

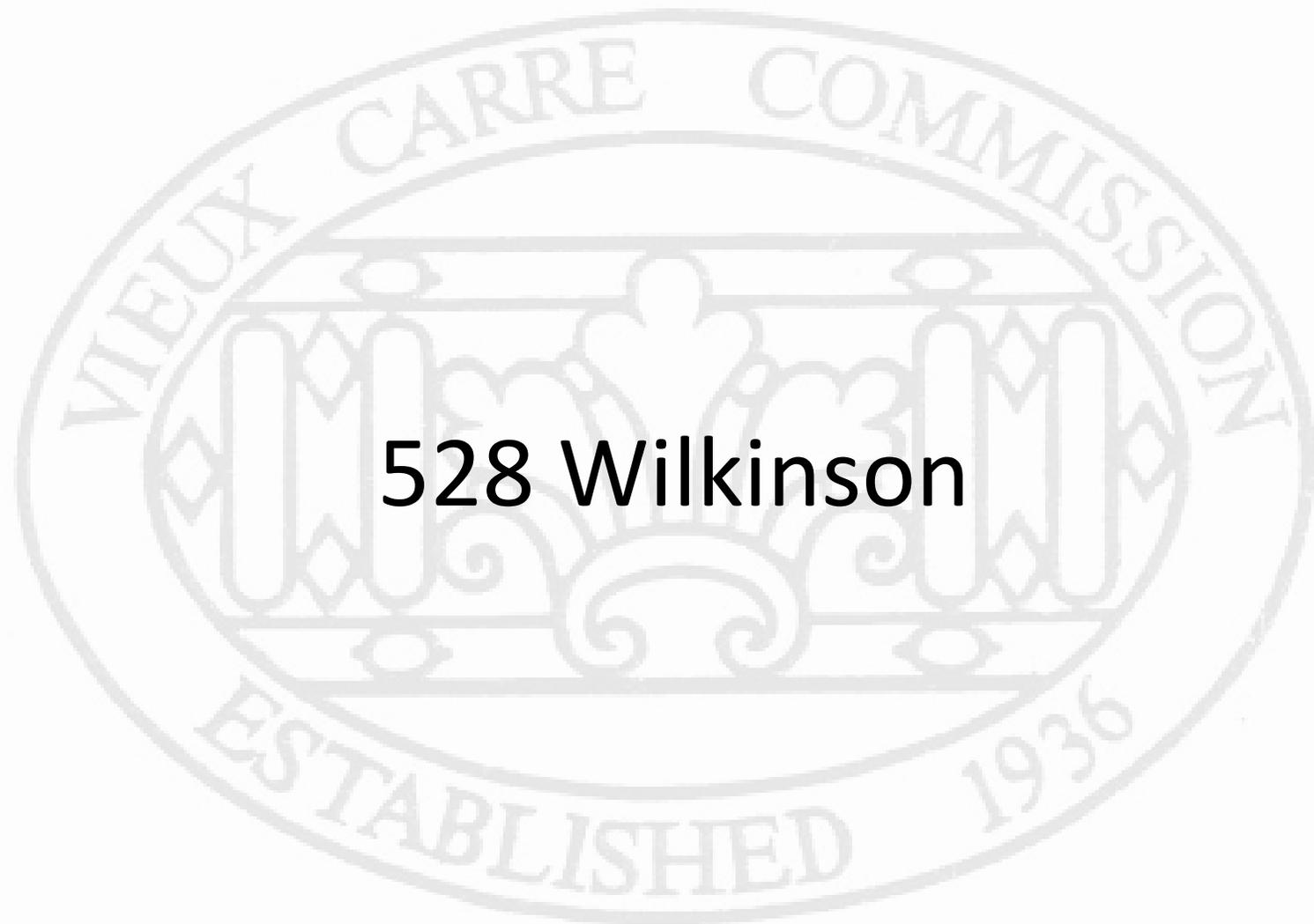


Vieux Carré Commission Architecture Committee Meeting

Tuesday, September 9, 2025



Old Business



528 Wilkinson

ADDRESS:	528 Wilkinson St	APPLICANT:	Zach Smith Consulting & Design
OWNER:	C 4 Holding LLC	SQUARE:	26
ZONING:	VCC-2	LOT SIZE:	3798 sq. ft.
USE:	Residential	OPEN SPACE:	
DENSITY:		REQUIRED:	1139 sq. ft.
ALLOWED:	7 units	EXISTING:	No change
EXISTING:	1 unit	PROPOSED:	No change
PROPOSED:	Unknown		

ARCHITECTURAL/HISTORICAL DESCRIPTION OF PROPERTY:

Main building: **Yellow**, contributes to the character of the district.

C. 1900 early 20th c. warehouse constructed by Jackson Brewery Co.

Architecture Committee Meeting of **09/09/2025**

DESCRIPTION OF APPLICATION: 09/09/2025
Permit #22-32145-VCGEN **Lead Staff: Erin Vogt**

Appeal to reissue permit for renovation of existing rooftop addition, including stair reconstruction and window replacement, per application received 10/24/2022 & materials stamped VCC approved 07/13/2023.

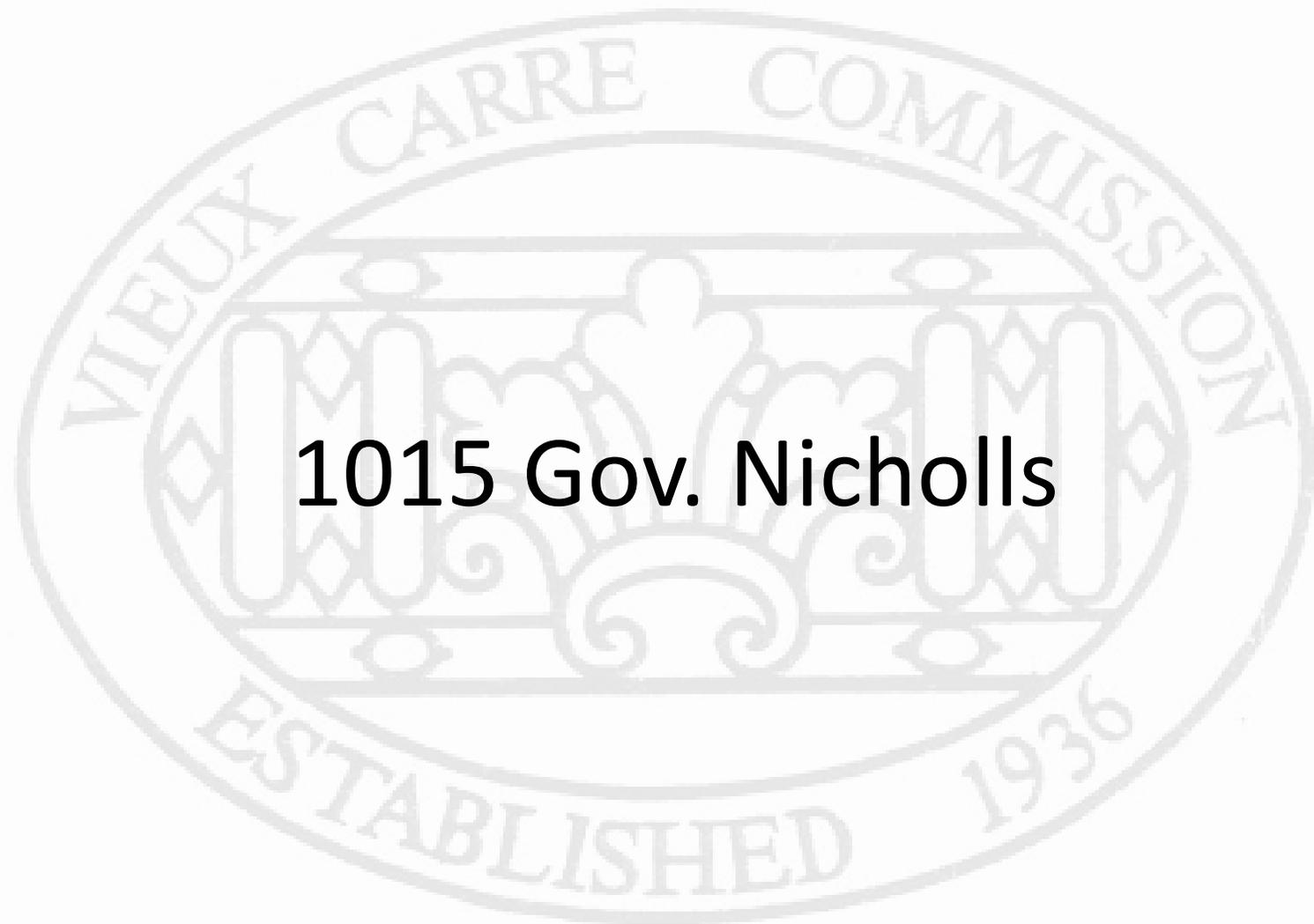
STAFF ANALYSIS & RECOMMENDATION: 09/09/2025

On 12/16/2022, staff issued a permit for repairs and modifications to the rooftop penthouse and main building roof, including replacement of the existing wood stair, installation of mechanical equipment, millwork replacement, and new railings. A change order was approved in 2023, allowing for new lighting and the installation of a metal spiral stair instead of reconstruction of the wood stair. All work was found approvable by the Committee, and Commission review was not required. The owner and applicant are requesting renewal of this permit, with no changes to the approved materials. Since it has been more than 12 months since the proposal was reviewed and approved by the Committee, re-review is required. Staff still finds the work **approvable** and consistent with the Design Guidelines, with all previous provisos (such as the requirement that the metal spiral stair be painted) to remain in effect.

ARCHITECTURAL COMMITTEE ACTION: 09/09/2025



New Business



1015 Gov. Nicholls

ADDRESS:	1015-17 Gov. Nicholls		
OWNER:	Jermaie J Gauthreaux, Reilly Bruce, Roberts Robin Ann, Ernest Fuhrmann, Dean E II Altenhofen		
ZONING:	VCR-1	APPLICANT:	Jeffrey Schello
USE:	Residential	SQUARE:	107
		LOT SIZE:	3260 sq. ft. (approx.)

ARCHITECTURAL/HISTORICAL DESCRIPTION OF PROPERTY:

Main building & service building: **Green**, of local architectural and/or historic significance.

A c. 1901-1902 double, 6-bay, frame, camelback cottage with a frame balustrade with spindles on the front porch and front gables, which are transitional between the Queen Anne and Classical Revival styles.

Architecture Committee Meeting of **09/09/2025**

<u>DESCRIPTION OF APPLICATION:</u>	09/09/2025
Permit #25-11805-VCGEN	Lead Staff: Erin Vogt

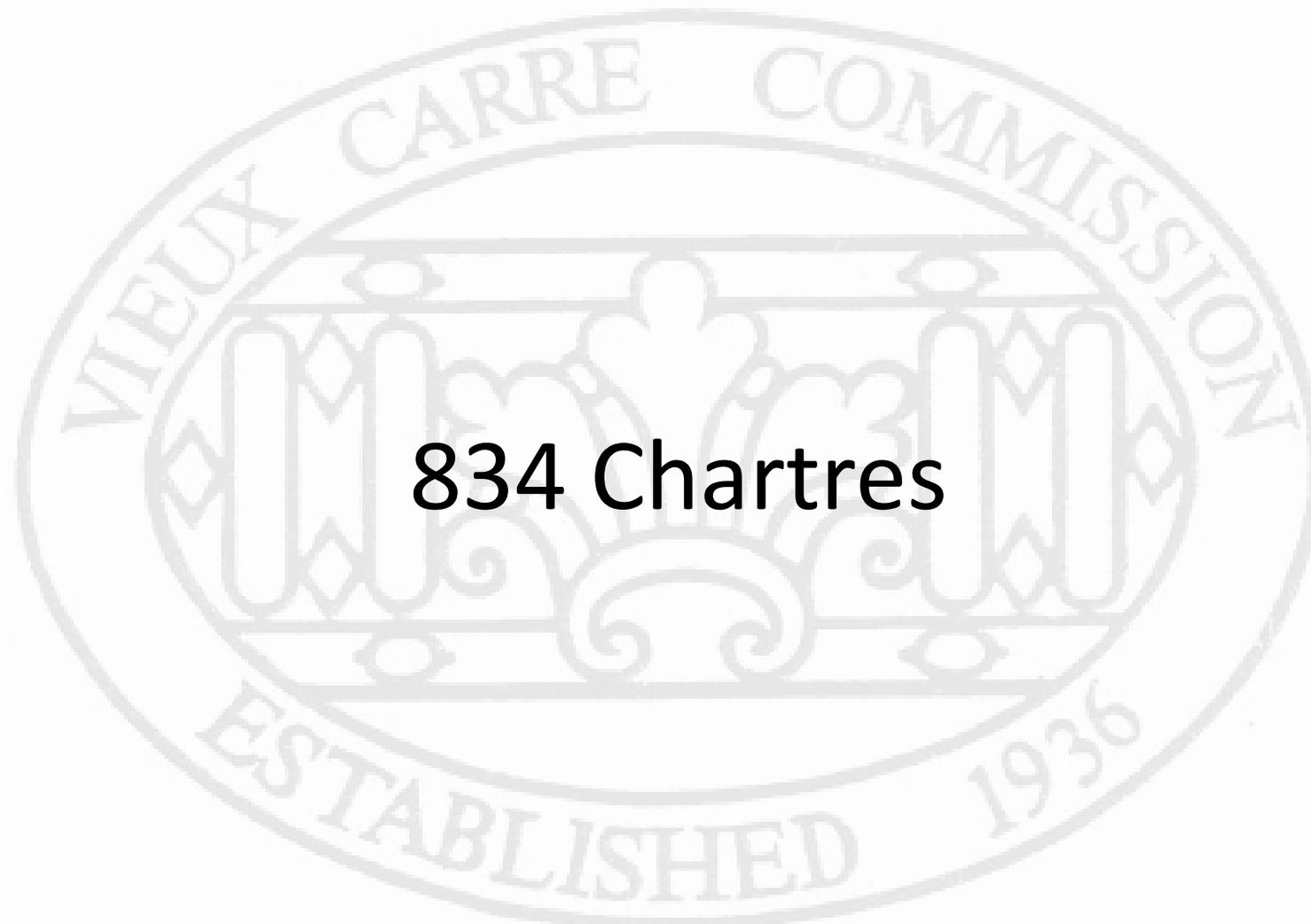
Proposal to perform structural repairs at front porch masonry, per application received 04/16/2025.

STAFF ANALYSIS & RECOMMENDATION: 09/09/2025

The applicant submitted a renovation (structural) application on OneStop on 04/16/2025, with no supporting documentation or materials. The only submittal received to date is a brief and vague scope of work and a few photographs, but an owner of the property stated to staff that the work by and large consists of repointing the masonry with no more significant intervention needed. Staff is concerned that the photographs appear to show twisting at the interior side of one of the brick piers, leading staff to question if there is a foundation issue at this pier and if there is a more substantial underlying structural concern. If the application is not structural and is limited to repointing, then the applicant should file a renovation (non-structural) permit, which can be issued at staff level. However, if the Committee shares staff’s concern that there may be an underlying foundational issue, an engineer’s report and stamped drawings are required, and the proposed remediation must be reviewed at the Committee level.

Since this property is a condo, a letter consenting to the proposed work must be signed by all owners and provided to staff prior to permit issuance, regardless of the permit type or level of review required.

ARCHITECTURAL COMMITTEE ACTION: 09/09/2025



834 Chartres

ADDRESS:	834 Chartres St.	APPLICANT:	
OWNER:	834 Chartres LLC	SQUARE:	22
ZONING:	VCC-1	LOT SIZE:	1,606 sq .ft.
USE:	Mixed Use		

ARCHITECTURAL / HISTORICAL DESCRIPTION OF PROPERTY

One in a series of six early row houses constructed in 1828 by architects Lemoine and Lambert (the first three on the downtown side for Simon Cucullu; the other three for Messrs. Roffignac and de la Croix). The original plan book drawing documents the appearance of this fine, early and intact block. The design included ground floor arched openings with fanlights and French doors; and on the upper floors, square-headed openings (French doors and transoms on the second floor; short, double-hung windows on the third); a continuous wrought iron balcony; a carved wooden cornice; and semi-circular dormers.

Rating: Green - of local architectural and/or historical importance.

Architecture Committee Meeting of **09/09/2025**

DESCRIPTION OF APPLICATION: 09/09/2025
Permit # 25-21413-VCGEN **Lead Staff: Nick Albrecht**

Proposal to replace three existing electric light fixtures with three new decorative gas fixtures, per application & materials received 07/15/2025.

STAFF ANALYSIS & RECOMMENDATION: 09/09/2025

There are currently three small electric can light fixtures that are approximately centered over the ground floor openings, consistent with the recommendations of the Guidelines. The applicant proposes to remove these three fixtures and to install new decorative gas fixtures in the same locations. The applicant notes that this arrangement is seen at the neighboring 828 Chartres, which is a sister building to 834 in the same row. The decorative fixtures at 834 Chartres were permitted in 2008.

Regarding decorative fixtures, the Guidelines state that the fixtures, “*should be compatible with the building in terms of its style, type, and period of construction, limited in number, located near a focal point of a building,*” etc. (VCC DG: 11-7)

The applicant also noted a possible alternative to have new can light fixtures above the first and third openings and a decorative fixture only above the center opening.

Staff does not find the proposed installation of three decorative fixtures to be objectionable, partially due to the existing three decorative fixtures at the sister building. Staff notes that gas fixtures produce significantly less light compared to electric fixtures and encourages the applicant to take this into consideration.

Overall, staff does not find the proposed installation of three decorative fixtures to be objectionable or against the Guidelines and recommends conceptual approval with any final details to be worked out at the staff level.

ARCHITECTURAL COMMITTEE ACTION: 09/09/2025



528 N. Rampart

ADDRESS:	528 N. Rampart		APPLICANT:	Brandon Landry
OWNERS:	James Gidlow, Brandon Landry, Kristi Emerson, Jane C Scheuerman, RX Holdings LLC			
ZONING:	VCC-2	SQUARE:	99	
USE:	Residential	LOT SIZE:	3,222 sq. ft.	

ARCHITECTURAL / HISTORICAL DESCRIPTION:

C. 1880 two-story Italianate building.

Main and rear buildings – Green

Architecture Committee Meeting of**09/09/2025****DESCRIPTION OF APPLICATION:**

09/09/2025

Permit # 25-24101-VCGEN**Lead Staff: Nick Albrecht**

Proposal to install new metal alcove security gate, per application & materials received 08/08/2025.

STAFF ANALYSIS & RECOMMENDATION:

09/09/2025

The owners of the condos located in this building have been struggling with individuals loitering or camping in the alcove and on the stoop. Staff is working with the applicant on staff approvable items such as lighting and security cameras that may offer some help to the current situation. The proposed security gate requires Architecture Committee review.

The Guidelines state that, “*an exterior metal grille is only permitted at a doorway with an exterior vestibule at least 18-inches in depth.*” (VCC DG: 07-19) When approved, these security gates should correspond to the opening behind them and be a simple barrier grille with no decoration.

The applicant submitted a photograph of an existing alcove gate found on Esplanade Ave. which features simple vertical side panels and a central gate that they propose to model the new gate from this example. In the example photograph, the building features a single entrance door with sidelights and the gate corresponds well to this arrangement. At 528 N. Rampart, the front entrance features a set of paired doors and no sidelights. Staff questions if the security gate should be designed to more closely match this paired door arrangement. That is, a set of paired gates with only an outer frame.

In addition to the proposed alcove gate, lighting, and security cameras, the applicant also inquired about the introduction of some hostile architectural elements. Specifically, something on the side walls of the stoops to discourage individuals from sitting on them. After some back and forth with staff, small pyramid shaped elements were discussed as a possible option. These would be painted to match the stoop. These types of deterrents are not specifically addressed in the current guidelines. Although the entire concept of “hostile architecture” may be generally discouraged, some small interventions may make sense in certain situations.

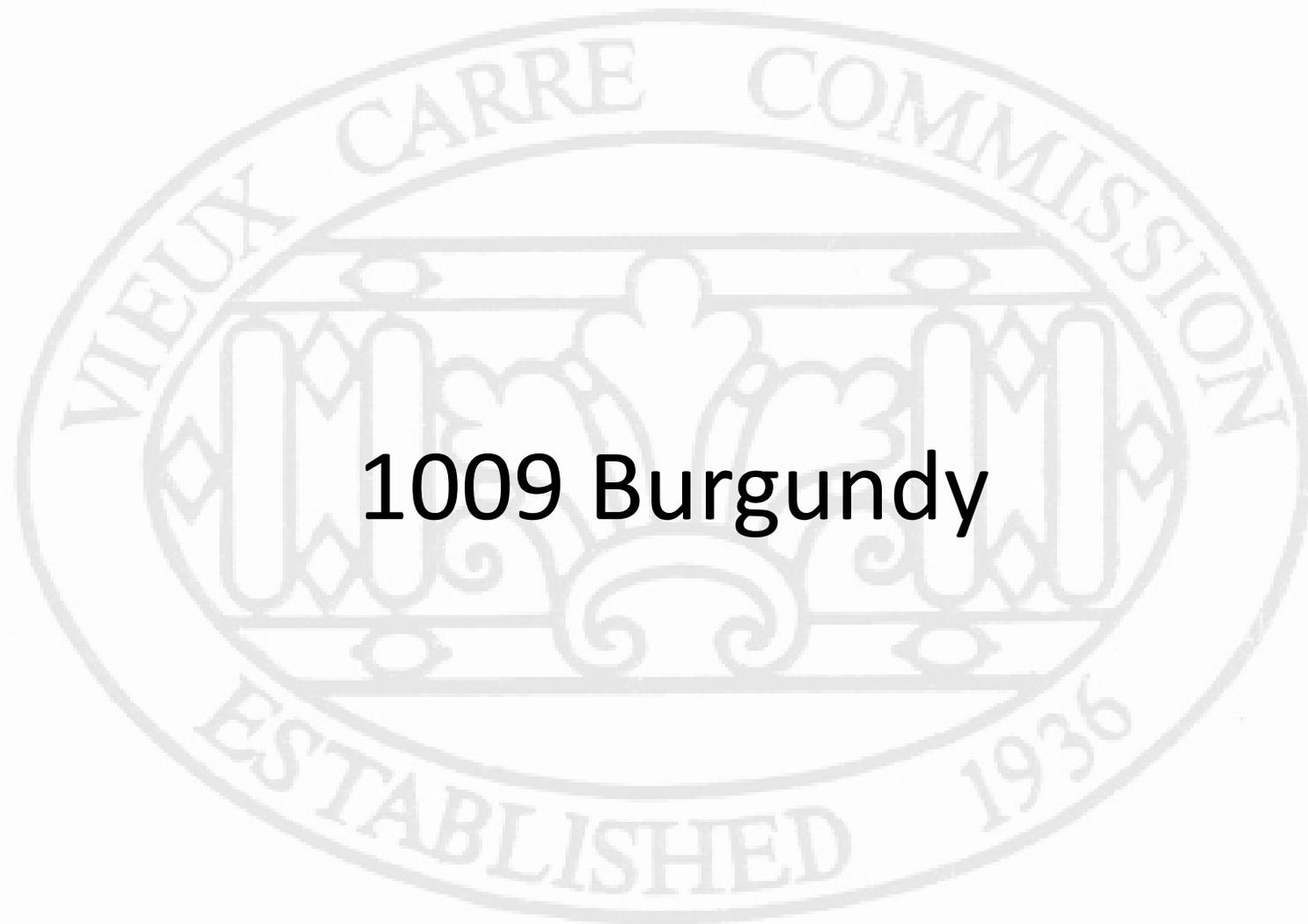
In summary, staff finds the concept of an alcove gate approvable in this situation but questions if a design more closely matched to the existing paired doors would be preferred. Staff requests commentary from the Committee regarding the concept of introducing some kind of sitting deterrent to the tops of the stoop sidewalls.

ARCHITECTURAL COMMITTEE ACTION:

09/09/2025



508 Burgundy
Applicant Requests Deferral



1009 Burgundy

ADDRESS:	1009 Burgundy	APPLICANT:	Michael Reid
OWNER:	Jeffery C Collins	SQUARE:	105
ZONING:	VCR-1	LOT SIZE:	4090 sq.ft.
USE:	Residential		

ARCHITECTURAL/HISTORICAL DESCRIPTION OF PROPERTY:

Rating:

<u>Main building</u>	Green: of Local Architectural or Historical Importance.
<u>Rear building</u>	Yellow: contributes to the character of the district.
<u>Link addition at rear of main building</u>	Brown: of no Architectural or Historical importance.

Constructed circa 1856, this masonry two-story townhouse is a late example of the Greek Revival style. It features a side-hall floor plan; square-headed, double-hung windows; side gables; and a recessed entrance with simple pilasters and entablature. Its covered balcony, fashioned in cast iron, is similar to ones seen on a number of buildings that date from the 1850s.

An unrated section of infill construction (ca 1990) currently links the main structure to the two story service building on the upriver side of the property. There appears to be a further unrated addition at the Rampart Street end of the service building.

Architecture Committee Meeting of **09/09/2025**

DESCRIPTION OF APPLICATION: 09/09/2025
Permit #25-26045-VCGEN **Lead Staff: Erin Vogt**

Proposal to install MEP lines in concealed raceway and to apply Siloxane sealant, per application & materials received 08/26/2025.

STAFF ANALYSIS & RECOMMENDATION: 09/09/2025

The applicant is proposing to perform repairs throughout the property, most of which can be handled at staff level. The following items require Committee review:

MEP lines:

There is a significant amount of conduit running from the side elevation of the main building, around the rear elevation between the first and second floors, continuing beneath the service ell balcony, the Brown rated addition balcony, shed, and courtyard wall. The submitted materials call for consolidation of these exposed surface lines, to be installed into a PVC raceway measuring 4" square (sized down where possible) and painted to match the adjacent surface. The materials provided do not indicate how the raceway will be secured to the wall; if the method of attachment is minimally invasive and the raceway properly sheds water, staff finds the proposal to be **conceptually approvable**.

Sealant:

The submitted materials call for "apply VCC approved caulking to gap between brick and jamb of all openings, verify approval of silane-siloxane sealers with Erin," and a spec sheet for "Sikagard SN-40 silane based reactive water repellent penetrating sealer" was provided. It appears to staff that this product is similar to siloxane sealants that have been approved by the Committee in limited applications, typically when the masonry is severely damaged. Staff cannot recall any similar proposals where it would be applied between masonry and millwork, similarly to caulk. Siloxane sealants are typically applied with a brush or sprayer and are absorbed by masonry rather than forming a seal or filling gaps in the same way as caulk. Staff seeks the guidance of the Committee regarding use of this product.

ARCHITECTURAL COMMITTEE ACTION: 09/09/2025



1141 Royal

ADDRESS:	1141 Royal, 702 Gov. Nicholls		
OWNER:	Al & Debbie Latham	APPLICANT:	Debbie Latham
ZONING:	VCR-2	SQUARE:	55
USE:	Residential	LOT SIZE:	2,743 sq. ft.

ARCHITECTURAL / HISTORICAL DESCRIPTION OF PROPERTY

Rating: **Main -Green**, of local architectural and/or historical significance.

Kitchen Addition – Brown, objectionable or of no Architectural or Historical Importance

Architects Co. Row building, which remains close to its original design with the exception of its non-original brick cornice.

Architecture Committee Meeting of

09/09/2025

DESCRIPTION OF APPLICATION:

09/09/2025

Permit # 25-26236-VCGEN

Lead Staff: Nick Albrecht

Proposal to install Aeratis synthetic decking at the balcony on the Gov. Nicholls elevation, per application received 08/28/2025.

STAFF ANALYSIS & RECOMMENDATION:

09/09/2025

The proposed use of synthetic decking is limited to the small balcony on the Gov. Nicholls elevation above a garage door. Although this property is divided into several condo units, the applicant has stated that this balcony is private and solely the responsibility of the owners of this condo.

The applicant is proposing to install a prefinished Aeratis tongue and groove board. Staff informed the applicant that the installation of synthetic decking is always required to be painted. Besides this question of painted in place vs. prefinished, staff finds the conditions present at this balcony consistent with others that have been typically approved. There may be a question of the span between the sleepers with the applicant stating they are currently 2' board to board. This span is likely within the limits of the Aeratis material, although it may affect the product's warranty at spans over 16". Staff strongly prefers installations that have no visual impact to the underside of the balcony and would prefer having any new installation of decking use the existing structure and layout.

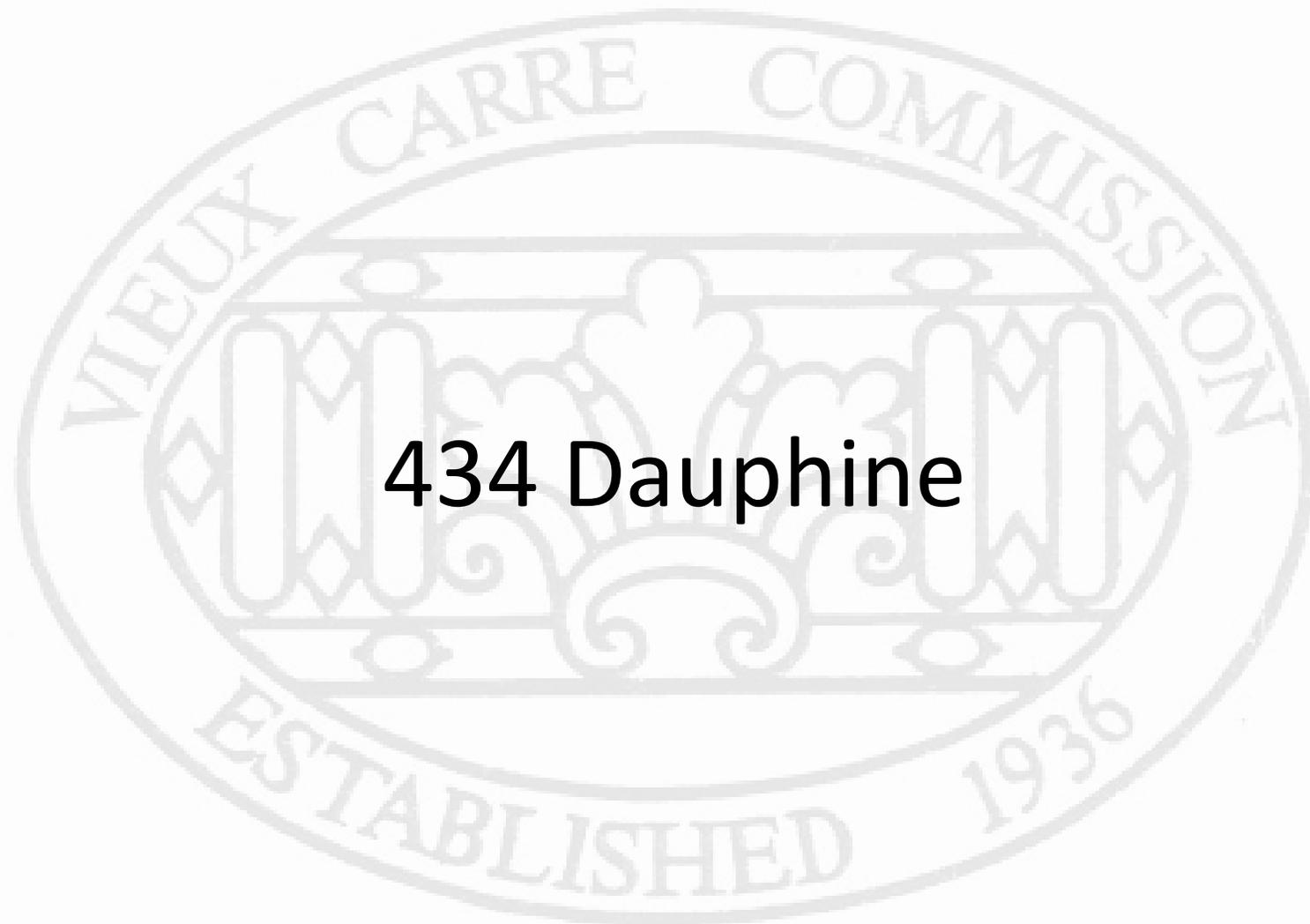
Staff recommends conceptual approval of the installation of synthetic decking provided that it be painted on all visible sides and that no changes to the structure of the balcony are needed.

ARCHITECTURAL COMMITTEE ACTION:

09/09/2025



Appeals & Violations



434 Dauphine

ADDRESS:	434-436 Dauphine	APPLICANT:	Christian Garris
OWNER:	Christian Garris	SQUARE:	70
ZONING:	VCC-2	LOT SIZE:	1,696 sq. ft.
USE:	Residential (vacant)		

ARCHITECTURAL / HISTORICAL DESCRIPTION OF PROPERTY

Green - or of local architectural and/or historical significance.

C. 1830 double four-bay masonry Creole cottage of 1 1/2 floors.

Architecture Committee Meeting of **09/09/2025**

<u>DESCRIPTION OF APPLICATION:</u>	09/09/2025
Permit # 24-20850-VCGEN	Lead Staff: Nick Albrecht
	Inspector: Marguerite Roberts

Proposal to retain stair at rear building modified without benefit of VCC review or approval, per application & materials received 07/09/2024 & 06/27/2025, respectively.

STAFF ANALYSIS & RECOMMENDATION: 09/09/2025

See Staff Analysis & Recommendation of 08/12/2025.

ARCHITECTURAL COMMITTEE ACTION: 09/09/2025

Architecture Committee Meeting of **08/12/2025**

<u>DESCRIPTION OF APPLICATION:</u>	08/12/2025
Permit # 24-20850-VCGEN	Lead Staff: Nick Albrecht
	Inspector: Marguerite Roberts

Proposal to retain stair at rear building modified without benefit of VCC review or approval, per application & materials received 07/09/2024 & 06/27/2025, respectively.

STAFF ANALYSIS & RECOMMENDATION: 08/12/2025

At the 02/27/2024 Architecture Committee meeting, a proposal to continue renovation work that had begun without benefit of VCC review or approval was reviewed and conceptually approved. In the staff report for that meeting, staff noted that the stairs for the rear building had been demolished without benefit of VCC review or approval. The report continued noting that the stairs would likely need to meet code when reconstructed and expressed concern with how extending the stairs may affect the site plan as there was currently less than 2' shown between the bottom of the stairs and the main building. Still, the plans approved by the VCC just showed the stairs reconstructed to match the previously existing conditions.

The applicant recently reached out to staff noting that the contractor went ahead and reconstructed the stairs to meet code. Rather than the previously existing 90 degree turn at a single landing, the reconstructed stairs complete an 180 degree turn with two smaller landings side by side. This configuration has the stairs meeting the ground directly in front of one of the ground floor door openings.

Exterior stairs for rear service buildings or service ells are often somewhat atypical as they are unlikely to have been original. The previously existing stair arrangement was likewise atypical as it nearly blocked access between the alleyway and the courtyard. The new stair will need to be properly detailed and finished but staff does not object to the retention of the new arrangement.

Staff recommends conceptual approval of the new stair arrangement with all final details to be resolved at the staff level.

ARCHITECTURAL COMMITTEE ACTION: 08/12/2025

There was no one present on behalf of the application.
 Ms. Steward made the motion to defer the application to allow time for applicant to attend the next hearing. Mr. Bergeron seconded the motion, and the motion passed unanimously.



235 Chartres

Architecture Committee Meeting of**07/15/2025****DESCRIPTION OF APPLICATION:**
Permit #25-16932-VCGEN

07/15/2025

Lead Staff: Erin Vogt

Proposal to install mechanical equipment, platform, and hood vent in conjunction with **change of use** from *retail* to *restaurant*, per application & materials received 06/30/2025.

STAFF ANALYSIS & RECOMMENDATION:

07/15/2025

This scope of work involves extensive mechanical equipment installation at the rear of the property, which has no open space. The first floor has long been enclosed with Brown-rated infill structure. However, during the course of this review, staff discovered that additional unpermitted work was completed on the rear of the building above the Brown rated rear addition, including a second-floor bathroom structure, and a third-floor mechanical platform, which spans between 235-37 Chartres and the separately-owned 608 Bienville. It is unclear if the owner of 608 Bienville is aware that this platform, which is under-structured and already holds several condensers, has been attached to their building.

The applicant proposes the following work:

At the second floor, a new inline fan is shown penetrating the Brown rated roof and unpermitted third floor mechanical platform. The ducting runs along the rear elevation and extends 40” above the roof eave, instead of being routed on the interior of the building and penetrating the main building roof. The Brown rated roof is shown holding the new kitchen hood make-up air fan. New and existing tankless gas water heaters are shown mounted to the side of 608 Bienville. On the third floor, a railing is shown at the unpermitted mechanical platform. Existing and new condensers are proposed for this platform, along with new outside air ducts, and a compressor to serve the interior stair.

Staff finds the work associated with the change of use to be extensive and detrimental, considering the limited exterior space at this property. A restaurant requires more exterior space for required mechanical equipment than this property can provide without relying on the use of the rear elevation and an illegal mechanical platform which is attached to a building that is not owned by or on the same property as 235-37 Chartres. No attachment details for the unpermitted platform have been provided for review, as well as no structural drawings, mechanical drawings, or equipment specs. The unpermitted platform and second floor bathroom addition must be documented and submitted for retention before any reviews proceed. It is unlikely that the platform can be retained, given its attachment to the neighboring property. A decorative rail (falsely giving the impression that part of this platform was once a balcony) cannot be approved; if the platform is later allowed to be retained, the rail must be a safety rail, only.

Staff notes that much of the work to build out the restaurant on the interior has already been done, and some of the exterior work also began without permit. Given the amount of information still needed, and the significant retentions (such as the platform) that will be required before any new work can be approved and permitted, staff recommends **deferral**, with the applicant to submit revisions and additional information as noted above. An easement and approval letter from the neighboring property owner will also be required.

ARCHITECTURAL COMMITTEE ACTION:

07/15/2025



632 Esplanade

ADDRESS:	632 Esplanade	APPLICANT:	Morgan Stadler
OWNER:	Begue House LLC	SQUARE:	52
ZONING:	VCR-2	LOT SIZE:	4,059 sq. ft.
USE:	Residential		

ARCHITECTURAL / HISTORICAL DESCRIPTION OF PROPERTY

Rating: **Green**, of local architectural and/or historical significance.

This and its neighbor at 634 Esplanade comprise a pair of fine French Second Empire versions of the American side-hall plan townhouse, which although so popular in the late 19th century, is quickly disappearing from New Orleans' architectural scene. The first constructed of this pair was #634, built in 1885 by Middlemiss and Murray for Mary Zaeringer; the second at #632 was built in 1886 by G.A. Thiesen for Mrs. Ellen Begue.

Architecture Committee Meeting of

09/09/2025

DESCRIPTION OF APPLICATION: **Permit # 25-23814-VCGEN**

09/09/2025

Lead Staff: Nick Albrecht
Inspector: Marguerite Roberts

Proposal to retain items constructed in deviation or missing from approved plans, per application & materials received 08/06/2025.

STAFF ANALYSIS & RECOMMENDATION:

09/09/2025

See Staff Analysis & Recommendation of 08/26/2025.

ARCHITECTURAL COMMITTEE ACTION:

09/09/2025

Architecture Committee Meeting of

08/26/2025

DESCRIPTION OF APPLICATION: **Permit # 25-23814-VCGEN**

08/26/2025

Lead Staff: Nick Albrecht
Inspector: Marguerite Roberts

Proposal to retain items constructed in deviation or missing from approved plans, per application & materials received 08/06/2025.

STAFF ANALYSIS & RECOMMENDATION:

08/26/2025

Staff recently completed a final inspection of extensive renovation work at this property. Overall, staff is very happy to see this building completely renovated and the quality of the work. However, a few items were noted during the final inspection that the applicant is seeking to retain and that require Architecture Committee review. These include railing post caps, an intercom system, decorative light fixtures, floodlight fixtures, and a reconstructed masonry property line wall.

Post Caps

Staff observed what appeared to be copper caps at every railing post throughout the property. The applicant provided additional information on these caps which showed they are actually copper plated plastic. Although the approved plans showed pyramid shaped tops on these posts, there were no call outs for these caps to be an alternative material and it was implied in the plans these would be treated wood like the rest of the handrail.

Staff recommends these caps be replaced with much more typical painted wood caps.

Intercom System

A small intercom system has been installed in the alcove next to the primary entrance door. Given the location well within the alcove and the relatively small size of the system, staff has no objection to the proposed retention.

Decorative Light Fixtures

The approved renovation plans did show decorative fixtures in a few locations with a note that the general contractor and plumber were to coordinate the exact height and placement of the fixtures with the owner. VCC staff added a note to the approved plans that the details on the exact fixtures and all exterior lighting

to be permitted separately. The final inspection showed that several decorative fixtures had been installed, some in locations not shown on the plans.

The applicant provided a cut sheet showing Bevolo flush mount governor fixtures. The installed fixtures appear to be very similar although they are not flush mounted and rather feature a small bracket. Staff observed a single fixture installed on the rear of the building adjacent to an entrance door, which is a location that was shown on the plans.

An additional decorative fixture was seen on the Chartres side of the building adjacent to another door. A decorative fixture was not shown on the plans in this location, although staff finds the location somewhat consistent with the Guidelines.

The plans did show two decorative fixtures at the second floor above this area. It did not appear that decorative fixtures were installed in these locations, leaving the total number of decorative fixtures on the property at two. Given the low number of fixtures and the locations adjacent to different apartment entrances, staff finds retention of the fixtures potentially approvable.

Floodlight Fixtures

In addition to the decorative fixtures, several floodlight fixtures have been installed throughout the property. These fixtures were not approved and are a two headed fixture that is generally not approvable. Further, the locations of the fixtures appear to be somewhat random and not locations that would be recommended by the Guidelines.

The approved plans did include some discrete emergency lighting that was to be recessed. If additional lighting is desired, staff recommends that the fixtures and locations be consistent with the lighting guidelines. Staff notes that lighting consistent with the guidelines is staff approvable and doesn't require Architecture Committee review.

Masonry Wall

The final item on note concerns a property line wall near the Royal and Barracks corner of the property. Prior to the renovation of this property, a wood seven board style fence was along this property line. Several months ago, the applicant reached out to staff asking about changing this to a brick wall to match the property line walls seen on either side of the wood fence. Staff informed the applicant that the VCC would have no objection to that work but because of the change in material, Architecture Committee review would be required. Additionally, information on the foundation of a masonry wall would need to be documented, both with VCC and more importantly, Safety & Permits.

At some point after this inquiry, staff followed up asking if the applicant was still interested in pursuing this change and staff was told that no work was being considered at this time. The final inspection revealed that the property line fence had been changed to a brick wall. As the wall appears to be appropriately detailed and an appropriate height, staff does not object to the concept of retention but reiterates that this construction needs to be properly reviewed and permitted by Safety & Permits.

Summary

In summary, staff again notes that the renovation of this property was badly needed and overall was very successful. Regarding the above items, staff recommends:

- Replacement of the copper coated plastic caps with painted wood caps
- Retention of the intercom system
- Retention of the decorative light fixtures
- Replacement of the floodlight fixtures with a lighting design consistent with the guidelines, and
- Conceptual approval of the retention of the masonry wall pending S&P review and approval

ARCHITECTURAL COMMITTEE ACTION:

08/26/2025

This item was deferred as there was no one present on behalf of the application. Ms. Steward made the motion to defer. Mr. Bergeron seconded the motion and the motion passed unanimously.