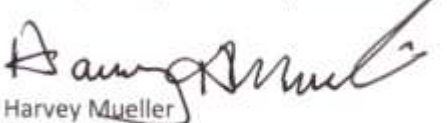
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Ladies & Gentlemen of the Architectural Committee of the Vieux Carre Commission,

I am writing to ask you to deny a request by the owners of 841 Royal. They are asking that a new canopy be installed as well as a new dormer window on what is essentially the Fourth Floor of said building. I am the owner of the building just down and across the street (830 Royal) and see the proposed changes as being Unsightly, and not keeping with the original architectural integrity of the 841 Royal building which was built in the early 1800's. The dormer window is going to look like a singular myopic "eye in the sky" as there are no other dormers at that elevation on the block and it is CERTAINLY not a part of the original building construction.

I humbly beseech you to deny such request as that building has survived for almost 200 years without the canopy and the dormer.

Thank you very much for your time,

  
Harvey Mueller  
General Partner  
Pescador Partners, Ltd.

Ms. DiMaggio stated that she was not inclined to be positive about the dormer or the balcony. Mr. Fifield agreed.

Mr. Bergeron made the motion for the conceptual approval of the millwork at the ground floor doors and the deferral of the dormer, canopy and skylight. Ms. DiMaggio seconded the motion and the motion passed unanimously.

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**1023-25 St Ann St: 22-08784-VCGEN**; Reddy Brian, applicant; Bradly C Tyler, owner; Proposal to add new downspout and install new mini split unit, per application & materials received 05/09/2022.

Ms. Vogt read the staff report with the realtor, Ms. DePanics, HVAC representatives, Mr. Christina and Mr. Price, and the roofing representative, Mr. Mizzell, present on behalf of the application. Mr. Christina stated that the lines in the photo were copper line sets hidden under the covering, and that they ran to units on both sides of the building so the direction could not change. Mr. Fifield asked why it wasn't run inside. Mr. Christina stated that inside was an interior finished space. Mr. Bergeron stated that it was also visible from grade, and agreed with Mr. Fifield that the line sets should have been installed inside the wall. Mr. Block asked if they could lower the unit and run the line sets under the balcony. Ms. Vogt noted that it was an enclosed soffit. Mr. Fifield agreed, stating that such a prominent location would not have been approved if brought to the Committee before the work was done.

There was no public comment.

Ms. DiMaggio moved for **conceptual approval** of the downspout and **deferral** of the mini split to allow the applicant time to come up with a plan to minimize the visibility. Mr. Fifield asked for an amendment that the mini split be "relocated below the slope of the roof." Ms. DiMaggio agreed, and the motion was amended. Mr. Bergeron asked for another amendment "if the applicant could come up with a good plan, that the matter to be handled at staff level." Ms. DiMaggio agreed, and Mr. Bergeron seconded the twice amended motion, which passed unanimously.

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**327 Bourbon St: 22-12458-VCGEN**; Myles Martin, applicant; Karno 327 Bourbon Real Estate LLC, owner; Proposal to install three new dormer style copper attic vents on rear service ell roof, per application & materials received 04/26/2022.

<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=924104>

The applicant requested a deferral prior to the meeting. Mr. Bergeron made the motion to defer per the applicant's request. Ms. DiMaggio seconded the motion and the motion passed unanimously.

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## Appeals and Violations

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**624 Dumaine St: 22-14189-VCGEN**; Katherine Harmon, applicant; Bienville Street Outback LLC, owner;  
Proposal to apply Prosoco H40 over damaged masonry wall, per application & materials received 05/11/2022.

There was no one present on behalf of the item. Ms. DiMaggio made the motion to defer to allow an applicant to be present. Mr. Bergeron seconded the motion and the motion passed unanimously.

The applicant, Ms. Harmon, arrived shortly after the motion passed.

Ms. DiMaggio made the motion to reconsider 624 Dumaine. Mr. Bergeron seconded the motion.

Mr. Albrecht read the staff report with Ms. Harmon present on behalf of the application. Ms. DiMaggio stated that the work had greatly compromised the brick. Ms. Harmon stated that the owner preferred the look of exposed brick and did not want to stucco over the brick. Ms. Bourgogne stated that the material used was Portland. Mr. Block stated that this seemed to be the way people were repointing now and "it's not ok!" Ms. Harmon stated that the proposed H40 product was obtained from VCC records as an approved product in other situations. Ms. DiMaggio stated that these products don't always do what the applicant's think they will. Mr. Fifield and Mr. Bergeron agreed that the Committee needed to go out and look at this. Mr. Fifield questioned that the H40 might stop the weathering and that would be a problem. Mr. Bergeron agreed and stated, "we need to go look at the wall."

There was no public comment.

Ms. DiMaggio made the motion to defer in order to allow the Committee to conduct a site visit. Mr. Bergeron seconded the motion and the motion passed unanimously.

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**410 Bourbon St: 21-31193-VCGEN**; Loretta Harmon, applicant; 410 Bourbon Street LLC, 410 Bourbon Street LLC, owner; Proposal to correct demolition by neglect violations and appeal to retain mechanical equipment, per application & materials received 11/05/2021 & 03/09/2022, respectively. **[Notices of Violation sent 10/23/2019, 11/30/2020, & 04/20/2021]**

<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=906362>

Ms. Vogt read the staff report with Ms. Harmon present on behalf of the application. Ms. Harmon stated that she agreed with the staff report. Ms. DiMaggio asked if the retention of the HVAC would have to go through the mechanical department. Ms. Harmon stated that this was likely, but that the VCC must review first.

There was no public comment.

Mr. Bergeron moved for **approval** of the windows with details at the staff level, and **conceptual approval** of the HVAC in the courtyard with the platform and screening details also at staff level. Ms. DiMaggio seconded the motion, which passed unanimously.

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**625 Dauphine St: 21-33678-VCGEN**; Kirk Garrett, applicant; 625 Dauphine Street LLC, owner;  
Proposal to retain gas lights and other lighting installed without benefit of VCC review or approval, per application & materials received 12/09/2021 & 05/10/2022, respectively.

<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=909250>

There was no one present on behalf of the application. Mr. Bergeron made the motion to defer in order to allow the applicant time to be present. Ms. DiMaggio seconded the motion and the motion passed unanimously.

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**601 Bourbon St: 22-08975-VCGEN**; Gates Erika, applicant; Mintz and Mintz Realty LLC, owner;  
Proposal to address violations including proposed retention of mechanical equipment installed without benefit of VCC review or approval, per application & materials received 03/25/2022.

<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=920615>

Mr. Albrecht read the staff report with Ms. Harmon present on behalf of the application. Ms. Harmon stated that the owner would reconstruct the screen.

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There was no public comment.

Ms. DiMaggio made the motion for the conceptual approval of the application with the applicant to provide details to staff. Mr. Bergeron seconded the motion and the motion passed unanimously.

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**411 Bourbon St: 22-12877-VCGEN**; Webre Consulting, applicant; Cajun 411 LLC, owner;

Proposal to correct or retain work completed in deviation of approved plans, per application & materials received 05/03/2022.

<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=926674>

The applicant requested a deferral prior to the meeting. Mr. Bergeron made the motion to defer the proposal at the applicant's request. Ms. DiMaggio seconded the motion and the motion passed unanimously.

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With no business left to discuss, Mr. Bergeron moved to adjourn the meeting. Ms. DiMaggio seconded the motion, which passed unanimously.