

VIEUX CARRE ARCHITECTURAL REVIEW COMMITTEE

LaToya Cantrell  
MAYOR

CITY OF NEW ORLEANS

Bryan Block  
DIRECTOR

**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, March 14, 2023 – 1:00 pm.**

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

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

**Others Present:** Steve Finegan, Daniel Winkert, Sam Levison, Jennie West, Shelly Waguespack, Katherine Harmon, Damond Lockhart, Edward Fleming, Christian Garris, Joey Carlson, Nikki Szalwinski, John Andrews, Michelle Richard, Dmytro Udych, Colin Savoye, Shea Trahan, G. Prazzano, Shelly Waguespack, Jennie West, Avanti Patel, Katherine Harmon, Erin Holmes

## MINUTES

### Old Business

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**420 Bourbon St: 21-11809-VCGEN;** David Merlin, applicant; Quarter Holdings LLC, owner; Review of dormer millwork shop drawings in conjunction with ongoing renovation, per application & materials received 04/27/2021 & 03/06/2023, respectively.

<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=883074>

Ms. Vogt read the staff report with Mr. Trahan present on behalf of the application. Mr. Trahan stated that they understood the concerns about the roofing material and that only the rough opening seemed to be original. Mr. Fifield asked for more clarification on the pediment cap over the window. Mr. Trahan stated that the shop drawings called for flashing and that none of the roof would drain onto it, so the flashing would likely be a drip edge with a minimal detail. Mr. Fifield stated accomplishing the curve would be difficult, so this should be specified in the drawings. Mr. Bergeron stated, "it appears that the jamb trim dates to the 50s so replace in kind?" Mr. Trahan responded, "as I understand it, yes." Mr. Fifield stated that when the original material was removed for replacement, it would need to inform the shop drawings. He also noted that there were a number of places where the wood profiles would catch water, and that there might be some historic material to work with. Ms. DiMaggio stated that she shared these concerns, and that if they were removing all of the existing material, they could learn something from it, and that they should document and copy the conditions during fabrication.

There was no public comment.

Mr. Trahan stated that they would document the conditions and reproduce in kind, reusing what they could. Mr. Fifield asked the Committee if they had any issues with the plywood face panel. Mr. Bergeron noted that the section had a drafting error, showing what was actually behind. Mr. Fifield asked, "what about an alternative to plywood?" Mr. Trahan responded, "solid hardwood?" Mr. Fifield agreed, saying it should be built up. Ms. DiMaggio hoped that the original face could be kept, but if not, she agreed. Mr. Block asked for the motion to address what material should be used.

Ms. DiMaggio moved for **approval** of the drawings with the applicant to revise the material based on today's conversation, provide flashing details, and provide more information on what they expected to keep vs. replace, with the details handled at the staff level. Mr. Bergeron seconded the motion, which passed unanimously.

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**317-19 Chartres St, 316-18 Exchange Place: 21-24905-VCGEN;** 319 Chartres St: Steven J Finegan Architects, applicant; SA Mintz LLC, owner; Proposal to alter millwork on Exchange elevation, per application & materials received 08/24/2021 & 03/08/2023, respectively.

<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=898086>

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Ms. Vogt read the report with Mr. Finegan present on behalf of the application. Mr. Finegan stated that they had found 2x framing under the floor during demolition and that they were removing it to restore the original floor level. He stated that they might be able to retain the transom but the sidelites and doors definitely needed to be redone. Mr. Bergeron asked if the doors were installed at the same time as the floor; Mr. Finegan responded yes, and that it did not properly fill the opening. Ms. DiMaggio asked about retaining the transom and transom bar, and Mr. Fifield asked if the sidelites seemed to be older than the door, noting that they were the same at both openings. He also asked where Mr. Finegan planned to put the lockrail. Mr. Finegan responded that he was unsure. Ms. Vogt noted that the sketch showed the height at 37". Mr. Bergeron noted that it would add another 6" to that, which Mr. Fifield agreed was very high waisted.

Mr. Bergeron moved for **conceptual approval** to replace the doors and sidelites, with the lockrail center to be +/- 39", with revisions to be submitted to staff for final review and approval. Ms. DiMaggio seconded the motion, which passed unanimously.

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**416 Chartres St: 22-35797-VCGEN;** Winkert Daniel, applicant; FQB Nola Real Estate LLC, K-Paul's La Enterprises Inc, owner; Proposal to install ADA compliant door hardware, per application & materials received 11/29/2022 & 03/08/2023.

<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=955443>

Ms. Vogt presented the report with Mr. Winkert present on behalf of the application. Mr. Winkert stated that the clear width of the doors did not meet code, and that he could either rebuild the doors in one bay, which would not match the others, or they could install the button. He stated that they had considered a wireless option due to the granite pilasters, but that the wired option was smaller but would require drilling. He stated that either way, they would at least have to use screws. Mr. Bergeron asked what the junction box was for if it was wireless? Mr. Winkert replied that it was how the button was mounted. Mr. Fifield asked if some type of finished break metal enclosure or surround could be crafted so it looked nicer than just having the button on a junction box. Mr. Winkert agreed. Mr. Bergeron asked if the wireless option ran on batteries; Mr. Winkert replied yes, that the receiver was on the inside. He stated that he preferred the wired option, as it had a smaller option and smaller box.

Ms. DiMaggio moved for **conceptual approval** of the hardware with an aesthetic preference for the wired box, as long as the damage to the granite would not exceed what was stated at the hearing, and requiring a break metal surround as discussed, with final review and approval to be handled at staff level. Mr. Bergeron seconded the motion, which passed unanimously.

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## New Business

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**729 Governor Nicholls St: 22-22470-VCGEN;** John C Williams, applicant; Thomas N Reagan, owner;

Proposal to add new board and batten shutters to one window opening and one door opening, per application & materials received 07/29/2022 and 03/08/2023, respectively.

<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=936062>

Mr. Albrecht read the staff report with Mr. Levison present on behalf of the application. Mr. Levison stated that they were just there to get feedback. Mr. Bergeron asked if the door swing was in. Mr. Levison stated yes. Mr. Albrecht clarified that the approved plans showed it as in-swinging.

There was no public comment.

Mr. Fifield stated that given the unrated portion of the building he believed they could waive the guidelines. He went on to say that the location was very tight, but he believed staff could handle this. Mr. Block stated, "perhaps bifold." Mr. DiMaggio stated that she thought board and batten would be more cohesive, but that she would be ok with louvered as the applicant might want light. Mr. Fifield noted that bifold shutters would be preferred at both locations.

Mr. Bergeron made the motion for the conceptual approval of the shutters at the 2 proposed locations in board and batten style with details at the staff level and encouraging the use of bifold shutters. Ms. DiMaggio seconded the motion and the motion passed unanimously.

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**908 St Peter St: 23-05952-VCGEN**; West Studio, applicant; Nancy H Averett, Jeanne M Broom, owner;  
Proposal to renovate main and service buildings, including the installation of new mechanical equipment and front stair handrails, per application & materials received 03/10/2023.

<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=965728>

Mr. Albrecht read the staff report with Ms. West present on behalf of the application. Ms. West stated that there was no objections to retaining the texture, no objection to simplifying the handrails, and that she agreed with the mechanical equipment location on the rear roof.

Mr. Fifield inquired about the exact composition of the stucco, Portland cement or something else. Ms. West noted that it had been patched and repaired numerous times and that the building in general has experienced significant damage so it was difficult to tell.

There was no public comment.

Ms. DiMaggio moved for conceptual approval of the proposal with the exception of the removal of the stucco and incorporating the other staff recommendations. Mr. Bergeron seconded the motion, which passed unanimously.

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**638 Dauphine St: 23-06021-VCGEN**; GSW Properties, LLC, applicant; GSW Properties LLC, owner;

Proposal to remove existing porch railing and to install new full height metal bars and gate, per application & materials received 03/06/2023.

<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=965084>

Mr. Albrecht read the staff report with Ms. Waguespack present on behalf of the application. Ms. Waguespack stated that they had discussed the screen porch but they felt that it would get destroyed. Mr. Fifield stated that they could detail the screen so it is very difficult to get through. Ms. Waguespack did not agree. Mr. Bergeron asked "people hop the rail?" Ms. Waguespack stated yes.

Nikki Szalwinski commented that this was a "Spanish" style building and maybe something with Spanish flourish could be used.

Mr. Block noted that the VCC typically avoids decorative additions and prefers to keep things simple. Ms. DiMaggio stated that her preference would be for the screen but she understood the situation. Mr. Bergeron stated that he appreciated that the applicant was trying to implement a solution but perhaps they would entertain this if it was something more attractive. Mr. Fifield asked staff for input. Mr. Block stated that this was an unusual situation and this solution could be reversed.

Mr. Bergeron made the motion for conceptual approval with the applicant to work with staff on final details that may include a metal framework. Ms. DiMaggio seconded the motion and the motion passed unanimously.

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**1 French Market Pl: 23-06956-VCGEN**; Loretta Harmon, applicant; Gail S Bazzano, owner;

Proposal to repair masonry including the installation of new helical ties at masonry cracks, per application & materials received 03/14/2023.

<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=966136>

Mr. Albrecht read the staff report with Ms. Harmon present on behalf of the application. Ms. Harmon stated that she was unsure what the material was for the lintel, so they needed to examine it and get an engineer's report. She went on to say that they would also do some more fieldwork when they had lift access. Mr. Fifield asked how they intended to install the ties. Ms. Harmon stated that the rod would be installed into the horizontal masonry joint and that they were looking for conceptual feedback. Ms. DiMaggio stated that the Committee needed a holistic approach and was concerned that just installing tie rods may push the problem to another location, so she was all for Ms. Harmon's idea to get more information and to get the structural engineer on board.

Nikki Szalwinski stated that it looks like the window doesn't have a solid lintel.

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Mr. Bergeron stated that he felt this application presented a more careful use of helical ties and that he would not object to it.

Ms. DiMaggio made the motion to defer to get more information and the structural engineer' report. Mr. Fifield asked her to amend her motion to include that the structural engineer appear at the next hearing. Ms. DiMaggio agreed. Mr. Bergeron seconded the amended motion and the motion passed unanimously.

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**620 Chartres St: 23-07558-VCGEN**; Coleman Roofing, applicant; Chartres Group LLC, owner;

Proposal to install new copper cap flashing on parapet wall, per application & materials received 03/07/2023.

<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=966596>

Mr. Albrecht read the staff report with Mr. Fleming present on behalf of the application. Mr. Fleming stated that the parapet itself was in very poor condition, but it seemed like a low profile cap that could lock into the side wall flashing might work. Mr. Fleming noted that he had not considered building up the parapet and that he thought the proposed was the easiest and best solution. Mr. Fifield asked if there were any details presented. Mr. Fleming stated no, not yet. He went on to say that they were here just to see if the ARC might be amenable to this approach.

There was no public comment.

Ms. DiMaggio noted that in the past for parapets this low the Committee has approved cap flashing. She continued that she would like to see the details of how the pieces would come together. Mr. Bergeron asked if Mr. Fleming had observed the masonry wall in the building. Mr. Fleming stated that the masonry was plastered on the interior.

Ms. Bergeron made the motion for conceptual approval with the details at staff noting the low parapet and limited visibility. Ms. DiMaggio asked if the Committee could see it again if staff felt it necessary. Mr. Bergeron amended the motion to include this proviso. Ms. DiMaggio seconded the motion and the motion passed unanimously.

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## Appeals and Violations

**1008 Dauphine St: 20-48257-VCGEN**; Maple Ridge Architects, applicant; Angela C Johnson, owner; Review of millwork submittal for ongoing renovation, per application & materials received 12/08/2020 & 03/14/2023, respectively.

<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=866616>

Ms. Vogt read the report with Messrs. Carlson, Savoye, and Udych present on behalf of the application. Mr. Carlson stated that they had been trying to match the previous conditions and had consulted a preservation expert, which is how they had come up with the stepped bottom band detail. Mr. Fifield asked staff if they were comfortable with the scale and dimensions; Ms. Vogt stated that she would prefer to be able to review a mockup as discussed at the last hearing before she could be confident. Mr. Carlson stated that he had looked at other buildings that were similar, but all had face trim that projected beyond the building. Ms. Szalwinski asked from the audience if Mr. Carlson had looked at the 900 block of Dumaine; Ms. Vogt responded that those friezes were very different and the previously existing frieze at 1008 was much simpler. Mr. Fifield asked the applicant to provide a 1:1 mockup for review, including the end of the frieze so they could review the return at the wall. He asked if the applicant was sure the frieze had been wood, not stucco; Ms. Vogt, Ms. Bourgogne, and Mr. Carlson all stated that it had been wood. Ms. DiMaggio stated that her concern was that all others shown had had much more projection at the top band, and that she thought this was likely to have been the case to protect the windows. Mr. Carlson stated that an early 1900s photo of the adjacent building to the left showed the cornice as it was before this renovation began.

Ms. DiMaggio moved to **defer** the proposal, with the applicant to provide a mockup of the frieze band. Mr. Bergeron seconded the motion, which passed unanimously.

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**628 Esplanade Ave: 21-24474-VCGEN**; W Andrews, III John, applicant; Chandelier Development Nola LLC, owner; Proposal to retain relocated pool equipment structure and courtyard paving completed without benefit of VCC review or approval, per application & materials received 08/19/2021 & 03/20/2023, respectively.

<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=897757>

Mr. Albrecht read the staff report with Mr. Andrews present on behalf of the application. Mr. Andrews stated that they had sloped the brick patio towards the existing sub-surface drains.

There was no public comment.

Mr. Bergeron made the motion for the approval of the retention with any details at the staff level. Ms. DiMaggio 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 install balcony rail extension in conjunction with work to correct demolition by neglect violations, per application & materials received 11/05/2021 & 03/14/2023, 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 the historic rail is not compliant with the 4" diameter sphere requirement, but was off by only about ¼". She stated that she came up with the mesh option as a more contemporary approach, but set off behind the rail, and painted black. Ms. Bourgoigne responded that it would be much less visible painted the color of the building, and black would not be approvable. Ms. Harmon added that above 36", the 4" sphere rule was not required. Mr. Fifield asked if Ms. Harmon had considered requesting a variance with the BBSA; Ms. Harmon stated that she was willing to do that. Ms. Vogt stated that staff would support adding a simple rail behind for the added height, but requesting a waiver for the diameter to avoid the mesh. Ms. Harmon was concerned that a delay would result in more violation fines for her client; Ms. Vogt stated that she could submit a separate application to deal with the railing, and that the other violations could be reissued as a separate permit so work could resume.

Ms. DiMaggio moved for **conceptual approval** of the rear door, requesting clarification regarding the HVAC in writing, and **deferral** of the rail, noting strong support of a BBSA waiver request from the Committee based on the historic rail being close to the 4" sphere requirement, with only a top rail to be added for code compliance for the rail height. Mr. Bergeron seconded both motions, which passed unanimously.

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**810 Bourbon St: 23-07133-VCGEN**; Loretta Harmon, applicant; 810 Bourbon LLC, owner;

Proposal to infill two existing windows located in the party wall shared with 731-737 St. Ann St., per application & materials received 03/15/2023 & 03/23/2023, respectively.

<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=966366>

Mr. Albrecht read the staff report with Ms. Harmon present on behalf of the application. Ms. Harmon stated that the owner has agreed to get an updated survey and for the use of operable shutters. Ms. Harmon noted that her involvement only began after the Stop Work Order.

Public Comment: Erin Holmes, representing VCPORA, stated that this was a questionable practice for the owner to permanently obscure the window of an adjacent owner. Ms. Holmes questioned who would be able to operate the shutters.

Nikki Szalwinski, representing French Quarter Citizens, reiterated what Ms. Holmes said. She continued that this could not be a party wall because there was no wall attached and concluded that residential surveys are only accurate to a distance of 12" so the survey is not reliable.

Mr. Bergeron stated both details call for the existing bars to be removed and noted that he felt this was existing historic material that may need to remain. Ms. Harmon stated that visibility was the issue, bars or no bars. Ms. DiMaggio stated that from an architecture standpoint, she had a problem just bricking in the opening. She went on to say that as for the shutter option, she wanted to know who would control the shutter operation. Mr. Fifield stated that he believed the Committee needed some kind of evidence that this wall belonged to this owner.

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Mr. Bergeron made the motion for the deferral of the proposal in order to allow the applicant time to get a new survey, a letter from the neighbor, a statement of the legal opinion regarding ownership of the wall, any evidence of previously existing shutters, and a revised detail to show the bars to remain. Ms. DiMaggio seconded the motion and the motion passed unanimously.

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**434 Dauphine St: 22-14716-VCGEN;** Christian Garris, applicant; Christian J Garris, owner;

Proposal to retain keypad entry hardware installed on alleyway gate without benefit of VCC review or approval, per application and materials received 05/23/2022 & 02/28/2023, respectively.

<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=928549>

Mr. Albrecht read the staff report with Mr. Garris present on behalf of the application. Mr. Garris noted that the metal gate replaced an earlier wood gate. Mr. Garris continued that this lock seemed to be the least obtrusive option. He concluded that at some point they would like to replace the gate.

There was no public comment.

Ms. DiMaggio made the motion for the approval of the keypad pending staff review and approval. Mr. Bergeron seconded the motion and the motion passed unanimously.

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**1000 N Rampart St, 1029-35 St. Philip St: 22-32969-VCGEN;** Verges Rome Architects, applicant; DCR7LA LLC, owner; Review of structural details and masonry repair plan, per application & materials received 11/01/2022 & 03/16/2023.

<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=952580>

Ms. Vogt read the staff report with Ms. Richard present on behalf of the application. Ms. Richard stated that the pipe column detail was at the rear dependency, and that she would research alternatives to the injected dampcoursing fluid.

Ms. Szalwinski addressed the Committee stating that the building desperately needed to be repointed, and that a slate course could fix rising damp. She added that the buildings had been neglected and enclosed in places, so it didn't breathe as it should.

Ms. DiMaggio stated that she shared staff's concerns regarding the dampcoursing fluid and asked if the building had a raised wood floor; Ms. Richard stated that they were all different but that the second service building had a laminate floor, she wasn't sure what was under it. Ms. DiMaggio stated that she also had concerns with adding a mechanical dampcourse as suggested by Ms. Szalwinski, noting that they were very difficult to add after the fact.

Mr. Fifiel asked if the Committee had any comments regarding the PSI of the grout at the helical ties. Mr. Bergeron that he was comfortable with Prosoco but he wasn't sure about the grout. Ms. Richard noted that it was very limited application and not widespread. Ms. DiMaggio asked if it had been approved elsewhere; Ms. Bourgogne stated that it had not been, but that staff was interested in it as it had been demonstrated at a Prosoco continuing education workshop and that this could be a good test case.

Mr. Bergeron asked if the column was being replaced in kind; Ms. Richard stated that it was. Ms. Vogt requested specs for the decorative iron from the manufacturer for review.

Mr. Bergeron moved for denial of the injectable dampcoursing fluid and conceptual approval of the remainder of the proposed work, with final review at staff level. Ms. DiMaggio seconded the motion, which passed unanimously.

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**827 St Peter St: 23-01879-VCGEN;** The Rosanna Lopez 2003 Revocable Trust, applicant/owner;

Proposal to retain work started contrary to permitted stucco work including the use of plastic lath and thin set mortar, per application & materials received 01/20/2023 & 03/01/2023, respectively.

<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=959857>

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

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that the overzealous subcontractors had worked very quickly and unfortunately had not read the permit. He went on to say that he was hoping they could smooth out what was there and then reapply the VCC stucco mix over it. Mr. Lockhart stated that he has a guy on his team now who does stucco.

Mr. Fifield noted that the Committee reviews proposals on the basis of the architecture and that issues of hardship would need to be taken to the Commission.

Public Comment: Nikki Szalwinski asked that traditional methods be used.

Mr. Fifield noted that if the existing work was stuccoed over they would still be leaving items of concern in the wall.

Ms. DiMaggio made the motion to deny the retention of the lathe and mortar installed in deviation of the permit and to require its removal. Mr. Bergeron seconded the motion and the motion passed unanimously.

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At approximately 3:21 Mr. Bergeron made the motion to adjourn the meeting. Ms. DiMaggio seconded the motion and the motion passed unanimously.

Next AC Date:            Tuesday, April 11, 2023