

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, November 12, 2024– 1:00 PM**

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

**Committee Members Absent:**

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

**Staff Absent:** Marguerite Roberts, Senior Inspector; Erin Vogt, Principal Plans Examiner; Noah Epstein, Inspector

**Others Present:** Nakeila Polk, Michael Forster, Jonathan Valz, Jerimiah Johnson, Maddie Charleston,

At the Tuesday, November 12, 2024, meeting, the following items may be discussed.

Minutes

Old Business

**240 Royal St: 24-31391-VCGEN**; Verges Rome Architects, applicant; Sissy's Royal Street Property LLC, owner;

Proposal to renovate building including installation of new rooftop mechanical equipment and a rooftop access hatch, per application & materials received 10/15/2024.

<https://onestopapp.nola.gov/PrmtView.aspx?ref=GDQG85#>

This application was heard at the end of the meeting.

Mr. Albrecht read the staff report. There was no one present on behalf of the application.

There was no public comment.

Mr. Bergeron made the motion for the conceptual approval of the new roof hatch with the proposal to be forwarded to the full Commission with a positive recommendation. Ms. Steward seconded the motion and the motion passed unanimously.

**500 Bourbon St: 24-31491-VCGEN**; Jeremiah Johnson, applicant; GMB Properties French QTR LLC, owner;

Proposal to renovate building including the installation of new rooftop mechanical equipment, in conjunction with a **change of use** from *residential/restaurant* to *standard restaurant*, per application & materials received 10/15/2024 & 1024/2024, respectively.

<https://onestopapp.nola.gov/PrmtView.aspx?ref=3DVYL1#>

Mr. Albrecht read the staff report with Mr. Johnson and Mr. Valz present on behalf of the application. Mr. Johnson stated that the section drawing was drawn incorrectly and that the roof in fact significantly slopes towards the courtyard. He went on to say that they could drop the steel down about 2', but he was hesitant to move the equipment towards the courtyard because if they did it

---

would require exposed ductwork. Mr. Johnson then stated that he could definitely get the profile lower and that the rack was so large as it was to house the units for the residential component not in this phase. Mr. Bergeron asked if the depth of the steel being proposed was based on a conversation with a structural engineer. Mr. Johnson replied that it was but that they could likely add some columns to reduce the size of the beam.

Mr. Fifield asked if the overall programming had changed, noting that it had previously been the entire building as entertainment. Mr. Johnson stated yes, they were keeping the residential units for tax credits. Mr. Fifield asked if they could do a physical mockup. Mr. Johnson stated yes.

There was no public comment.

Mr. Bergeron made the motion for the conceptual approval of the proposal with the applicant to work with staff on a mockup to verify sight lines and to lower the units. Ms. Steward seconded the motion and the motion passed unanimously.

---

### **Appeals and Violations**

---

**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 stated the following: we will replace the K-style gutters with half round, the awning is for retention, the cameras will be relocated to the underside of the balcony, trim- we want to keep, windows- we want to keep, door on rear building for cooler- replace with shutter to match. As for the rear HVAC, we can relocate the 2 units on the property line and propose screen for the one in the middle. As for the sprinkler line, there is no physical space inside to relocate it. We were told we could take the insulation off, but this could become a problem later with the fire marshal. The wires and conduits, we will paint to match the adjacent surface.

There was no public comment.

Mr. Bergeron asked if the door for the rear cooler was still wider than it should be. Mr. Block stated yes. Mr. Fifield asked why the mechanical was not installed on the ground per the original approval noting that it was pretty egregious that it was installed on the roof. Mr. Forster stated that the original location blocked the walkway between the kitchen and cooler. Mr. Block commented that the property owner needs to know that everything on the exterior needs VCC review.

Mr. Bergeron moved on to the sprinkler line and stated, "we can't advise them to do something illegal." Mr. Fifield stated, "I think we can approve some things, but others will require more thought." Mr. Bergeron stated that he believed the "damage had been done to the windows." Mr. Fifield stated for the record "this Committee and the Commission have worked with the applicant to resolve all issues and we have been flexible."

Mr. Bergeron made the motion to approve the proposed remedies and retentions with the exception of the sprinkler and the rear roof mechanical equipment with the applicant to get a structural engineer's report for the rear roof and to find a solution with staff. Ms. Steward seconded the motion, and the motion passed unanimously.

---

At approximately 1:41 PM Ms. Steward made the motion to adjourn the meeting. Mr. Bergeron seconded the motion, and the motion passed unanimously.

Next AC Date: Tuesday, November 26, 2024