

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, October 8th, 2024 – 1pm.**

**Committee Members Present:** Stephen Bergeron, Rick Fifield, Cynthia Steward

**Staff Present:** Renee Bourgogne, Deputy Director; Nick Albrecht, Principal Plans Examiner; Erin Vogt, Principal Plans Examiner; Bryan Block, Director

**Staff Absent:** Marguerite Roberts, Senior Inspector; Noah Epstein, Inspector

**Others Present:** Mark Heck, Matthew Raybon, Fred Hayes, Rob Kemp, John Rupley, Michael Forster, Katherine Harmon, John Williams, Earl Schmidt, Robert Cangelosi, Kiley Lewis

## Minutes

### Old Business

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**241 Bourbon St: 22-30621-VCGEN;** John C Williams, applicant; 241 Holdings LLC, et al, owner;

Proposal to modify previously approved plans including modifying ground floor openings, per application & materials received 10/11/2022 & 09/25/2024, respectively.

<https://onestopapp.nola.gov/PrmtView.aspx?ref=C464QQ>

Mr. Albrecht read the staff report with Mr. Williams present on behalf application. Mr. Williams stated that the Committee desired to make one opening a window and that they are happy to make two French doors a window and that they would like the middle opening to be larger and wider.

Mr. Bergeron asked the applicant “so we are adding a window, but keeping all the doors?” Mr. Williams stated yes. Mr. Bergeron asked if there was internal scaring. Mr. Williams stated yes, from numerous openings and alternations. Mr. Williams continued that they want a larger opening to get people in and out safely.

[12:09 Mr. Fifield enters the meeting.]

Mr. Bergeron state that he wasn’t sure if this actually helped or just “muddied the waters.”

There was no public comment.

Mr. Bergeron stated that following: I think the corner window is what it needs and the proposed window becomes a door. We should try to make this a little better. Mr. Steward stated that the current proposal was more in order on the front façade.

Mr. Bergeron made the motion to defer today’s proposal and recommended that the applicant return to the previously proposed 3-bay arrangement with double doors in each opening. Ms. Steward seconded the motion, and the motion passed unanimously.

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**97 French Market Place, 430 Barracks St, 1240 Decatur St: 24-08347-VCGEN;** Studio Rise LLC, applicant; James & Richard Realty, owner;

Proposal to add safety railing around previously approved rooftop walking surface, per application & materials received 03/22/2024 & 09/26/2024.

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<https://onestopapp.nola.gov/PrmtView.aspx?ref=P336PL#>

Mr. Albrecht read the staff report with Mr. Heck present on behalf of the application. Mr. Heck noted that this was a code required item and stated that they could make the railing with 21" spacing so it will be much more open and that they would paint it gray. He went on to say that they could also shrink the horizontal. Mr. Fifield noted that these types of rails were becoming a more common topic. Mr. Heck stated that he hopes it will blend in with the roof and noted that there will be less visibility on the sloped portions.

There was no public comment.

Mr. Fifield noted that these things can be problematic. Mr. Heck stated that they may be able to eliminate the horizontal bar on the sloped portion of the rail.

Mr. Bergeron made the motion for conceptual approval of the proposed rail with all final details at the staff level. Ms. Steward seconded the motion and the motion passed unanimously.

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**831-33 Dauphine St:** 24-12654-VCGEN; 831 Dauphine St: Charles Neyrey, applicant; EV Pecunia LLC, owner; Proposal to renovate main building and dependencies, including millwork and HVAC replacement, structural repairs, and courtyard modifications, per application & materials received 04/29/2024 & 09/23/2024, respectively.

<https://onestopapp.nola.gov/PrmtView.aspx?ref=D1HXS0>

Ms. Vogt read the staff report with Mr. Neyrey and Ms. Loupe present on behalf of the application. Mr. Neyrey stated that they had proceeded with the hammer test. Mr. Fifield asked "your conclusion was not to change the proposal?" Mr. Neyrey responded yes. He went on to say that the engineer had provided plans for both and reconstruction and that they were ok with doing a repair that was less invasive if they could. Ms. Vogt reminded everyone that the entire proposal still needed to go to Commission given the rating of the buildings.

Mr. Fifield asked why they were proposing to partially reconstruct the wall; Mr. Neyrey stated that there was a visible bulge that they wanted to remove. Ms. Steward noted that it seemed there was no structural issue with the bulge. Mr. Neyrey stated that it had been repaired with the bulge intact and that they wanted to address it now to ensure there was not a problem in future. Mr. Fifield asked staff why they wanted to avoid reconstruction; Ms. Vogt responded that the exploratory demolition had been destructive, and that the PSI of the existing stucco and mortar were high, but delamination had not occurred. Mr. Fifield stated that if reconstruction were to be considered, it would need to be sympathetic, with compatible materials, and that best practice was to retain stucco in place when it was not delaminating naturally. Mr. Neyrey stated that it could be tied instead. Mr. Block noted the rating of the building and stated that if it was not in active failure, they should retain as much of the historic fabric as possible.

There was no public comment.

Ms. Bourgogne asked if there were cap flashing issues; Ms. Vogt explained that retention was not approved under appeals by the previous owner and that it was being requested now. Mr. Neyrey stated that it was not a current issue but was not resolved.

Mr. Bergeron moved to **conceptually approve** the minimal ties and repair of the wall without reconstruction, noting that a proposal to repair the roofs should include a mortar cap. Ms. Steward seconded the motion, which passed unanimously.

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**941 Saint Philip St:** 24-16551-VCGEN; Loretta Harmon, applicant; Brendan King, owner; Review of construction documents for renovation of existing single-story building, including reopening the courtyard and modifications to millwork, per application & materials received 05/28/2024 & 09/23/2024, respectively.

<https://onestopapp.nola.gov/PrmtView.aspx?ref=P1YK5H>

Ms. Vogt read the staff report with Ms. Harmon present on behalf of the application. Ms. Harmon stated that she had no issue with any of the listed revisions and that she had done stucco over brick veneer many times and it worked quite well. She noted that the pool would be a separate permit. Mr. Bergeron noted bullet point 3 suggested returning the millwork and stucco details to the Committee. Mr. Fifield stated that he had no issue

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with it on contemporary construction.

There was no public comment.

Mr. Bergeron moved for **conceptual approval**, consistent with the staff recommendations for revisions and provisos, but with final review to be handled at staff instead of returning to the Committee. Ms. Steward seconded the motion, which passed unanimously.

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**622 N Rampart St: 24-22743-VCGEN**; Seth Welty, applicant; Empire Burlesque LLC, owner;

Proposal to renovate building including installation of new structural tiebacks, per application & materials received 07/24/2024 & 09/23/2024.

<https://onestopapp.nola.gov/PrmtView.aspx?ref=V3C4VP#>

Mr. Albrecht read the staff report with Mr. Raybon present on behalf of the application. Mr. Fifield inquired who the structural engineer on the project was and asked Mr. Raybon to comment on the helical ties. Mr. Raybon noted that there was one crack in particular where the front wall meets the side wall and that it was not clear if a tie would be required. Mr. Bergeron commented that these ties as proposed do no harm and that there is no grout injection being considered.

There was no public comment.

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

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**416 Chartres St: 24-24508-VCGEN (previously 24-14791-VCGEN)**: Hodgins Julia, applicant; And Leila Williams Foundation Kemper, owner; Proposal to renovate building, including millwork replacement, installation of new awning, and proposal to install a metal parapet cap, in conjunction with a **change of use** from *vacant* to *cultural facility*, per application & materials received 08/09/2024 & 09/13/2024.

<https://onestopapp.nola.gov/PrmtView.aspx?ref=2ZUFNQ>

Ms. Vogt read the staff report with Ms. Hodgins and Ms. Rogers present on behalf of the application. Ms. Rogers stated that they were aligned with staff on all items except for the parapet cap, as the caps had proven to be more problematic than anticipated. She explained that the sika coating would not stick and the roofer was unwilling to stand by the result. She noted that the masonry was very deteriorated and that they were proposing a copper coping to preserve the bricks. She noted that this would only be on a secondary façade and due to difficult conditions. Ms. Bourgogne noted that this particular roofer was very knowledgeable and that staff trusted their assessment. Ms. Rogers stated that the alternative was to replace the top two courses of brick, and that they would ensure the metal cap had a low profile and were willing to work out the details with staff. Ms. Vogt asked if this cap would include wood blocking like the wood caps at the brown rated portions of the project; Ms. Hodgins stated that this one would not, and Ms. Rogers added that they would do what they could to reduce the height. Mr. Bergeron stated that the proposal was reasonable.

There was no public comment.

Ms. Steward asked if there were any other issues. Ms. Vogt responded that staff found the millwork proposal to be fine if the Committee did, given the Brown rating for this portion of the building and the lack of visibility. She added that the skylight would require Commission review. Ms. Steward moved to **approve** the revisions, with the applicant to work with staff on the details. Mr. Bergeron asked Ms. Steward if she would amend her motion to forward the skylights to the Commission, which she agreed to. Mr. Bergeron seconded the amended motion, which passed unanimously.

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## New Business

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**1015 Saint Peter St: 24-28055-VCGEN**; Rob Kemp, applicant; GX 5 Property LLC, owner;

Proposal to renovate building including demolition and reconstruction of exterior stairs, per application & materials received 09/12/2024.

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<https://onestopapp.nola.gov/PrmtView.aspx?ref=FNURAK#>

Mr. Albrecht read the staff report with Mr. Hayes and Mr. Kemp present on behalf of the application. Mr. Hayes stated that the unit they were adding was currently in the courtyard and they just wanted to move it out of the way. Mr. Bergeron asked if they were ok with clear glass. Mr. Hayes stated yes.

There was no public comment.

Mr. Bergeron made the motion for the conceptual approval of the application with the proviso that the staff report be adopted with all details to be finalized at the staff level. Ms. Steward seconded the motion, and the motion passed unanimously.

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**229 Royal St: 24-28525-VCGEN**; John Rupley, applicant; 229 Royal Street LLC, owner;

Proposal to renovate building including the installation of a new first floor storefront, per application & materials received 09/18/2024.

<https://onestopapp.nola.gov/PrmtView.aspx?ref=4BA0WT#>

Mr. Albrecht read the staff report with Mr. Rupley present on behalf of the application. Mr. Rupley stated that he was there representing a potential buyer for the building, and they wanted to get the building operable asap. Mr. Fifield asked Mr. Rupley how/ where he would have the columns made. Mr. Rupley stated, "we will just go to an ironsmith." Mr. Fifield stated "so... no plan." Mr. Block went on to say that he believed this to be a more conceptual application, but he did think Mr. Fifield's question was valid. Mr. Fifield stated that the big question was if the ARC should allow the first floor to return to a more original representation while the top drifted. Mr. Bergeron asked if the prospective buyer just needed info? Mr. Block stated that if this was to be allowed, the details must be accurate with correct historic materials.

There was no public comment.

Mr. Rupley commented that the potential buyer may want to redo the second floor at some point. Ms. Steward asked if there was a reason to restore it back and Mr. Rupley stated they were open to other options.

Mr. Bergeron made the motion for the conceptual approval of the proposal to restore the first floor with details at staff. Mr. Fifield asked for the motion to be amended to state, "details to return to ARC." Mr. Bergeron agreed with the amended motion. Ms. Steward seconded the amended motion, and the motion passed unanimously.

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## Appeals and Violations

**622 Pirate's Aly: 24-17158-VCGEN**; Elvis, applicant; Rumberos LLC, owner; Proposal to replace roof, per application & materials received 06/03/2024 & 09/24/2024, respectively.

**622 Pirate's Aly: 23-34899-VCGEN**; Loretta Harmon, applicant; Rumberos LLC, owner; Proposal to rebuild unpermitted rooftop deck, per application & materials received per application & materials received 12/21/2023 & 09/24/2024, respectively. [Notices of Violation sent 12/05/2011, 03/05/2014, 01/16/2015, 08/24/2017, 06/27/2019 & 11/9/2021]

<https://onestopapp.nola.gov/PrmtView.aspx?ref=5LZ40Z>

Ms. Harmon was present on behalf of 23-34899-VCGEN, stating that she had only been hired to deal with the deck, and that all other work was being handled by the contractor, Ed Jones, who was coordinating with the engineer and SFM. She stated that she did not do the drawings for the roof submittal. Mr. Fifield asked if this was the only entrance for the unit; Ms. Harmon responded no, there was an interior entrance, and she had not been asked to deal with the stair, which was fine but might have open risers. Mr. Fifield asked staff if they knew what the intent was with the TPO. Ms. Vogt stated that the roof proposal was unclear, particularly in how it related to the roof deck. She added that the roof application also needed a design professional and was structural. Ms. Bourgonne stated that the roof deck needed to be removed or at least pulled back in order to fix the roof.

Mr. Fifield stated that if the VCC agreed to modified the deck, wouldn't that be considered tacit approval for retention? Ms. Vogt responded yes, that that was the concern, and that it would have to be approved by the

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Commission. Mr. Fifield stated that if there were egress concerns, the building should be sprinkled. He wanted the record to reflect that the roof deck was holding the rest of the building hostage and making the situation worse. He added that if they removed the deck, they could easily repair the roof at staff level, and that Committee was only needed because of the roof deck complicating the details. Mr. Block stated that the Committee needed a complete proposal to fix the roof and a compelling argument to retain the deck, which had not been provided.

There was no public comment.

Mr. Bergeron moved to **defer** both applications, noting that replacement of the roof with typical details was approvable at staff level, and that the applicant should work with staff to remove the deck and repair the roof with the utmost urgency. Ms. Steward seconded the motion, which passed unanimously. Ms. Harmon stated that she would discuss the options and her involvement as design professional with the owners.

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**411 Bourbon St: 24-17351-VCGEN**; Forster Michael, applicant; Cajun 411 LLC, owner;

Proposal to address violations at the main building and service building, per application & materials received 06/04/2024. **[Notices of Violation sent 06/12/2019, 12/09/2020]**

<https://onestopapp.nola.gov/PrmtView.aspx?ref=3TTN3W#>

Mr. Albrecht read the staff report with Mr. Forster present on behalf of the application. Mr. Forster began discussing the various violations. Mr. Bergeron asked which items in the staff report was Mr. Forster unwilling to work with the staff in resolving. Mr. Forster stated that he was willing to work with staff on all of them and continued discussing the various violations. Once Mr. Forster mentioned the mechanical equipment located on the roof of the rear building and the proposal to add screening on the roof for that equipment, Mr. Block reminded the Committee that when this project was originally reviewed proposals to install equipment on the roof of the rear building were consistently denied with the approved plans showing the equipment in the courtyard.

Mr. Forster continued discussing the various violations and got to the installation of the sprinkler system installed on the exterior of the rear building, stating that a sprinkler system was installed to protect the rear building cooler and freezer and the State Fire Marshal required exterior sprinkler plumbing to be insulated from freeze. Mr. Fifield noted the responsibility of the architect of record or the owner to communicate with the VCC when things change with the plans. Mr. Block noted that he has never come across this anywhere else where an exterior sprinkler is installed for interior sprinkling which is then encased in 8" of insulation.

Mr. Fifield noted that this overall project and the main building addition were discussed endlessly and ultimately rejected before being overturned by the City Council without working out many of these details now in violation. Mr. Bergeron noted that this is a problem that was created and now we are trying to clean up and stated that this should be a cautionary tale to the City Council as a mess that is not the VCC's making.

There was no public comment.

Mr. Bergeron made a motion to defer the application for 2 weeks in order for the applicant to work with staff to determine a path forward. Ms. Steward seconded the motion, and the motion passed unanimously.

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**601 Chartres St: 24-20297-VCGEN**; John Rupley, applicant; Apasra Properties LLC, owner; Proposal to address longstanding demolition by neglect and work without permit violations, including structural repairs, per application & materials received 07/02/2024 & 07/03/2024, respectively. **[Notices of Violation sent 07/06/2012, 11/18/2013, 05/16/2014, 10/02/2017, 11/09/2018, 06/11/2019, 08/09/2019, 09/06/2019, 12/15/2019, 12/14/2020, 06/30/2021, 09/27/2021, 04/28/2022, & 11/07/2023. STOP WORK ORDERS posted 08/09/2019 & 08/21/2019]**

<https://onestopapp.nola.gov/PrmtView.aspx?ref=PBW154>

Ms. Vogt read the staff report with Mr. Rupley present on behalf of the application. Mr. Fifield asked if the intention was to open the radius arch and produce millwork drawings to show the exact size and shape; Mr. Rupley responded yes. Mr. Bergeron stated that he had no additional comments as long as the millwork would match the opening.

There was no public comment.

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Mr. Bergeron moved for **conceptual approval**, forwarding a positive recommendation to the full Commission for the rooftop platform. Ms. Steward seconded the motion, which passed unanimously.

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**403 Royal St: 24-26526-VCGEN**; Cangelosi, Jr Robert, applicant; Cloud Ninellc Royal, owner; Proposal to repair dormers and replace missing finials, per application & materials received 08/27/2024 & 09/18/2024, respectively. **[Notices of Violation sent 03/03/2008, 12/30/2013, 10/11/2016, 10/19/2021 & 10/25/2022]**  
<https://onestopapp.nola.gov/PrmtView.aspx?ref=350JY1>

Ms. Vogt read the staff report with Mr. Cangelosi present on behalf of the application. He stated that he had initially only been hired to design the replacement finials, which had been marble. He explained he was proposing a polycarbonate globe due to weight concerns. He added that he had not been retained to address the full scope of violations, noting that the dormer on the Conti side was very atypical. Mr. Cangelosi added that they had wanted to coordinate the installation of the replacement finials with the roof work and that Abry Brothers was handling the framing. Ms. Vogt noted that the roof permit had expired and that the drawings needed to coordinate if the work was to be phased, which Mr. Cangelosi stated he would relay to the owner. Mr. Fifield stated that he hoped the scope of work would expand.

There was no public comment.

Mr. Bergeron moved for **conceptual approval** with sections, millwork and trim profiles to be submitted to staff for final review, and for the application to be forwarded to the full Commission with a **positive recommendation**. Ms. Steward seconded the motion, which passed unanimously.

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**1238 Dauphine St: 24-27984-VCGEN**; Prometheus Development Inc, applicant; Earl Gerard Schmit, owner; Appeal to retain rooftop mounted HVAC equipment, per application & materials received 09/11/2024. **[Notices of Violation sent 02/17/2010, 08/01/2014, 07/19/2017, 12/17/2020]**  
<https://onestopapp.nola.gov/PrmtView.aspx?ref=GMQWS1>

The item was deferred at staff's request prior to the meeting,

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

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**1240 Dauphine St, 840 Barracks St: 24-27986-VCGEN**; Prometheus Development Inc, applicant; American Health Care Systems Inc, owner; Appeal to retain unpermitted HVAC equipment, roof modifications, plumbing, and door crossing the property line to 1238 Dauphine, per application & materials received 09/11/2024. **[Notices of Violation sent 02/18/2010, 11/03/2011, 08/01/2014, 07/19/2017, & 12/17/2020]**  
<https://onestopapp.nola.gov/PrmtView.aspx?ref=UDT48W>

The item was deferred at staff's request prior to the meeting,

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

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**339 Bourbon St: 24-28032-VCGEN**; Loretta Harmon, applicant; 339 Bourbon Real Estate LLC, owner; Proposal to renovate building and correct violations including the installation of new dormer windows, per application & materials received 09/12/2024. **[Notices of Violation sent 09/24/2020, 03/25/2022, 03/20/2024]**  
<https://onestopapp.nola.gov/PrmtView.aspx?ref=3EN6LN#>

Mr. Albrecht read the staff report with Ms. Harmon present on behalf of the application. Mr. Bergeron asked if it was just a new sash or with frame. Ms. Harmon stated that she was unsure as it was currently covered in plywood but that they had presented a jamb detail just in case.

There was no public comment.

Mr. Bergeron made the motion to approve the new windows in the existing frames. Ms. Steward seconded the motion, and the motion passed unanimously.

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**800-10 N Rampart St: 24-29117-VCGEN**; John C Williams, applicant; 800 N Rampart LLC, owner; Proposal to address longstanding demolition by neglect and work without permit violations at 810 N. Rampart, and to enclose rear millwork openings, per application & materials received 09/24/2024. **[Notices of Violation sent**

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11/09/09, 2/28/2014, 9/14/2015, 01/31/2017, 05/01/2019, 10/30/2020, 5/5/2021, 4/18/2022, 5/15/2024]

<https://onestopapp.nola.gov/PrmtView.aspx?ref=6HBEWF>

Ms. Vogt read the staff report with Mr. Williams and Ms. Lewis present on behalf of the application. Mr. Fifield asked about the purlin spacing. Mr. Williams stated that he would be happy to revise. Mr. Bergeron stated that the building was yellow rated so he would be fine entertaining a proposal to re-space the purlins or add new small metal members. He instructed the applicant to work with staff.

There was no public comment.

Mr. Bergeron moved to **conceptually approve** the proposed work with details to be handled at staff level. Ms. Steward seconded the motion, which passed unanimously.

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Next AC Date: Tuesday, October 22, 2024

At approximately 2:31 PM, Mrs. Steward moved to adjourn the meeting. Mr. Bergeron seconded the motion, which passed unanimously.