

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, September 13th, 2022– 1:00 pm.

Committee Members Present: Toni DiMaggio, Rick Fifield

Committee Members Absent: Stephen Bergeron

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

Others Present: Jonathan Marcantel, Jamie Saxon, David Carimi, Blake Richard, Charles Vick, Apryl Marrone, Patrick Capella, Courtney Katzenstein, Gioia Furness Petro, Ralph Long, Sara Beaman, Arthur Huguley, Jennifer Taylor, Erika Gates, Nikki Szalwinski

Old Business

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

Proposal to renovate rear buildings including proposed structural work, per application & materials received 12/07/2021 & 08/31/2022, respectively.

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

Mr. Albrecht read the staff report with Mr. Marcantel, Mr. Saxon and Mr. Carimi present on behalf of the application. Mr. Marcantel noted that the alternative to the proposed work would be to completely rebuild the wall and that this approach would reenforce so as to not have to rebuild. Mr. Saxon stated that all material used would be historic and compatible and that this approach is recognized by the National Park Service. Ms. Bourgogne asked about the root barrier. Mr. Marcantel stated that they were going to call out an arborist and they would make the decision as to where it should go.

Mr. Fifield stated that he realized he had been the one to express concern over this method but that he still wished to caution this. Mr. Block asked Mr. Saxon to explain the method as he did at the last meeting. Mr. Saxon explained again. Mr. Carimi then stated that this wall was also splitting at the wythes. He went on to say that the strength of grout injection made the most sense here and while not appropriate everywhere, here it made sense.

Public comment: Nikki Szalwinski, representing French Quarter Citizens, stated that they remain opposed to this process. She asked why the Committee might be making an exception here, noting that it sets a bad precedent and that traditional pointing should be used.

Ms. DiMaggio noted that this approach was a step back from the extreme of total reconstruction. Ms. DiMaggio made the motion to approve the structural work and root intervention with the details to be worked out at the staff level. Mr. Fifield seconded the motion and the motion passed unanimously.

1039 Burgundy St: 22-15634-VCGEN; John C Williams, applicant; Michael Katzenstein, owner; Proposal to construct addition on roof of orange rated garage, modify garage doors, modify millwork openings, and install roof deck, per application & materials received 05/24/2022 & 09/08/2022, respectively.

<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=929037>

Ms. Vogt presented the report with Mr. Capella and Ms. Katzenstein present on behalf of the application. Mr. Capella stated that the proposed deck was as drawn, and no further expansion was proposed. He added that he had mentioned increasing the parapet height and eliminating a rail, but did not intend to increase the size of the

deck itself. Mr. Capella stated that the period of significance had not been addressed, and he provided photos of the deck in use by the owner. Mr. Block stated that permits had never been issued for use of the roof as a deck, arguing that just because it was utilized that way did not indicate that it was grandfathered. He stated that the VCC had no documentation of the deck and would be grandfathered only if we knew about it for 10 years and did not cite it as a violation in that time. He stated that photos did not indicate approval.

Mr. Capella stated that he needed clarification on the items included under the conceptual approval. Ms. Vogt requested clarification about the Committee's intention regarding the proposed new opening at the rear of the main building. Mr. Block encouraged the applicant to request the recording of the meeting.

Regarding the rooftop deck, Mr. Fifield stated that this was a new deck and the previous one was not recognized by the VCC. He asked if the design intent had changed since last reviewed. Mr. Capella responded that they had decided to expand it to "see what they could get," but that the square footage was negotiable. He repeated that the deck was attached to an office, not for entertaining. Ms. Katzenstein stated that they wanted outdoor space attached to the new office addition. Mr. Block noted that the neighboring property owner had expressed concern at the previous Commission meeting when the deck had been set back several feet from the wall of her property, and it had now been expanded to touch it. He noted that eventually the property would be owned by someone else, and that the addition included a full bath. He repeated that this was expressly against the Design Guidelines and the photos were not reassuring. Ms. Katzenstein stated that she was happy to discuss with the neighbor and had not realized previously how beneficial it would be for her to attend personally.

Ms. Petro, owner of the neighboring property at 1012-14 Ursulines, stated that they had met but she remained concerned with occupancy on the roof. She was worried about noise traveling through the wall and the increased parapet height. She voiced concerns about future owners and how they might use the deck, and potential bad relationships that could come of that.

Ms. Szalwinski addressed the Committee on behalf of FQC, stating that they remained opposed to the deck, that it was against the Design Guidelines and could set a bad precedent. She noted that there was already a lot of noise. She found the garage door inappropriate and was concerned about the garage structure and whether or not it could hold the addition.

Ms. DiMaggio stated that it was clear the roof deck had not been permitted to be there, and that she did not consider enlarging it to be moving in a productive direction. She stated that, if it was to be used as the applicant said, it should be smaller. She stated that the Committee could not design it for the applicant, but could only respond to the proposal, and the drawings should reflect the Committee's suggestions or propose alternatives. She stated that she still had concerns in general and had not been given a reason, in terms of architecture, why the deck was appropriate, just arguments that it has been used as one. Mr. Capella then requested a deferral so they could work with the neighbor and revise. Ms. DiMaggio requested that the next drawings show more of the neighboring building in elevation so the parapet height increase could be reviewed, since the impact on the adjacent fabric was not clear as presented.

Ms. DiMaggio moved to **defer** until the applicant was ready to resubmit. Mr. Fifield seconded the motion, which passed unanimously.

434-40 Bourbon St, 732 St. Louis St: 22-16178-VCGEN; Diane Hickman, applicant; MDK 440 Bourbon Real Estate LLC, owner; Proposal to add two story additions, per application & materials received 05/31/2022 & 08/30/2022, respectively.

<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=929584>

Ms. Vogt presented the staff report with Mr. Long present on behalf of the application. Mr. Long stated that Addition 1 was the owner's first priority, and that they did not want to develop the project for months if it would not be found approvable. He stated that the owner wanted the entresol level for use as part of the nightclub, and agreed with the staff report that it would be difficult to retain those openings on the inside. He added that the additions would also "entail quite a bit of structural work on the ground level."

Mr. Fifield asked if this used to be an open courtyard; Ms. Vogt responded that it has been infilled for a significant amount of time, with various one and two story structures shown on the 19th century Sanborn maps, and that parts of the first floor might actually be 19th century construction that has been altered, rather than younger

Brown rated construction. Ms. DiMaggio agreed with staff concerns regarding Addition 1, stating that it was not in alignment with the Guidelines and that she did not find it feasible. She stated that further development of Addition 2 would be needed to assess it properly, but Mr. Long stated that his owner would not be interested in doing Addition 2 without Addition 1. Mr. Fifield stated that some open space between Addition 2 and the main building would be a valuable source of light and air, which Addition 1 would eliminate. He did not see Addition 1 being approvable, since that area used to be a courtyard, as it was not appropriate to further expand the infill and obscure or eliminate historic building elevations.

Ms. Szalwinski addressed the Committee on behalf of FQC, stating that she agreed with Mr. Fifield's comments, and that it was proposing major changes to the building to suit the current use, rather than choosing the use to suit the historic building.

Mr. Fifield reiterated that the drawings, while illustrative, did not show enough information in terms of what was actually being proposed. Mr. Long said it was only showing massing. Mr. Block stated that the owner had been clear they only wanted to see if the idea had potential, but that staff had great concerns. He asked the Committee to respond to what was being asked. Mr. Fifield asked the applicant if he was seeking conceptual approval of massing; Mr. Long stated that he did not want to develop any detailing if the VCC could change their mind. Mr. Fifield argued that the VCC had not been given much to review and that this would fragment the historic buildings. He stated that it would be worthwhile to see more information on Addition 2 since it could have fit with the historic development of the site, but could not under any circumstances support Addition 1 which would, effectively, be a three story tall courtyard infill. Mr. Long stated, "if it's not possible, deny." Mr. Fifield noted that the Committee was small and he was only voicing his opinion, and that this could be appealed to the full Commission if he wanted to discuss the possibility of whether or not this was approvable with more people.

Ms. DiMaggio moved to **deny** the proposed additions, noting that if a future application was only for Addition 2, it could be considered as a different proposal. Mr. Fifield seconded the motion, which passed unanimously.

521 St Louis St: 22-18629-VCGEN; Tina Griffiee, applicant; Richmond Place Realty LLC, JC and JM Holdings LLC, 521 St Louis Street LLC, James F Tina B Griffiee, Edwin A Casteel, Kurt M Carleton, Charles P Martin, The Joel and Ilima Harris Family Trust, Jacqueline C Tuthill, McGriff Timothy M Jr, owner; Proposal to replace the carriageway gate, per application & materials received 06/21/2022 & 08/30/2022, respectively.

<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=932057>

Ms. Vogt read the staff report with Ms. Beaman and Mr. Arthur Huguley present on behalf of the application. Mr. Huguley stated that he was an owner representing the condo association. Ms. Beaman stated that they had introduced the extra pickets to address the security concern while removing the mesh backing, otherwise it would match the previous gate. Ms. DiMaggio agreed with the staff report and recommendations. She preferred a keypad with straight edges instead of stylized curves, but noted this was a preference only.

Ms. DiMaggio moved to **conceptually approve** the work with all details to be handled at staff level. Mr. Fifield seconded the motion, which passed unanimously.

919 Decatur St: 22-19272-VCGEN; CLS Architects, applicant; Bopp Enterprises#lv LLC, owner;

Proposal to modify previously approved renovation plans including adding new railing supports, construction of a new mechanical screening wall in the courtyard, and the installation of a new generator, per application & materials received 06/27/2022 & 09/06/2022, respectively.

<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=932821>

Mr. Albrecht read the staff report with Mr. Richard present on behalf of the application. Mr. Richard stated that ½" square is the existing and they would just replace but the new plate at the deck would feature two screws rather than one. Mr. Richard noted that the wall in the rear was now 4" off the historic wall.

Public comment: Ms. Szalwinski asked if the generator would be installed at grade. Mr. Richard replied that it would be at grade. Ms. Szalwinski asked that they consider the neighbors.

Mr. Richard asked if it was ok that they keep the existing lights. Ms. Bourgogne stated that they were

grandfathered. Mr. Block stated that they could be fixed.

Ms. DiMaggio made the motion for the conceptual approval with the details to be worked out at the staff level. Mr. Fifield seconded the motion and the motion passed unanimously.

New Business

700 Orleans Ave, 719 Royal Street: 22-20369-VCGEN; Archetype LLC, applicant; Sahuque Realty Co, owner; Proposal to install new mechanical equipment and retain existing equipment and platforms, per application & materials received 07/07/2022 & 08/24/2022.

<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=933819>

Ms. Vogt read the staff report with Ms. Wotring present on behalf of the application. Ms. Wotring stated that she appreciated staff visiting the site.

Ms. Szalwinski addressed the Committee on behalf of FQC, stating that she was concerned that the platform was attached to the wall, and that it was unfortunate there was no courtyard.

Ms. DiMaggio moved for **approval** of the equipment, platform and relocation, consistent with the staff recommendation. Mr. Fifield seconded the motion, which passed unanimously.

715 Bienville St: 22-23590-VCGEN; Taylor Jennifer, applicant; 320 Grinnell LLC, owner; Proposal to modify first floor millwork and railing height in conjunction with a **change of use** from *retail* to *bar*, per application & materials received 08/08/2022 & 08/30/2022, respectively.

<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=938168>

Ms. Vogt read the staff report with Ms. Taylor present on behalf of the application. Ms. Taylor stated that she was happy to make all changes as recommended by staff.

Ms. DiMaggio moved for **approval** of the modifications with revisions as noted in the staff report, forwarding a **positive recommendation** for the **change of use** to the full Commission. Mr. Fifield seconded the motion, which passed unanimously.

810 Bourbon St: 22-24170-VCGEN; Carimi David, applicant; 810 Bourbon LLC, owner;

Proposal to install new fountain in courtyard, per application & materials received 08/11/2022.

<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=938848>

Mr. Albrecht read the staff report with Mr. Carimi present on behalf of the application. Mr. Carimi stated that this would be a private residence and that the photo included was actually a larger fountain. Ms. DiMaggio stated that the size and style of the fountain was in opposition to the architectural style. She went on to say that she felt the fountain was “grand” and that a different fountain might be more appropriate. Mr. Fifield stated that it could be removed so he so no reason to say no.

Public Comment: Nikki Szalwinski, representing French Quarter Citizens, thanked the applicant for locating the fountain in the middle of the courtyard rather than at the perimeter adjacent to another building/property.

Ms. DiMaggio made the motion to approve with details worked out at the staff level. Mr. Fifield seconded the motion and the motion passed unanimously.

520 St Philip St: 22-25661-VCGEN; Valence Construction, applicant; William B Mabry, Donald C Jackson, Jmr River Vieux 526 LLC, St Philip L P 520, Michael J Wolfe, Lawrenz Community Property Trust, Steven J Lepine, Mac L Baker, Michael R Jr Robichaux, Wayne D Deleo, Condo Master, Christine Dianne Barker, Arnold L Matson, William B Nell K Mabry, Donald C Diana H Jackson, Zydeco Roux LLC, Craig Morgan, Ronald A Rantz, Jeffrey Carl Agnew, Todd G Clower, Walter F Conn, owner;

Proposal to install synthetic decking at third floor gallery on the St. Philip elevation, per application & materials received 08/24/2022.

<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=941325>

Mr. Albrecht read the report with Mr. Burgess present on behalf of the application. Mr. Burgess stated that the existing purlin spacing was 16" so they should be good from that aspect. He went on to say that they could use wood for the fascia and molding, they would prefer the synthetic, but they were ok with wood.

Mr. Fifield stated that his greatest concern was for the preservation of the building and that the use of Aeratis would be entertained because there was not a good substitute.

There was no public comment.

Ms. DiMaggio made the motion to approve the synthetic decking at the 3rd floor with wood fascia and trim. Mr. Fifield seconded the motion and the motion passed unanimously.

1210 Royal St: 22-25737-VCGEN; Charles A Vick, applicant/owner;

Proposal to remove existing asbestos shingles from main building and two rear buildings and to install new DaVinci synthetic slates, per application & materials received 08/25/2022.

Mr. Albrecht read the staff report with Mr. Vick present on behalf of the application. Mr. Vick stated that he had looked at the option of natural slate but he was concerned about the price and weight. Mr. Fifield asked if the current roof had failed. Mr. Vick stated no, but that it was over 65 years old. Mr. Fifield suggested that if the existing asbestos roof is in good condition, it may be worth keeping and asked if Mr. Vick could meet with staff to determine the approvable alternatives.

Ms. DiMaggio made the motion to defer the application in order for the applicant to have time to work with staff on options. Mr. Fifield seconded the motion and the motion passed unanimously.

Appeals and Violations

711 Bourbon St: 22-23903-VCGEN; Loretta Harmon, applicant; Seven-Eleven Bourbon LLC, owner;

Proposal to correct or retain violations including proposed retention of paint on previously exposed natural brick, per application & materials received 08/09/2022.

<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=938447>

The applicant requested deferral of this application prior to the meeting. Ms. DiMaggio moved to defer the application noting the applicant's request. Mr. Fifield seconded the motion, which passed unanimously.

601 Chartres St: 22-24525-VCGEN; Bob Ellis, applicant; Apasra Properties LLC, owner; Proposal to replace outrigger and repair balcony, per application & materials received 08/15/2022 & 08/29/2022, respectively.

[Notices of Violation sent 09/27/2021 and 04/28/2022]

<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=939036>

Ms. Vogt read the staff report with Ms. Gates present on behalf of the application. Ms. Gates stated that the architect had an emergency so could not be present, but that the intention was to match existing conditions exactly and that they were in the process of dealing with the other outstanding violations. Ms. DiMaggio stated "so it is just a matter of the drawings being correct?" Ms. Gates responded yes and that the architect might need to meet with Erin as "this architect is not familiar with historic preservation." Ms. DiMaggio stated that the documentation needed to match the existing conditions exactly and any deviations needed to be explicit so staff and the Committee could be certain where those deviations would occur. Ms. Vogt emphasized that the architect's drawings and engineer's drawings had to be compatible, as there were discrepancies that were mutually exclusive.

Ms. Szalwinski addressed the Committee, stating that there were so many violations at this property.

Ms. Bourgogne noted that staff had already returned the drawings for revisions multiple times, and they had been back and forth. Ms. DiMaggio stated that the design professionals needed to revise the drawings based on the notes in the staff report first, and that once those issues were resolved, they could meet with the staff to develop or revise further.

Mr. Fifield asked “what is C2? Is this uplift resistance? Code requirements?” Ms. Gates responded that she was unsure. Mr. Fifield stated that this project needed to return to the Committee for review and should not be put entirely on the staff, since the applicant stated that historic details were not the architect’s strong suit and considering the building’s Blue rating. He then asked when this accident had taken place. Mr. Block responded, “about a year and a half ago.” Ms. Bourgogne noted that the business was currently closed.

Ms. DiMaggio moved to **defer**, to allow the applicant time to revise and develop the drawings in advance of a required meeting with staff, with the proposal to return to the Committee for final review. Mr. Fifield asked for the motion to be amended to include “adopt staff recommendations.” Ms. DiMaggio agreed to the amendment, adding that the drawings must reflect existing conditions, with all items deviating from existing to be clearly documented, as this building is Blue rated, and the work would be highly visible. Mr. Fifield seconded the amended motion, which passed unanimously.

1133 Royal St: 22-24530-VCGEN; Apryl Marrone, applicant; Rousset Properties LLC, Jared K Frank, Sue Ann Dowell Revocable Trust, The Brooks-Mascarenhas Trust, Travis W Bryant, Kornick Kelly LLC, Byron N Miller, owner;

Proposal to remove large unpermitted box gutters and to install new 6” copper gutters and round downspouts, per application & materials received 08/15/2022.

<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=939050>

Mr. Albrecht read the staff report with Ms. Marrone present on behalf of the application. Mr. Fifield asked if the applicant agreed with the report. Mr. Marrone stated that they would do whatever was necessary.

There was no public comment.

Ms. DiMaggio made the motion to approve the removal and the installation of the new gutters with revisions finalized at the staff level. Mr. Fifield seconded the motion and the motion passed unanimously.

At approximately 2:45 the meeting ended, and Ms. DiMaggio made the motion for adjournment. Mr. Fifield seconded the motion, which passed unanimously.

Next AC Date: Tuesday, September 27, 2022