

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 11, 2025– 1:00 PM**

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

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

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

**Others Present:** Patrick Rownd, Heather Cooper, Mark Heck, Daniel Winkert, Jonathan Marcantel, Casey Guidry, Jason Richards, Gary Krasnow, Myles Martin, Patrick Rownd

## MINUTES

### Old Business

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**518 Governor Nicholls St: 23-27608-VCGEN;** Heather Cooper, applicant; 801 Patterson Owner LLC, owner; Proposal to install new exterior mechanical equipment in conjunction with ongoing renovation work, per application & materials received 10/09/2023 & 02/18/2025.

<https://onestopapp.nola.gov/PrmtView.aspx?ref=B11JXF#>

Mr. Albrecht read the staff report with Ms. Cooper present on behalf of the application. Ms. Cooper noted that the top floor line sets would be too long if that unit was located with the others. She continued that they want to keep the lines on the exterior for maintenance but that they could be enclosed in stucco.

There was no public comment.

Mr. Bergeron made the motion to conceptually approve the proposal with the applicant to provide clarifying information on line sets and routing with all details to be worked out at the staff level. Ms. Steward seconded the motion, and the motion passed unanimously.

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**524 Governor Nicholls St: 23-27634-VCGEN;** Heather Cooper, applicant; Riverlake N O Properties LLC, 801 Patterson Owner LLC, owner;

Proposal to install new exterior mechanical equipment in conjunction with ongoing renovation work, per application & materials received 10/09/2023 & 02/18/2025.

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

Mr. Albrecht read the staff report with Ms. Cooper present on behalf of the application.

There was no public comment.

Mr. Bergeron made the motion to conceptually approve the proposal with the applicant to provide clarifying information on line sets and routing with all details to be worked out at the staff level. Ms. Steward seconded the motion, and the motion passed unanimously.

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**525 Iberville St: 24-30373-VCGEN**; Studio Rise LLC, applicant; Mr Big Management LLC, owner; Proposal to modify previously approved plans including the installation of additional rooftop mechanical equipment, per application & materials received 10/04/2024 & 02/27/2025, respectively.  
<https://onestopapp.nola.gov/PrmtView.aspx?ref=6HJ45P#>

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

There was no public comment.

Mr. Bergeron made the motion to conceptually approve the proposal with all details to be finalized at the staff level. Ms. Steward seconded the motion and the motion passed unanimously.

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## New Business

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**531 Dauphine St: 24-00633-VCGEN**; Daniel Winkert, applicant; Hiller Et Al Pukof, owner; Proposal to construct new wood fence and gate across the front property line, per application & materials received 01/09/2024 & 02/14/2025, respectively.  
<https://onestopapp.nola.gov/PrmtView.aspx?ref=F1B1YS#>

Mr. Albrecht read the staff report with Mr. Winkert present on behalf of the application. Mr. Winkert stated that he was confused as they had applied for the fence some time ago, were told they needed a waiver and the CPC said no waiver was necessary. He went on to say that he was frustrated that now staff wanted a masonry fence. Mr. Block stated that the confusion was his doing, not staff. Mr. Fifield stated that the Architecture Committee had never seen any proposal and was here today to discuss the new wood fence and gate. Mr. Bergeon stated that wood implied side yard and that this was not a side yard. Mr. Fifield stated that they could approve a wood fence for temporary 12 months use or masonry if there was no devolvement for 12 months. Both Mr. Block and Ms. Bourgoigne objected to a temporary approval as the VCC has no mechanism for enforcing a 12-month approval.

There was no public comment.

Mr. Winkert asked if the fence would have to brick, or could it be CMU? Mr. Block stated either.

Mr. Bergeron made the motion to defer the application in order to allow the applicant time to work with the client on a revised proposal. Ms. Steward seconded the motion, and the motion passed unanimously.

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**827-29 Saint Philip St: 25-04510-VCGEN**; Cangelosi, Jr Robert, applicant; Gregory A Johnson, owner; Proposal to renovate both buildings and courtyard, including new millwork, pavers, and foundation vents, per application & materials received 02/12/2025.  
<https://onestopapp.nola.gov/PrmtView.aspx?ref=ZDU21H>

There was no one present on behalf of the application. Mr. Bergeron moved to **defer** the proposal until a representative could attend. Ms. Steward seconded the motion, which passed unanimously.

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**612-16 Bourbon St: 25-03754-VCGEN**; Gary Krasnow, applicant; Karno 613 Royal Real Estate LL, owner; Proposal to install new mechanical equipment, including hood vent, modify millwork, and demolish chimney, per application & materials received 02/05/2025.  
<https://onestopapp.nola.gov/PrmtView.aspx?ref=XBREZ>

Ms. Vogt read the staff report with Mr. Krasnow present on behalf of the application. Mr. Krasnow stated that the doors had been mislabeled and would remain operable, and would match those on the Bourbon elevation. He went on to say that they would provide all millwork details and that they would likely be replacing the roof as well. For clarification, he stated that he would provide sound data for the

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equipment, and noted that mechanical had not mentioned the vent proximity to the property line as being an issue. He agreed to screen the equipment and to work with staff on whatever they needed.

Mr. Bergeron asked how staff had determined the chimney was not historic. Ms. Vogt stated that it was in a very atypical location at the back corner of the property and that there was millwork framing in the wall behind it.

There was no public comment.

Mr. Bergeron moved to **conceptually approve** the proposal with revisions to be completed per the staff report and mechanical specs to be submitted for final review at staff level. Ms. Steward seconded the motion, which passed unanimously.

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**836-42 Esplanade Ave, 1322 Dauphine St: 25-03251-VCGEN**; West Studio, applicant; Soniat & Menish Enterprises, owner; Proposal to repair millwork, replace gate, and alter a window, per application & materials received 02/10/2025 & 02/26/2025, respectively.

<https://onestopapp.nola.gov/PrmtView.aspx?ref=ZC1V8W>

Ms. Vogt read the staff report with Mr. Richards present on behalf of the application. Mr. Richards stated that they would revise the gate details and that they agreed with the staff report.

There was no public comment.

Mr. Bergeron moved for **conceptual approval** of the proposal at staff level with revisions per the staff report. Ms. Steward seconded the motion, which passed unanimously.

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**1002 St. Peter St, 637-641 Burgundy: 25-05179-VCGEN**; Eric Sharp, applicant; Burgundy St Associates LLC, owner;

Proposal to replace unpermitted keypad gate hardware with new electronic hardware, per application and materials received 02/18/2025.

<https://onestopapp.nola.gov/PrmtView.aspx?ref=7XQ7LN#>

There was no one present on behalf of the application.

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

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**400 N Rampart St: 25-06280-VCGEN**; Albert Architecture, applicant; Start Corporation, owner;

Proposal to renovate building including the construction of a rooftop addition, per application & materials received 02/26/2025.

<https://onestopapp.nola.gov/PrmtView.aspx?ref=YQXP21#>

Mr. Albrecht read the staff report with Mr. Marcantel and Mr. Guidry present on behalf of the application. Mr. Marcantel noted that the note regarding the skylight was an error. Mr. Fifield asked if the exiting mechanical would sink down. Mr. Marcantel stated yes. Mr. Fifield was pleased with this answer and went on to compliment Mr. Marcantel on the design solution.

There was no public comment.

Mr. Bergeron made the motion to conceptually approve the proposal and forward it to the full Commission with a positive recommendation and to return to the Architecture Committee for final approval of construction documents. Ms. Steward seconded the motion, and the motion passed unanimously.

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## Appeals and Violations

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**740 Royal St: 24-34621-VCGEN**; Myles Martin, applicant; St Ann/Royal LLC, owner;  
Proposal to retain copper flashing cap in location of previously existing terra cotta tiles, per application  
& materials received 11/25/2024 & 02/25/2025, respectively.  
<https://onestopapp.nola.gov/PrmtView.aspx?ref=S65082#>

Mr. Albrecht read the staff report with Mr. Martin and Mr. Rownd present on behalf of the application.

There was no public comment.

Mr. Bergon stated that this is a unique condition and in an inconspicuous location that he was ok with the capping here. Mr. Bergon then made the motion to approve the retention of the copper flashing cap in this location. Ms. Steward seconded the motion, and the motion passed unanimously.

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Next AC Date:                    Tuesday, March 25, 2025

At approximately 2:00 PM Ms. Steward made the motion to adjourn the meeting. Mr. Bergeron seconded the motion, and the motion passed unanimously.