

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, April 22, 2025– 1:00 PM

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

Committee Members Absent:

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

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

Others Present: Katherine Harmon, John Rupley, Michael Ricks, Mike Stanton Sr., Mike Stanton Jr., Nick Stanton, Myles Martin, Troy Henry, Danieler Elliot, Keldrick Smoot, John Williams, Emile LeJeune, Katherine Harmon, Charles Neyrey, Gary Bettencourt

AGENDA

Old Business

1039 Burgundy St: 22-15634-VCGEN; John C Williams, applicant; Michael Katzenstein, owner; Proposal to install decorative gas lighting in courtyard, per applications & materials received between 05/27/2022 & 04/08/2025. **[STOP WORK ORDER posted 03/12/2025]**
<https://onestopapp.nola.gov/PrmtView.aspx?ref=1CRADJ>

Ms. Vogt read the staff report with Mr. Williams and Mr. LeJeune present on behalf of the application. Mr. LeJeune argued that the lights were not decorative. Mr. Williams stated that they could not be seen from the street. Mr. Bergeron asked staff if anything could be approved other than can lights; Ms. Vogt responded yes, but lights that attracted attention to themselves and not the architecture were discouraged in these locations.

There was no public comment.

Mr. Bergeron noted that the fixture would be a lot less decorative and anachronistic if it did not have the decorative top. Mr. Fifield asked if there was a simpler option; Ms. Steward stated that Bevolo could make them without the top. Mr. Albrecht stated that the “Modernist” flush mount could be what they were looking for.

Mr. Bergeron moved to **deny** the fixtures in the current proposal, but to recommend **conceptual approval** of a similar Bevolo fixture absent the decorative “top hat,” to be handled at staff level. Ms. Steward seconded the motion, which passed unanimously.

941 Saint Philip St: 24-16551-VCGEN; Loretta Harmon, applicant; Brendan King, owner; Proposal to modify approved lighting plan and roof structure, per application & materials received 05/28/2024 & 03/31/2025, 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. Vogt added that the gooseneck support for the light was likewise too decorative, and should be more restrained. Ms. Harmon stated that she agreed with staff’s comments regarding the roof. She explained that her clients really want traditional

Bevolo lighting for their French Quarter home, and that she would have to go back to them to discuss. Mr. Fifield stated for the record that the VCC has no issue with Bevolo fixtures, but that they should not be found in abundance. He added that if the owners needed more light, there are many ways to achieve this, but that these fixtures would not provide that. Ms. Vogt stated that staff was fine with the installation of two or three fixtures if they were simplified. She added that this building is not historic, but French Quarter revival. Ms. Bourgogne noted that the owners were surgeons and that they would likely need extra lighting for coming and going during dark hours.

There was no public comment.

Mr. Bergeron stated that staff's recommendation was reasonable. Ms. Harmon asked if they reduced the number to two or three and supplemented the light with Remcraft, would they need to return to the AC or could it be handled at staff? Mr. Fifield responded that it could be handled at staff.

Mr. Bergeron moved to **approve** the proposed revisions to the roof and to **defer** the lighting, with the applicant to revise the proposal based on today's discussion. He noted that if a revised proposal for decorative fixtures met the Guidelines, there would be no need for the applicant to return to the ARC. Ms. Steward seconded the motion, which passed unanimously.

742 Barracks St: 25-03253-VCGEN; Loretta Harmon, applicant; Michael A Skinner, owner;
Proposal to demolish existing garage structure and to construct new garage structure in the same footprint, per application & materials received 01/30/2025 & 04/02/2025, respectively.

<https://onestopapp.nola.gov/PrmtView.aspx?ref=FY1N3G#>

Mr. Albrecht read the staff report with Ms. Harmon present on behalf of the application. Mr. Fifield commented that the proposed design was "so restrained." Ms. Harmon stated that this was a garage building and she didn't want the garage to outshine the main building. Mr. Fifield replied that the existing garage structure has some details.

There was no public comment.

Mr. Bergeron made the motion for conceptual approval of the application with the applicant to work with staff on a revised exterior expression based on today's discussion. Ms. Steward seconded the motion and the motion passed unanimously.

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 made from aluminum and fiberglass, per application & materials received 09/18/2024 & 04/09/2025, respectively.

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

Mr. Albrecht read the staff report with Mr. Rupley and Mr. Ricks present on behalf of the application. Mr. Rupley noted that the proposal had originally featured cast iron columns but that they had a problem sourcing these materials. Mr. Ricks noted that the proposed columns are a GFRC product and not fiberglass. Ms. Steward noted that from the start of this application the VCC has emphasized the importance of material.

There was no public comment.

Mr. Bergeron made the motion to defer the application to allow the applicant time to further develop the proposal based on today's discussion. Ms. Steward seconded the motion, and the motion passed unanimously.

1025 Saint Louis St: 25-06583-VCGEN; Mike Stanton, applicant; Acadian Hospitalist Group LLC, owner;
Proposal to construct new in-ground swimming pool in the side yard, per application & materials received 03/01/2025 & 04/15/2025, respectively.

<https://onestopapp.nola.gov/PrmtView.aspx?ref=712S46#>

Mr. Albrecht read the staff report with Mr. Mike Stanton Sr., Mike Stanton Jr., and Nick Stanton present on behalf of the application as the pool contractors.

There was no public comment.

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

New Business

327 Bourbon St: 25-10838-VCGEN; Myles Martin, applicant; Karno 327 Bourbon Real Estate LLC, owner;

Proposal to install new tension cable guardrail behind existing historic railings, per application & materials received 04/08/2025 & 04/14/2025, respectively.

<https://onestopapp.nola.gov/PrmtView.aspx?ref=1JEUW0#>

Mr. Albrecht read the staff report with Mr. Martin present on behalf of the application. Mr. Martin confirmed that the additional metal on top of the second-floor railing would be to gain height.

There was no public comment.

Mr. Bergeron made the motion for the conceptual approval of the cable rail based on today's discussion with a mockup for color selection, and for the "regretful approval of the rear rail." Mr. Fifield asked that the motion stipulate that both be independent of the historic rails. Mr. Bergeron accepted the amendment to the motion. Ms. Steward seconded the motion, and the motion passed unanimously.

823 Decatur St: 25-10378-VCGEN; Kirk Fabacher, applicant; 823 Decatur LLC, owner;

Proposal to demolish existing historic "Tujague's" blade sign, per application & materials received 04/04/2025 & 04/07/2025, respectively.

<https://onestopapp.nola.gov/PrmtView.aspx?ref=LC4XBN#>

There was no one present on behalf of the application.

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

Appeals and Violations

924-926 Ursulines Ave: 21-30568-VCGEN; Lynnette Gordon, applicant; Maxie L Castilow, Upstate Investments LLC, owner;

Proposal to retain deviations from approved plans for renovated main building, per materials received 04/07/2025.

<https://onestopapp.nola.gov/PrmtView.aspx?ref=GWV7R1#>

Mr. Albrecht read the staff report with Mr. Henry, Ms. Elliot, and Mr. Smoot present on behalf of the application. There was a brief discussion regarding the arched top dormer window with Mr. Henry stating they restored the window that had been in there and planned to add fixed glass above. Mr. Fifield noted that the dormer windows were possibly the most important aspect of the proposal given the public visibility. Mr. Fifield stated that a large piece of glass above the dormer window would be out of character for the age of the building but suggested a wood panel might be a good middle ground.

Mr. Fifield shifted the conversation to the doors on the rear elevation of the main building, noting that the doors that had been installed are more like something you would see on the front door of a 1900s uptown house. Mr. Fifield suggested that with some imagination he could imagine someone enclosing that space and reusing old front doors in that location. Mr. Fifield noted that the proportions on the doors themselves read as a reproduction rather than a true historic door.

Mr. Fifield then asked about the door on the rear elevation at the stair landing. Ms. Bourgogne noted that this was an approved door location but not an approved door. Mr. Block noted his concern that it appeared there was a step up into the door, which is a code violation. Mr. Albrecht noted this was supposed to be a four-panel door. There was a brief discussion of adding a second landing to satisfy the code.

Mr. Henry stated he was willing to work with staff on the intercom. Mr. Fifield noted that there was a flashing

detail needed between the main roof and the rear metal roof.

There was no public comment.

Mr. Bergeron moved to adopt the staff recommendations with the exception of:

- Approved retention of two ground level rear doors
- The third rear door at the landing to be replaced with a more appropriate, simple door
- The rear dormer vent to be relocated
- A new flashing detail to be submitted for the rear slate roof to the overhang metal roof
- A revised proposal for the wood panel in the dormer
- Retention of the side French doors
- And, for all doors to be painted.

Ms. Steward seconded the motion, which passed unanimously.

924-926 Ursulines Ave: 22-33427-VCGEN;

Proposal to retain deviations from approved plans for renovated rear building, per materials received 04/07/2025.

<https://onestopapp.nola.gov/PrmtView.aspx?ref=MZMW5A#>

Mr. Albrecht read the staff report with Mr. Henry, Ms. Elliot, and Mr. Smoot present on behalf of the application. Mr. Fifield began the discussion with the changes to the balcony. Mr. Henry noted his desire to make this a “functional” property and that the balcony was less than 24” of walkway. Ms. Steward asked if this had been reviewed by Safety & Permits. Ms. Bourgogne noted that Safety & Permits approved the plans that the VCC had approved. Mr. Fifield noted that what had been done here was a substantial change to the historic fabric of the building. Mr. Fifield noted the importance of communication if needed changes are found and that he did not see any way that the Committee could approve these changes.

Mr. Block noted the importance of providing some direction for staff regarding possible compromise for the building. Mr. Fifield noted that he was confident that the staff could identify the things that are most important about the preservation of this building.

There was no public comment.

Mr Bergeron referenced slide 202 of the presentation and asked if the balcony had been completed reconstructed. Mr. Smoot stated that nothing changed going into the wall, they just sistered on to the existing material and extended it out. Mr. Bergeron suggested that the original material could be dimensioned to provide some evidence of the previously existing balcony width.

Mr. Bergeron moved to adopt the staff positions in the staff report and to defer the application to allow the applicant to work with staff to resolve the various items. Ms. Steward seconded the motion, which passed unanimously.

623 Saint Peter St: 24-12098-VCGEN; Khan Nasir, applicant; Nasir H Khan, owner; Appeal to retain work, installed without benefit of VCC review and approval, including doors and windows, and proposal to replace rear dependency railings, per application and materials received 04/25/2024 & 03/28/2025. **[Notices of Violation sent 02/21/2014, 03/09/2017, 06/19/2018, 05/23/2019, 11/18/2020, 11/23/2021 & 03/12/2024.]**

<https://onestopapp.nola.gov/PrmtView.aspx?ref=6LD0AS>

Mr. Martin requested deferral prior to the presentation of the staff report. Ms. Steward moved for **deferral**. Mr. Bergeron seconded the motion, which passed unanimously.

831-33 Dauphine St: 24-12654-VCGEN: Charles Neyrey, applicant; EV Pecunia LLC, owner; Appeal to retain metal parapet cap flashing, per application & materials received 04/29/2024 & 04/08/2025, respectively. **[Notice of Violation sent 02/01/2018]**

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

Ms. Vogt read the staff report with Mr. Neyrey present on behalf of the application. Mr. Neyrey stated that the

staff's recommendation was acceptable to the owners. Ms. Steward stated that this was a great compromise. Mr. Fifield noted that this approval would be temporary, which Mr. Neyrey acknowledged. Mr. Fifield asked if they would address the ridge tiles; Mr. Neyrey responded yes.

There was no public comment.

Mr. Bergeron moved for conceptual approval, with provisos consistent with the staff recommendation, noting that the owners were amenable to this plan. He instructed the applicant to work with staff on the details for the boot and ridge. Ms. Steward seconded the motion, which passed unanimously.

733 Toulouse St: 24-18798-VCGEN; Karen Bordes, applicant; Bourbon 2Louse LLC, owner; Appeal to retain work without permit, including millwork, metal cap flashing and HVAC equipment, and proposal to modify millwork, fence, and hardware, per application & materials received 06/18/2024 & 11/19/2024, respectively. **[Notices of Violation sent 12/26/2018 & 08/19/2019]**
<https://onestopapp.nola.gov/PrmtView.aspx?ref=C481DW>

Ms. Vogt read the staff report with Mr. Bettencourt present on behalf of the application. Mr. Bettencourt presented materials that had not been reviewed by staff in advance. Ms. Vogt noted that they were largely the same as the submittal the staff report was based on, and that drawings were still needed. Mr. Fifield stated that the Committee had to defer due to lack of information. He stated that the applicant needed to provide enough information to show what they were asking to retain, and that this was not sufficient for the Committee to decide if they agreed or disagreed. He added that annotated photos can help, but that drawings are needed. Mr. Bettencourt stated that he could not afford to hire a professional. Ms. Bourgogne stated that staff cannot do applicants' proposals for them. Ms. Vogt stated that additional context was especially important. Mr. Fifield stated that the Guidelines were clear on many of these items. Mr. Bergeron stated that plans, elevations and a site plan were all necessary.

Mr. Bergeron moved to **defer**, with staff to work with the applicant on a revised proposal sufficient for Committee review. Ms. Steward seconded the motion, which passed unanimously.

Other Business

Review of current recommended composition of mortar and stucco mix, including the possible use of fiberglass mesh.

This item was removed from the agenda prior to the meeting.

At approximately 3:06 PM Mr. Bergeron made the motion to adjourn the meeting. Ms. Steward seconded the motion, and the motion passed unanimously.