

VIEUX CARRE COMMISSION

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 Vieux Carré Commission meeting of Wednesday, February 16, 2022– 1:00 pm.

COMMISSIONERS PRESENT: Mamie Gasperecz, Chairperson
Rick Fifield
Toni DiMaggio
Stephen Bergeron
Rodney Villarreal
Angela King
LaVerne Toombs
Keely Thibodeaux

COMMISSIONERS ABSENT:

STAFF PRESENT: Bryan Block, Director; Renée Bourgogne, Deputy Director; Nicholas Albrecht, Senior Building Plans Examiner; Erin Vogt, Senior Building Plans Examiner; Melissa Quigley, VCC Legal Representation; Emily Hernandez, Assistant Planning Administrator - New Orleans City Planning Commission

STAFF ABSENT: Anthony Whitfield, Inspector; Marguerite Roberts, Inspector

OTHERS PRESENT: Carrie Hunsicker, John Williams, Pierre Mouledoux, Nikki Svzainski

ROLL CALL Mr. Block called roll. All Commissioners were present.

REVIEW OF MINUTES Ms. Thibodeaux made a motion to accept the minutes of November, December, and January meetings as distributed prior to the meeting. Ms. Toombs seconded the motion, which passed unanimously.

CHAIRMAN'S REPORT Ms. Gasperecz noted that Commissioner Reeves had retired from the Commission and thanked him for his time serving. She continued noting that frequently items come up in discussion that are not in the scope of the Vieux Carre Commission. Quality of life issues can be brought to the French Quarter Livability Commission, of which she is also the chair.

DIRECTOR'S REPORT Mr. Block gave a brief update regarding the ongoing 5G rollout noting that these installations are in the public right of way and that the VCC serves as a recommending body only.

I. NEW BUSINESS

721 Gov. Nicholls & 729 Gov. Nicholls St: SD137-20; Thomas Reagan, applicant; Thomas Reagan, owner; Proposal to re-subdivide the two properties, per application & materials received 12/14/2020 & 12/15/2021, respectively.
<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Project&ID=33330>

Mr. Albrecht read the staff report with Ms. Hunsicker and Mr. Williams present on behalf of the application. Mr. Williams stated that they had been working on this for about 20 years. He went on to say that when the lot became available the owner purchased it so he could re-subdivide and have off street parking. Ms. Szalwinski stated that her concern was that the open space would be awfully small once they used 4A as a parking pad. She asked if in the future this could be more straightforward and less piecemeal. Mr. Williams agreed. Ms. Bourgogne asked the representative from CPC if they had any comments. Ms. Hernandez stated that originally the subdivision came to CPC after S&P alerted them that there would not be enough clearance between the building and the side property line, so it went back to CPC with a modified plan adjusting the lines. She went on to say that they would either need a waiver or show CPC that they would both have enough open space. Mr. Bergeron asked if lot 4A would no longer have a driveway, which would make it unattractive to future buyers. Mr. Williams stated that this unit would be for renters or for purchase and they would have full access. He went on to say that they would

still be able to use it. Mr. Bergeron asked, “so a servitude or easement?” Mr. Williams stated, “it depends.” Mr. Bergeron asked, “so what is our jurisdiction?” Ms. Quigley stated that the Commission needs to sign off on the proposed re-subdivision. Mr. Block stated that servitudes and parking were not regulated by the VCC. Ms. Quigley clarified, would the subdivision harm the tout ensemble of the French Quarter. Mr. Block stated that with that being said, Mr. Bergeron’s concern was valid. Ms. Quigley stated that “marketable” would not really work, that normally this was about creating a huge site. Mr. Fifield stated that traditional lines align with the architectural expression. He then asked what the future plans were to alter the wall with regards to a doorway. Ms. Hunsicker stated that the client only wanted parking and open space and that this would create a larger open space for D and A. Mr. Fifield again asked about the 723 architectural modifications to accommodate. Mr. Block stated “potential door between the two.” Ms. Hunsicker stated yes they would like a doorway but we were told we needed CPC approval first. Mr. Block asked if the door was the only architectural modification. Ms. Bourgogne stated yes. Mr. Bergeron asked if the zoning was the same for both lots. Ms. Hunsicker stated yes. Mr. Bergeron asked if this would give the owner permission to build out. Ms. Bourgogne stated as long as the open space and height requirements were met. Mr. Bergeron stated that the proposed line “jog” was a bit unnecessary. He asked if staff would support a straight line. Mr. Block asked if he meant moving it to the right to keep it straight? Ms. Quigley stated that that would have to go back to CPC as it was not our purview. Mr. Williams stated that he appreciated all the work from all departments.

Ms. King made the motion to accept the staff recommendation for the new property lines. Ms. Tombs seconded the motion. The Commission was polled and all commissioners voted yes for the motion, thereby passing unanimously.

II. APPEALS AND VIOLATIONS

1208 Bourbon St: 21-33198-VCGEN; W Mouledoux Pierre, applicant; Rex F Jr Toole, owner;

Appeal of Architecture Committee denial of proposal to replace existing fiberglass shingle roof with new Timberline Fiberglass Asphalt Architectural Shingles, per application & materials received 12/01/2021.

<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=909488>

Mr. Albrecht read the staff report with Mr. Mouledoux present as the attorney for the owner. Mr. Mouledoux stated that the current owner had acquired the property in 1978 with a shingled roof and in the 1980s had changed it to match therefore the roof should be grandfathered as a non-conforming use. Mr. Fifield stated that they were here today to hear the hardship and he was not hearing the basis for a hardship appeal. Mr. Mouledoux stated that the owner was elderly and simply couldn’t afford the new roof. Mr. Fifield asked if the \$60,000 was an actual bid. Mr. Mouledoux stated yes. Ms. Gasperecz asked if they got more than one bid. Mr. Mouledoux stated no. Mr. Block asked if Ms. Quigley could clarify the definition of replacement. Ms. Quigley gave the CZO clarification and stated that if it was full replacement it must conform to VCC guidelines. Ms. Bourgogne asked if they really needed a full replacement. Mr. Mouledoux stated that he was unsure. Ms. Tombs agreed with Ms. Bourgogne, perhaps repair was all that was needed.

There was no public comment.

Mr. Fifield made the motion to defer until the next meeting when the applicant could confirm the information asked today. Ms. DiMaggio amended the motion to include all the items mentioned in the staff report. Mr. Fifield accepted the amendment. Ms. DiMaggio seconded the motion and the motion passed unanimously.

III. RATIFICATION of Architectural Committee and Staff actions since the Wednesday, December 15, 2021 VCC meeting.

IV.

Mr. Fifield moved to ratify the Architecture Committee and staff actions since the Wednesday December 15, 2021 meeting. Ms. Thibodeaux seconded the motion, which passed unanimously.

Ms. DiMaggio moved to adjourn the meeting. Mr. Fifield seconded the motion, which passed unanimously. The meeting was adjourned at approximately 2:14PM.