

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, August 23rd, 2022– 1:00 pm.

Committee Members Present: Toni DiMaggio, Stephen Bergeron

Committee Members Absent: Rick Fifield

Staff Present: Bryan Block, Director; Renee Bourgogne, Deputy Director; Nicholas Albrecht, Senior Plans Examiner; Erin Vogt, Senior Plans Examiner; Marguerite Roberts, Inspector; Anthony Whitfield, Inspector

Others Present: Jonathan Marcantel, Jamie Saxon, Pascual Carlos, Erika Gates, Joanne Ranger, Lisa Hardouin, Sidney Lee III, Karen Kersting, Vic Palazzo, Steve Thompson, Eric Perdomo, Jeanne Graves, Larry Gates, Blake Kidder, Mike Katz, Briana Bryant, Bob Chopin, T Hooper, Nikki Szalwinski, Alex Adamick, Zach Smith, Sabri Farouki, Steve Thompson

Old Business

516 Bourbon St: 21-21062-VCGEN; Gates Erika, applicant; Anglade 508-16 Bourbon LLC, owner; Proposal to reconstruct courtyard structure, per application & materials received 07/21/2021 & 08/08/2022.

<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=893112>

Ms. Vogt read the staff report with Ms. Gates present on behalf of the application. Ms. Gates stated that the goal was to bring the overall height down and minimize its appearance at the street frontage. Ms. DiMaggio noted the response to previous staff recommendations. Mr. Bergeron asked if the previous pavilion was prescribed; Ms. Vogt responded that it was not, but that it had been reviewed and approved at the Committee level but never permitted. Ms. DiMaggio recommended that the columns be treated wood, or that they be slightly separated from the pavers to prevent rot, with trim to hide the separation. There was no public comment.

Mr. Bergeron moved to **conceptually approve** the construction with provisos as noted by staff and Committee. Ms. DiMaggio seconded the motion, which passed unanimously.

1130 Chartres St: 21-33567-VCGEN; Sarah Nickelotte, applicant; Soniat Holdings LLC, owner;

Proposal to renovate building and courtyard space including installation of new carriageway door, new building and landscape lighting, and the creation of a new window opening, per application & materials received 12/07/2021 & 08/09/2022, respectively.

<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=909114>

Mr. Albrecht read the staff report with Mr. Marcantel present on behalf of the application. Mr. Marcantel stated the following: we plan to remove the iron gate and replace with a solid wood gate. Window- we did interior demo and were unable to find any evidence of a window but in the historic photo you can see an awning over a window or door, not sure. Because we couldn't find the exact location, we just lined it up.

Mr. Bergeron asked, "what does the window get you?" Mr. Marcantel stated that the interior quality would be better, and it would match the other side. Mr. Bergeron stated, "it is a bedroom with a fanlight already, so it feels like it has enough light." Ms. DiMaggio stated that she agreed with staff on the lighting and the landscaping. Mr. Albrecht stated that 2 gas fixtures and sconces would not be ok with guidelines. Mr. Bergeron recommended "functional and minimal." Mr. Marcantel stated that at the doors it would be wall mounted lanterns. He went on to say that they were concerned about security and privacy for their guests, so they wanted a solid gate. Ms. DiMaggio stated, "we need a whole package, big picture." Ms. Bourgogne reiterated that staff needed a whole

plan. Ms. DiMaggio agreed.

At this point Mr. Saxon joined the meeting to review the structural elements. Mr. Saxon stated the following: that the end wall was extremely concerning but they planned to keep and reinforce the existing footings. Footings have had a lot of movement. The end wall was bulging with a rotted lintel. We will use compatible mortar. Once we get the wall done then the lintels can be worked on with compatible materials. After the work is done, you won't be able to tell it has been adjusted. Mr. Saxon concluded that they were trying not to have to rebuild the wall and that this approach was less intrusive. Ms. DiMaggio stated, "this is way better than rebuilding." Mr. Saxon stated "yes." Mr. Bergeron asked "Mr. Fifiel believed this to be VERY invasive. Is that true?" Mr. Saxon stated no, as we will use compatible materials. Mr. Bergeron asked, "drilling holes?" Mr. Saxon stated "yes, from the ground up." Mr. Block asked about differential settlement. Mr. Saxon stated that "the footing would be one." Ms. Bourgogne asked about the cause, the tree. Mr. Marcantel stated that currently they had pulled back the roots and would be utilizing a subterranean root guard. Mr. Block asked if there was a sense of urgency here. He went on to say that he was asking because Mr. Fifiel was not present. Mr. Marcantel stated that conditions were deteriorating. Mr. Block asked if 2 weeks would cause a huge problem. Ms. DiMaggio agreed that she had concerns about introducing modern techniques with traditional methods. Mr. Marcantel stated that the alternative was to rebuild the wall.

Public comment: Erin Holmes, representing VCPORA, voiced her concern over the proposed replacement of the open gate with a solid door. She continued that the lack of a solid door allows glimpses of the courtyard and suggested a less obtrusive visual barrier in the alleyway itself.

Nikki Szalwinski, representing French Quarter Citizens, reiterated the comments of Ms. Holmes and recommended no special treatment for the structural issues. Ms. Szalwinski stated that typical repairs to masonry have been made for thousands of years, that introducing metal rods into the wall will lead to rust, and that masons that she has spoken to do not have faith in this method.

Mr. Bergeron made the motion to defer the proposal to allow the applicant time to revise the proposal based on today's commentary and staff's input. Ms. DiMaggio seconded the motion and the motion passed unanimously.

1133-1137 Chartres St: 22-22631-VCGEN; Jonathan G Marcantel, applicant; Soniat Holdings LLC, owner; Proposal to renovate building and courtyard space including installation of new building and landscape lighting, modifications to existing door, and installation of new pedestrian alley gate, per application & materials received 07/26/2022.

<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=937110>

Mr. Albrecht read the staff report with Mr. Marcantel present on behalf of the application. Mr. Marcantel stated that there was only one new gas lantern being proposed here and that the rest of the fixtures were existing but would be converted from electric to gas. He noted that the gate acts as a means of egress and would be hinged to double swing.

Regarding the proposed modifications to the atypical door, Mr. Bergeron stated that he didn't feel strongly about any of the three options. Ms. DiMaggio stated that she felt strongly against all 3 door options, but that option 3 was less invasive. Mr. Marcantel noted that option 1 would match the adjacent door. Mr. Bergeron stated that a fourth option might be an alternate coffee service.

There was no public comment.

Mr. Bergeron made the motion for the conceptual approval of the gate with details at the staff level and the deferral of the lighting and door. Ms. DiMaggio seconded the motion and the motion passed unanimously.

1301 Chartres St: 22-14143-VCGEN; 1301 Rcca, applicant; Melody S Douglas, Palo Inc, Rachel D Perkoff, Eddy D Broadway, Carolyn C Looper, Jeanne M Taylor, Geoffrey Kleine-Deters, owner;

Proposal to remove existing parapet on roof of service building of 601-03 Barracks and install new brick parapet between service buildings of 601-03 Barracks and 605-07 Barracks, per application & materials received 06/28/2022 & 08/12/2022, respectively.

<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=933561>

Mr. Albrecht read the staff report with Mr. Carlos present on behalf of the application. Mr. Bergeron commented that he wished the structural report addressed the possibility of leaving the parapet in place. Mr. Carlos noted that the parapet is currently resting on beams and ceiling joists with all the weight on two beams. Mr. Block noted that the practical option was to relocate the parapet noting that the roofing material changes across the property line.

There was no public comment.

Mr. Bergeron moved for conceptual approval of the proposal with any final details at the staff level. Ms. DiMaggio seconded the motion, which passed unanimously.

922-924 Dauphine St: 22-19945-VCGEN; Sinopoli Debbie, applicant; Debra A Sinopoli Trust, owner; Proposal to install prefabricated shed, per application & materials received 07/05/2022 & 08/04/2022.

<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=933389>

Ms. Vogt read the staff report with Ms. Ranger and a representative from Tuff Shed present on behalf of the application. The Tuff Shed representative stated that the siding was an engineered wood panel, and that there were many Tuff Sheds in the Quarter that had all been approved so she was trying to understand why there was an issue. Ms. Vogt disputed that any had been permitted since at least when these Design Guidelines were released. Ms. DiMaggio stated that they were not compliant with the Design Guidelines because they were prefabricated and the detailing, proportions and materials are not typical, but that it may be considered ok for this particular property for a couple of reasons. Ms. Ranger stated that she would be willing to paint the shed.

Mr. Bergeron noted that the building is Brown rated but is not detrimental, and that it would be more appropriate for it to have a shed that complied with the Guidelines, but perhaps this could be considered like a piece of furniture due to its size and foundation. Mr. Block noted that it did not have a permanent foundation and was only 8' x 10'. The Tuff Shed representative again asked why it was not appropriate; Ms. Bourgoigne answered that it was prefabricated, and Ms. Vogt repeated that she was not aware of any that had been approved or permitted at any point, as sheds are typically custom built for each property. Mr. Block asked the Committee members if it might be considered if it were at the rear, painted, and screened with landscaping, since it was only 80 square feet and not on a permanent foundation. Ms. DiMaggio responded that she was trying to determine if the Committee could, since they are tasked with architectural concerns and not to consider hardship. She considered it more appropriate to forward it to the Commission for consideration since it is outside the Guidelines but mitigating circumstances could be considered, and that would avoid overstepping the Committee's bounds. Mr. Bergeron agreed, stating that he was concerned with creating a carve-out others could use inappropriately. He encouraged the applicant to appeal to the Commission on hardship, stating that he thought hiding it would help, but that he did not think it was the Committee's decision to make an exception.

Mr. Bergeron moved to **deny** the proposed shed installation on an architectural basis due to restrictions in the Design Guidelines. Ms. DiMaggio seconded the motion, which passed unanimously.

New Business

922 Dauphine St: 22-16204-VCGEN; 922 Dauphine St: Earl Hardouin, applicant; Debra A Sinopoli Trust, owner; Proposal to install new pool, per application & materials received 06/06/2022 & 08/08/2022, respectively.

<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=929899>

Ms. Vogt read the staff report with Ms. Ranger and Ms. Hardouin present on behalf of the application. With no discussion needed and no comment from the public, Mr. Bergeron moved for **conceptual approval** with final review and approval at staff level. Ms. DiMaggio seconded the motion, which passed unanimously.

1211 Royal St: 22-13480-VCGEN; Thompson Steve, applicant; Eastern Solutions Inc, owner;

Proposal to install new standing seam metal roofing on bump out addition, per application & materials received 05/11/2022 & 08/17/2022, respectively.

<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=927312>

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

that they wanted to go with a 24 ga galvanized roof. Ms. DiMaggio expressed concern regarding galvanic reactions with the copper flashing above. Mr. Thompson stated that the roofing was prefinished so it was protected from galvanic reactions.

There was no public comment.

Mr. Bergeron made the motion for conceptual approval of the proposal with details and color to be finalized at the staff level. Ms. DiMaggio seconded the motion and the motion passed unanimously.

717 Orleans Ave: 22-19115-VCGEN; Barclay Brady, applicant; DRH Bourbon Owner LLC, owner;

Proposal to renovate balcony on the Orleans elevation and to renovate service alley on the St. Ann elevation of the building, per application & materials received 06/30/2022 & 08/02/2022, respectively.

<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=932835>

Mr. Albrecht read the staff report with Mr. Kidder present on behalf of the application. Mr. Kidder stated that he had no response to the staff report. Mr. Bergeron state that the balcony proposal appeared to be paired back. Mr. Kidder stated yes, and they had reduced the balusters and purlins. Ms. DiMaggio stated that she appreciated the revision. She then asked about the retractable awnings and if they were attached to the building. Mr. Kidder stated yes and explained that they were attempting to increase the size of the staging area in the alley, but that the awnings were not a deal breaker. Ms. DiMaggio stated that she had a lot of concern over this and the that the metal backing on the gate was an issue. Mr. Kidder stated that the gate was hiding the dumpster. Mr. Block agreed and stated that it was a service alley. Mr. Kidder stated that he could remove the awnings and the backing. Mr. Bergeron stated that he believed the backing was worth at least a discussion with the full Commission.

There was no public comment.

Mr. Bergeron made the motion for the approval of the work with no metal backing and to defer the awnings and send the metal backing to the Commission for review. Ms. DiMaggio seconded the motion and the motion passed unanimously.

331 Dauphine St: 22-13658-VCGEN; J Palazzo Vic, applicant; Grenoble Management Corp, owner;

Proposal to install new board and batten shutters on the Dauphine St. elevation and to convert two existing doors to windows, per application & materials received 05/06/2022 & 08/18/2022, respectively.

<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=927041>

Mr. Albrecht read the staff report with Mr. Palazzo present on behalf of the application. Mr. Palazzo stated that he proposed the batten shutters because he builds those and can do them faster but that he would be fine with either style shutter.

There was no public comment.

Mr. Bergeron made the motion to deny the board and batten shutters and to conceptually approve the modifications to the openings and new French doors. Ms. DiMaggio asked for the motion to be amended to include conceptual approval of louvered shutters. Mr. Bergeron accepted the amendment. Ms. DiMaggio seconded the amended motion and the motion passed unanimously.

824 Esplanade Ave: 22-22501-VCGEN; Eric Perdomo, applicant; Judy Held, owner;

Proposal to install new slate roof with existing galvanized flashing and drainage system, per application & materials received 07/29/2022.

Ms. Vogt read the staff report with Mr. Perdomo and Mr. Gates present on behalf of the application. Mr. Perdomo stated that the owners filed an insurance claim after Hurricane Ida and they had negotiated to what they thought was the fullest potential, including natural slate. He noted that roof materials were not easy to find at this time, particularly fake materials, so they had convinced the insurance company to cover real slate. He stated that some of the materials seemed to be reusable and they did not intend to touch the cap but do step

flashing underneath. Ms. DiMaggio stated that a holistic approach to roof repair was typically required, and she asked how the insurance company might respond; Mr. Perdomo stated that he did not know, but they had already gone back and forth several times. He did not expect them to approve copper. Ms. DiMaggio asked about the nails; Mr. Perdomo responded that they did not anticipate a reaction but could use stainless. Ms. Vogt stated that galvanized metal was not prohibited with slate, but that she was worried about installing a new slate roof on existing flashing already well into its lifespan. Mr. Perdomo stated that if the existing material was galvanized, the step flashing in particular would need to be changed.

Ms. DiMaggio noted that the owner will be required to keep a slate roof once slate is installed, as lower quality replacements cannot be permitted, but that they also needed to know that this might not be a 50-year roof if installed in this manner. Mr. Bergeron asked if the owner was unable to afford full replacement; Mr. Perdomo responded that the owner was already contributing to the work. He added that they could do copper step flashing if separation were installed. Ms. Vogt stated that the Design Guidelines allowed the use of galvanized steel even though it has a lower life expectancy, but that the reuse of materials instead of installation of new was the biggest concern.

Mr. Block asked if there were any concerns about weight differential for thicker slate; Mr. Perdomo stated that the slate was actually a typical thickness, between ¼" – 3/8". Mr. Bergeron asked if the roof was otherwise approvable at staff level, except the use of old materials; staff responded yes. Mr. Gates stated that the flashing could stop at the walls and cap flashing and be new at the roof, which would allow future repair.

Mr. Bergeron moved to **defer** the application, with final review and approval at staff level unless further Committee review was deemed necessary. Ms. DiMaggio seconded the motion, which passed unanimously.

1206 Chartres St: 22-25215-VCGEN; Sidney Lee, applicant; Robert V Sorukas, Jonathan Benda, Jennifer C Finnigan, James H Gibson, Stuart H Sandhaus, Michael J Blodgett, Charles J Terry M Wisler, James F Onello, Kevin J Zittle, Michael G Cummings, Adam Rance Corley, John S Schmid, owner;

Proposal to install new mini-split condensing unit the in the side alleyway, per application & materials received 08/03/2022.

<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=939736>

Mr. Albrecht gave the staff presentation with Mr. Lee present on behalf of the application. Mr. Lee stated that they were the contractors for the proposal. He noted that other future units would be proposed for the alley on the right side of the building.

There was no public comment.

Mr. Bergeron moved for conceptual approval of the proposal with any final details to be worked out at the staff level. Ms. DiMaggio seconded the motion, which passed unanimously.

621 St Louis St: 22-23589-VCGEN; Zach Smith Consulting & Design, applicant; Royal O Real Estate Holdings LLC, owner; Proposal to create new wall openings at covered terrace and to expand and cantilever rooftop pool deck, per application & materials received 08/07/2022.

<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=938085>

Ms. Vogt read the staff report with Ms. Gates and Mr. Farouki present on behalf of the application. Ms. Gates stated that there was no open space at grade and that the overhang on the St. Louis side is over the ballroom roof. She did not expect open space to be reduced in any way. Mr. Bergeron asked what the courtyard space was like; Mr. Farouki stated that it was more like a lightwell, with no public occupancy on the roof. Ms. Gates added that she thought the cantilever reasonable, given the building.

Mr. Bergeron moved for **conceptual approval** of the openings and deferral of the deck, with construction documents to return to the Committee. He then revised his motion to **conceptually approve** the roof deck, with construction documents to return to the Committee prior to permit. Ms. DiMaggio seconded the motion, which passed unanimously.

632 Esplanade Ave: 22-23886-VCGEN; Alexander Adamick, applicant; Begue House LLC, owner;

Proposal to renovate building including removing or relocating select windows, constructing new entry stoops, installing new rooftop mechanical equipment, and installing new decorative gas fixtures, per application & materials received 08/09/2022 & 08/16/2022, respectively.

<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=938438>

Mr. Albrecht read the staff report with Mr. Adamick present on behalf of the application.

There was a lot of discussion about a number of aspects of the proposal including Mr. Adamick noting that for the AC on the roof, he believed it was the best spot for the equipment and that they had consulted with an engineer regarding the size of the platform.

There was no public comment.

Mr. Bergeron made the motion to defer the application. Ms. DiMaggio seconded the motion and the motion passed unanimously.

Appeals and Violations

516 Governor Nicholls St: 22-17544-VCGEN; Joan Hooper, applicant; Joan V Hooper, owner;

Proposal to renovate building and correct violations including installation of new rooftop mechanical equipment, per application & materials received 06/15/2022 & 08/11/2022, respectively.

<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=931241>

Mr. Albrecht read the staff report with Mr. Chopin present on behalf of the application. Mr. Chopin stated that they could either go on the roof or in the courtyard and if it was simpler to install the mechanical equipment in the courtyard he was ok with that.

There was no public comment.

Mr. Bergeron made the motion to defer the application to allow the application time to work with staff on an approvable location and to return only if they could not reach a determination. Ms. DiMaggio seconded the motion and the motion passed unanimously.

518 Governor Nicholls St: 22-17555-VCGEN; Joan Hooper, applicant; Riverlake N O Properties LLC, owner;

Proposal to renovate building and correct violations including installation of new decorative gas fixture, per application & materials received 06/15/2022 & 08/11/2022, respectively.

<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=931241>

Mr. Albrecht read the staff report with Mr. Chopin present on behalf of the application.

There was no public comment.

Mr. Bergeron made the motion to defer the proposal. Ms. DiMaggio seconded the motion and the motion passed unanimously.

524 Governor Nicholls St: 22-17572-VCGEN; Joan Hooper, applicant; Riverlake N O Properties LLC, owner;

Proposal to renovate building and correct violations, per application & materials received 06/15/2022 & 08/11/2022, respectively.

<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=931241>

Mr. Albrecht read the staff report with Mr. Chopin present on behalf of the application.

There was no public comment.

Mr. Bergeron made the motion to conceptually approve the proposal with any final details to be worked out at

the staff level. Ms. DiMaggio seconded the motion and the motion passed unanimously.

Mr. Bergeron moved to adjourn the meeting. Ms. DiMaggio seconded the motion, which passed unanimously. The meeting was adjourned at approximately 3:55pm.