

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, July 29, 2025– 1:00 PM

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

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

Staff Absent: Bryan Block, Director; Marguerite Roberts, Senior Inspector; Noah Epstein, Inspector

Others Present: Nestor Peralta, Mackenzie Laxton, Cassidy Robin, John Williams, Kenneth Rafferty, Morgan Conner, Bryan Alexander, Marylane Carleton, Calvin Gallion, Aliyah Murrah, Nicole Webre

AGENDA

Old Business

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 & 07/22/2025, respectively.

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

Mr. Albrecht read the staff report with Mr. Williams and Ms. Conner present on behalf of the application. Ms. Conner stated that they were in the process of getting their name changed to be the applicant on the application and that they were also in the process of getting pricing and sourcing on the columns. Mr. Williams stated that they have sourced a fabricator for fiberglass and they would like to see how that works out. Mr. Williams noted that 700 Canal St. was approved and had installed fiberglass columns and that they were approved by NPS and SHPO. Ms. Bourgogne stated, “to be clear, staff is not recommending fiberglass.” Mr. Fifield asked Mr. Williams what the hardship would be for an alternative material. Mr. Williams stated, “no hardship, I am just more familiar with this material.” Ms. Steward asked why the fiberglass would be preferable. Mr. Williams stated, “why not?” Mr. Fifield stated that they had already been through this with the previous applicant and had rejected alternate materials. Mr. Bergeron told the applicant that the ARC had already discussed alternative materials like aluminum. He went on to say that fiberglass would not maintain authenticity and that in the context of a restoration, you should just restore it.

There was no public comment.

Mr. Bergeron stated, “noting the NPS looks to the VCC, I move to conceptually approve with metal columns, metal of your choice.” Ms. Steward seconded the motion, and the motion passed unanimously.

1014 Saint Philip St: 24-33384-VCGEN; John C Williams, applicant; Robert D Edmundson, owner;

Proposal to install new gas heater for conceptually approved small pool, per application & materials received 10/31/2024 & 07/15/2025, respectively.

<https://onestopapp.nola.gov/PrmtView.aspx?ref=A38XC1#>

Mr. Albrecht read the staff report with Mr. Williams and Ms. Connor present on behalf of the application. Ms. Bourgogne noted the extra complications of installing a gas line, including potential impacts to the neighboring building, as well as issues with venting, noting an electric heater would have far fewer complications. Mr.

Williams advocated for a gas heater noting that gas infrastructure already exists on the property, an electric alternative would require significant upgrades, and that the equipment would be minimally visible.

There was no public comment.

Mr. Bergeron noted his concern with the exhaust and the need to penetrate through the roof.

Mr. Bergeron made the motion to defer the proposed gas line/ heater to allow the applicant time to explore other options based on today's discussion. Ms. Steward seconded the motion and the motion passed unanimously.

239 Bourbon St: 25-18025-VCGEN; John C Williams, applicant; 241 Holdings LLC, owner;

Proposal to install new synthetic tongue and groove decking and new railing on roof of courtyard infill, per application & materials received 05/28/2025 & 07/09/2025, respectively.

<https://onestopapp.nola.gov/PrmtView.aspx?ref=0C05Z2#>

Mr. Albrecht read the staff report with Mr. Williams and Ms. Laxton present on behalf of the application. Ms. Laxton stated that aesthetically they preferred the iron rail and that was more similar to what was previously there.

Mr. Williams noted that a metal railing would be preferable. Ms. Steward asked if it was a maintenance concern. Mr. Fifield asked about the height of the railing relative to the height of the deck. Ms. Laxton noted that the metal rail as drawn extended 3' above the parapet. Ms. Laxton responded that she tried to match what was existing. Mr. Fifield suggested a metal rail that meets code; either a shorter metal rail on top of the parapet or set behind the parapet.

There was no public comment.

Ms. Steward suggested that a rail behind the parapet would be preferred. Mr. Bergeron agreed that a rail inboard of the parapet would be preferred. Mr. Fifield stated that the proposed use of Aeratis decking was consistent with Guidelines.

Mr. Bergeron made the motion to conceptually approve the synthetic decking and the new rail, with the new rail to be metal and 42" tall set inboard from the parapet wall. Ms. Steward seconded the motion and the motion passed unanimously.

New Business

534 Chartres St: 25-19134-VCGEN; Peralta Renovations, applicant; Rania MK LLC, Michael W Long, Sonya Lacombe, Charles Steinmuller, owner; Proposal to install new slate roof, per application & materials received 07/07/2025 & 07/23/2025, respectively.

<https://onestopapp.nola.gov/PrmtView.aspx?ref=K455FT>

Ms. Vogt read the staff report with Mr. Peralta present on behalf of the application. Ms. Steward asked how Mr. Peralta intended to remove the mastic; he responded that they would use a grinder to remove as much as possible. Ms. Steward replied that it was a better idea to leave the mastic in place. Mr. Peralta asked if the new material should be installed over the old mastic; Mr. Fifield responded that letting it stay in place would cause less damage. He stated that the proposal was otherwise good, including the seam gutter.

There was no public comment.

Mr. Peralta stated that they would replace the wood on the dormer and fully restore it. Ms. Vogt stated that full shop drawings would be needed from a millworker. Mr. Peralta added that the chimney caps would be redone.

Mr. Bergeron moved to **conceptually approve** the new slate roof with final details to be worked out at staff level based on today's discussion. Ms. Steward seconded the motion, which passed unanimously.

1010 Burgundy St: 25-19298-VCGEN; Bryan Alexander, applicant; Alexander Karen Porter, owner; Proposal to perform roof repairs throughout property, including balcony modifications, per application & materials received 06/25/2025 & 07/21/2025, respectively.

<https://onestopapp.nola.gov/PrmtView.aspx?ref=YA6747>

Ms. Vogt read the staff report with Mr. Alexander present on behalf of the application. Mr. Alexander stated that he was not an expert but agreed with staff's concerns. He added that water was coming in in three places in the building, and had already been leaking somewhat when the property was purchased, but it had degraded rapidly. He added that the roofer, Mr. Gossett, had emphasized that they were not 100% sure how they were going to need to approach the repair. Mr. Fifield asked if the fiberglass coating would be applied to the flat roof; Ms. Vogt responded that it would be applied to the balcony. Mr. Bergeron stated that a temporary peel and stick roof system could be applied while a permanent repair plan was developed. Mr. Fifield agreed, stating that the Committee could not approve a poured on fiberglass material and that details must be submitted that did not include that. Ms. Bourgogne stated that staff had a very good relationship with the roofer and was confident that a plan could be developed alongside them in the field. Mr. Bergeron asked if they would be removing the sheet metal from the balcony. Mr. Alexander stated that he believed the roofer had intended to apply the fiberglass over the balcony decking to replace the sheet metal.

There was no public comment.

Mr. Fifield acknowledged the level of urgency but stated that repairs needed to be within the Guidelines. Noting that staff has a good relationship with the roofer, Mr. Bergeron stated that he felt comfortable with conceptual approval of exploratory demolition, with the applicant to return to the Committee once a full plan was developed. Mr. Fifield asked if the only portion of the proposal outside the Guidelines was the fiberglass; Ms. Vogt responded that the proposal was conceptual but this had come up in discussion with the roofer. She added that all of the work, including the gutter, required Committee approval per the Guidelines. Mr. Bergeron stated that he wanted staff to monitor all stages of the work. Ms. Bourgogne noted that the Committee could deny use of the fiberglass coating and any issues that arose later could return to the Committee.

Mr. Bergeron moved for **conceptual approval** of the repairs without use of the fiberglass coating, noting that staff might require the submittal of architectural details once the existing conditions were excavated. He added that the TPO should be installed below the decking. Ms. Steward seconded the motion, which passed unanimously.

Mr. Bergeron also moved to forward a recommendation to the Commission to **downgrade** the building to Pink. Ms. Steward seconded the motion, which passed unanimously.

520 Saint Louis St: 25-20935-VCGEN; Alcebo Rene, applicant; Kurt E Schon, owner; Proposal to rebuild collapsed masonry cornice and perform related structural repairs, per application & materials received 07/11/2025 & 07/24/2025, respectively.

<https://onestopapp.nola.gov/PrmtView.aspx?ref=T7X60X>

Ms. Vogt read the staff report with Mr. Fabacher present on behalf of the application. Mr. Fabacher stated that the details had been recreated to be close to what it was before, but that the joists would no longer be embedded in the wall. Mr. Fifield agreed that it was a very unusual detail to bear the load on top, speculating that perhaps there had once been a parapet that had fallen off.

There was no public comment.

Ms. Bourgogne asked Mr. Fabacher if he would be providing construction administration. He responded that he did not believe he would be. Ms. Vogt emphasized that it was extremely important that the architect stay involved with the ongoing work.

Mr. Bergeron moved to **conceptually approve** the application with the proviso that a design professional be employed to oversee the rebuild and to keep staff apprised of the situation. Ms. Steward seconded the motion, which passed unanimously.

323 Dauphine St: 25-21367-VCGEN; Kenneth Rafferty, applicant; Grenoble House LTD, owner;

Proposal to replace existing paired doors at the primary entrance with new single leaf door, per application & materials received 07/15/2025.

<https://onestopapp.nola.gov/PrmtView.aspx?ref=QN1CT6#>

Mr. Albrecht read the staff report with Mr. Rafferty present on behalf of the application. Mr. Rafferty noted that the existing door was too narrow for functional use and that the proposed new door was based on the historic photo of the building. Mr. Fifield noted that the applicant needed to work with the millshop on the particular dimensions and details of the door.

There was no public comment.

Mr. Bergeron made the motion to conceptually approve the installation of a single leaf door with staff to review final details and shop drawings and to match the historic photo. Ms. Steward seconded the motion, and the motion passed unanimously.

Appeals and Violations

729 Conti St, 733 Conti St, 737 Conti St: 25-15495-VCGEN, 25-15499-VCGEN, 25-15501-VCGEN; John Lambertson, applicant; Proposal to perform structural repairs at rear balconies, per applications and materials submitted 05/20/2025 & 07/09/2025, respectively. **[Notices of Violation sent 07/26/2019 & 05/20/2022]**

<https://onestopapp.nola.gov/PrmtView.aspx?ref=BGB01M>

<https://onestopapp.nola.gov/PrmtView.aspx?ref=UBHYD8>

<https://onestopapp.nola.gov/PrmtView.aspx?ref=F8321D>

Ms. Vogt read the staff report with Mr. Gallion present on behalf of the application (Ms. Webre arrived during the discussion). Mr. Gallion acknowledged that there were more issues at the property that would be addressed in future, stating that the first phase would be to complete structural work and install decking to mitigate water intrusion issues. He stated that they would utilize the standard VCC details for the fascia and would address the buildings constructed without permit in the next phase. Mr. Bergeron stated that it was a positive development to have an architect involved, as the Committee had seen incomplete proposals for this project before and had reached an impasse without a design professional to respond to comment.

Mr. Fifield asked if a composite beam was being used; Mr. Gallion stated that he was not sure if it was needed, structurally. Ms. Webre stated that it could be changed if the Committee had a preference. Mr. Fifield asked if it would be sistered; Ms. Vogt stated that her understanding was that it would not be, as the engineer had said it would be replaced. Mr. Gallion added that that was his understanding from speaking with the engineer as well, but that he would confirm. Mr. Fifield stated that the drawing did not indicate this either way, and asked what staff's feelings were regarding the column. Ms. Vogt responded that, in theory, it shouldn't be necessary, and that staff's preference would be not to have it there at all, but that the balcony had been modified and so it was not clear if the column was now a structural member. Mr. Gallion stated that the intent was to have the columns, installing the rail in segments between.

There was no public comment.

Ms. Vogt asked the applicant if the decking had been installed; Ms. Webre stated that it was tarped because the water was coming in from all sides.

Mr. Bergeron moved for **conceptual approval** of the repairs with final review and approval at staff level following submittal of final revised documents, with the columns to remain only if needed, and with replacement joists to match existing in size, material and location. Ms. Steward seconded the motion, which passed unanimously.

930 Burgundy St: 25-20719-VCGEN; Erika Gates, applicant; Gwendolyn H Brown, owner; Appeal to retain louvered attic opening, fence, and HVAC screening installed without benefit of VCC review and approval, per application & materials received 07/09/2025. **[Notice of Violation sent 05/10/2018]**

<https://onestopapp.nola.gov/PrmtView.aspx?ref=CB6BBE>

Mr. Bergeron moved to defer the application to the August 12th hearing at the applicant's request. Ms. Steward seconded the motion, which passed unanimously.

At approximately 2:22 PM Mr. Bergeron moved to adjourn the meeting. Ms. Steward seconded the motion, which passed unanimously.