

# Vieux Carré Commission Architecture Committee Meeting

Tuesday, October 21, 2025



# Old Business



221 Royal

ADDRESS: 221 Royal Street  
 OWNER: The Henry AT Royal LLC      APPLICANT: Loretta Harmon  
 ZONING: VCC-2      SQUARE: 65  
 USE: Commercial      LOT SIZE: 3,834.9 sq. ft.

**ARCHITECTURAL/HISTORICAL DESCRIPTION OF PROPERTY:**

Main building: **Yellow**, contributes to the character of the District.  
Rear infill: **Brown**, detrimental, or of no architectural and/or historic significance

C. 1884 commercial structure.

**Architecture Committee Meeting of** **10/21/2025**

**DESCRIPTION OF APPLICATION:** 10/21/2025  
**Permit #25-12273-VCGEN** **Lead Staff: Erin Vogt**

Proposal to install new balconies, modify millwork, and renovate building in conjunction with a **change of use** from *art gallery/vacant* to *art gallery/residential (commercial)*, per application & materials received 04/22/2025 & 10/10/2025, respectively.

**STAFF ANALYSIS & RECOMMENDATION:** 10/21/2025

The applicant has returned with design development drawings for the renovation, as well as an engineer’s report, structural repair details, and a revised proposal to install balconies on the rear elevation. The items needing Committee review are as follows:

- Instead of a single balcony across the entire rear elevation at each floor, the revised proposal would install two (2) 5’-4” x 3’-0” balconies on each floor, leaving the center bay of openings unaltered but removing a significant amount of historic millwork in order to install doors to access the balcony. Not only are balconies still highly inappropriate on the rear elevation, but the increased number of balconies has a direct detrimental impact on the historic materials.
- An air curtain is shown in the floor plan at the first-floor gallery entrance. Specs must be provided, as well as a section showing that the unit will not be visible through the millwork.
- Notes throughout call for prefinished downspouts, gutters and flashing. Prefinished metals are generally not allowed; galvanized metal is approvable but must be painted to minimize visual impact.
- Two typical details have been submitted for crack repair. The first shows the helical ties laid in the mortar joint. The second shows walls joining at a corner, and the ties are drilled at an angle and then grout injected. The submitted plans appear to only call for repair on the rear elevation at the fourth floor. If the corner detail is not to be used, it should be removed from the set.
- Notes call for windows to be sealed. The Committee typically requires any millwork that will be fixed in place to be easily reversable so operability can be restored in future.
- A cornice repair detail calls for the standing seam metal on top of the cornice to be removed and replaced with galvanized. Staff requests that the cornice be thoroughly documented before work begins in case its condition is compromised and replacement becomes necessary.
- Aeratis decking is proposed at the new balconies and rear roof deck. Given the building’s Yellow rating and that the balconies are new, staff has no objection.
- Roof work consists of an elevator penthouse, roof hatch, eight (8) HVAC condensers, and a box gutter on the rear façade. Full flashing and venting details are needed for both the upper and lower roof, as well as drawings for the HVAC platform and equipment specs.
- Additional balcony and millwork details need further development at staff level but are largely conceptually approvable.

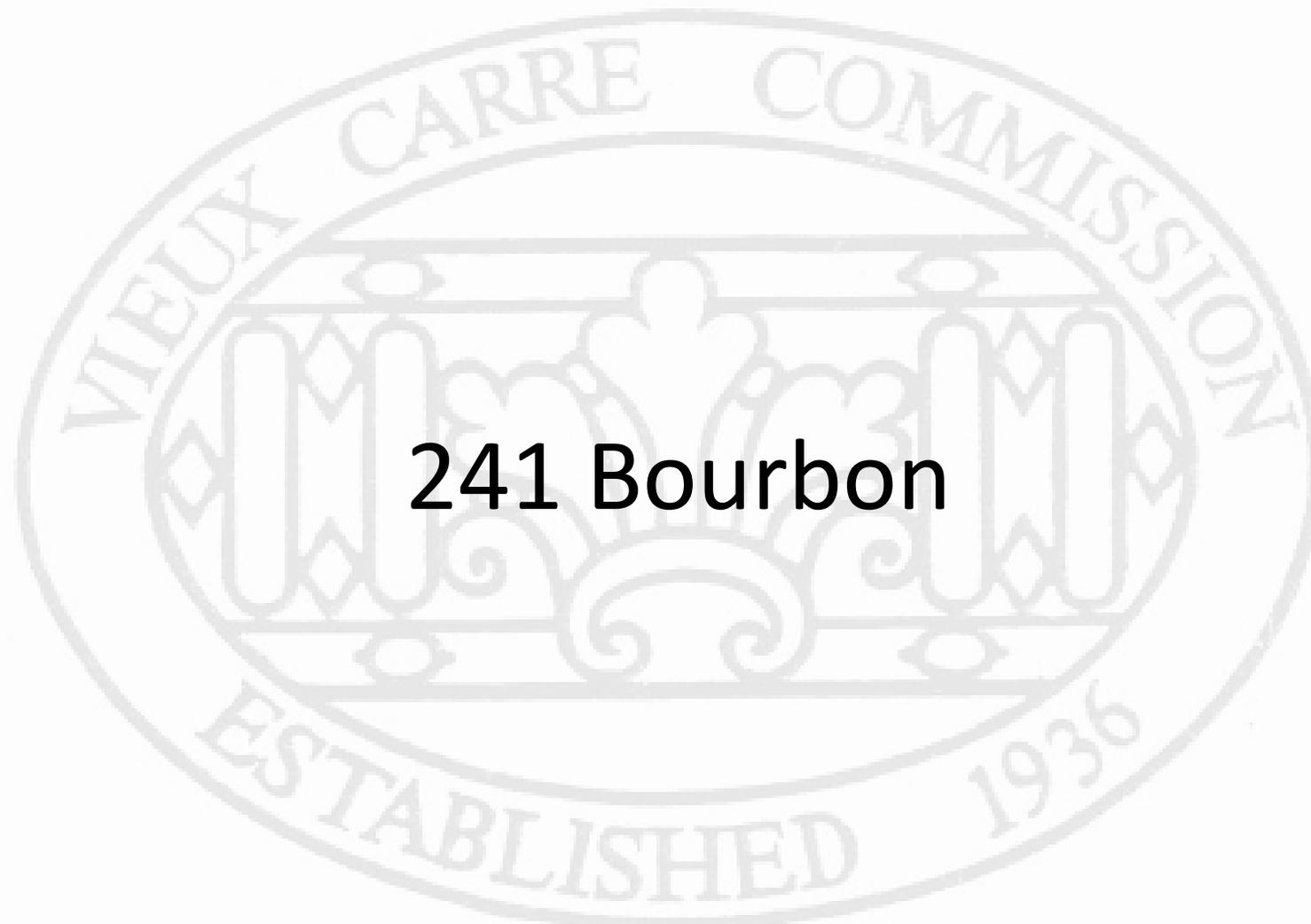
Staff finds the proposed work to be **conceptually approvable** overall, with the exception of the rear balconies, which are still highly inappropriate for a building of this age, type, and style. Staff is especially concerned with the precedent this would set, since this building is one in a row of six, and other owners could seek to copy this condition if it is approved.

**ARCHITECTURAL COMMITTEE ACTION:** 10/21/2025



622 Conti





**241 Bourbon**

ADDRESS:	235 - 41 Bourbon Street	APPLICANT:	John C. Williams
OWNER:	241 Holdings LLC	SQUARE:	68
ZONING:	VCE	LOT SIZE:	2725.3 sq. ft
USE:	Commercial		

**ARCHITECTURAL / HISTORICAL DESCRIPTION OF PROPERTY**

Rating: Main and service buildings: green: or of local architectural and/or historical importance.  
Courtyard infill: brown: objectionable, or of no architectural and/or historical importance.

A row of three Greek Revival buildings, constructed in 1843 by the builder Benjamin Howard. Constructed for residential use on the upper floors and commercial use on the ground floors, these simply detailed buildings have ground floor openings which were altered in the 20th century while being used as a restaurant.

**Architecture Committee Meeting of** **10/21/2025**

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<b><u>DESCRIPTION OF APPLICATION:</u></b>	10/21/2025
<b>Permit # 25-31399-VCGEN</b>	<b>Lead Staff: Nick Albrecht</b>
<b>Violation Case #25-11157-VCCNOP</b>	<b>Inspector: Marguerite Roberts</b>

Proposal to replace existing metal gate with new French doors and proposal to structurally reinforce ground floor openings with the installation of new steel members, per application & materials received 10/08/2025 & 10/16/2025, respectively.

**STAFF ANALYSIS & RECOMMENDATION:** 10/21/2025

There are two different components to the current proposal. The first is the proposed replacement of an existing round floor metal gate with new French doors. Staff has no objection to the replacement of the iron gate and finds the installation of new French doors and a transom window to match the adjacent openings to be an appropriate replacement. The plans indicate that this would be fused French doors to act as a single leaf and be used as an egress door.

The plans show this door swinging out but being installed at the interior plane of the wall, consistent with Guidelines. The existing gate is in-swinging. As this new door is proposed to be out-swinging, staff notes that if approved, this door would need to remain closed and should only be used for emergency egress.

The second component of the proposal is intense steel reinforcement of the ground floor. The current proposal shows the installation of vertical C12x25 steel columns at each jamb of the ground floor openings across the Bourbon St. elevation. These steel channels would support a header systems comprised of a 12” x 3” x ½” steel top plate and two W6x12 header beams with 3/8” stiffener plates. Holes would be drilled through the brick columns between the openings at four different heights in order to install 5/8” diameter threaded rods to bolt the steel column of one opening to the steel column of the adjacent openings. The columns are noted as being 3” wide and the clear opening from column to column is noted as being 4’2”, which matches the current clear opening. Although not noted on the plans, this implies that 3” of existing brick will be removed from each side of each opening in order to accommodate the installation of the new steel columns and maintain the existing opening width.

On the structural plans, in the plan view, the columns are shown as being flush with the exterior and interior walls. The architectural plans show the steel flush with the brick and then stuccoed over utilizing a stucco mesh corner bead. The steel would be covered by the door frame towards the inner plane of the wall. Although the submittal includes plans from a structural engineer, there is no accompanying report explaining why such a major structural intervention if needed.

Staff has major reservations about this highly intense structural intervention as well as the current state of this project overall. Staff questions the necessity of such a major structural intervention and suggests that if the brick between the columns has degraded to the point that they no longer adequately support the walls above that they should be repaired or rebuilt in kind. Staff also questions why this structural component is only being addressed now when this project has been in review in one form or another for the past three years.

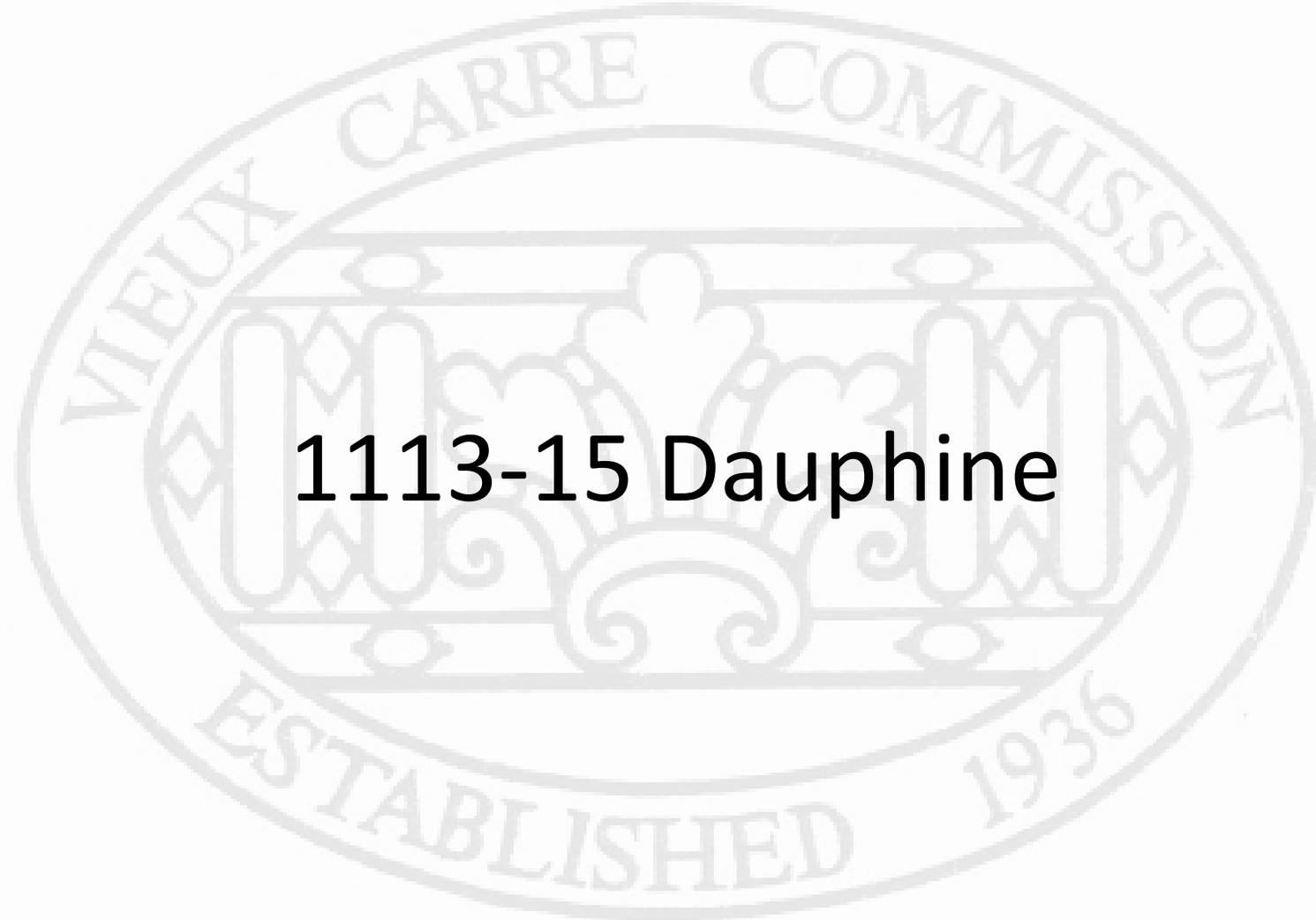
Staff also has concerns regarding the overall intention of the building’s operator. A recent site visit on 10/08/2025 found that work was not proceeding according to plans and resulted in the posting of a Stop Work Order. Some specifics include the ground floor openings being modified in ways that are inconsistent with the approved plans. It appears the wider short opening was raised to the height of the adjacent openings when the approved work showed a consistent pattern of matching openings across the ground floor. Additionally, inappropriate Portland cement based stucco had been applied liberally to areas of the building, millwork that was noted on the approved plans for minor modification or no work at all has been completely removed from the building, and a mechanical chase approved for installation in the small courtyard is significantly larger than what is shown in the approved

plans.

In summary, staff recommends conceptual approval of the replacement of the existing metal gate with new French doors and recommends deferral of all other elements of the proposal and that the Stop Work Order remains in place until a final proposal has been approved.

**ARCHITECTURAL COMMITTEE ACTION:**

10/21/2025



**1113-15 Dauphine**

ADDRESS: 1113-15 Dauphine  
 OWNER: The Smalls World Trust  
 ZONING: VCR-1  
 USE: Residential

APPLICANT: Karsen Architecture LLC  
 SQUARE: 83  
 LOT SIZE: 2504.1 sq. ft.

### **ARCHITECTURAL / HISTORICAL DESCRIPTION OF PROPERTY**

Rating: Main building: **green**, or of local architectural and/or historical importance.  
Detached kitchen: **green**, or of local architectural and/or historical importance.

C. 1825 double masonry, gable-ended Creole cottage with dormers and a detached 2-story kitchen.

ADDRESS: 1107 Dauphine  
 OWNER: Harry J Shearer  
 ZONING: VCR-1  
 USE: Residential

APPLICANT: Karsen Architecture LLC  
 SQUARE: 83  
 LOT SIZE: 3125 sq. ft.

### **ARCHITECTURAL/HISTORICAL DESCRIPTION OF PROPERTY:**

Main building: **Green**, of local architectural and/or historic significance.  
Service building (detached): **Orange**, 20<sup>th</sup> century construction, post 1946.  
Side additions: **Brown**, detrimental, or of no architectural and/or historic significance

In 1870 this property was described as a "splendid 3-story brick building... having an iron verandah in front." In 1917 this c. 1852 gable-ended, galleried townhouse was bought by the Riccobano Brothers, who built new construction on the site of the historic side yard, and the old and new buildings became the home of a macaroni factory. The recent controversial renovation remodeled the service building after a fire practically destroyed the historic structure. The side yard now has new, inappropriate construction.

**Architecture Committee Meeting of** **10/21/2025**

**DESCRIPTION OF APPLICATION:** 10/21/2025  
**Permit #25-23847-VCGEN** **Lead Staff: Erin Vogt**

Proposal to install fence extension and apply sealant to parapets, per application & materials received 08/06/2025 & 10/03/2025, respectively.

**STAFF ANALYSIS & RECOMMENDATION:** 10/21/2025

When last reviewed on 09/23/25, the Committee requested additional information regarding the proposed parapet sealant, and a revised proposal for the privacy screening at the Gov. Nicholls side property line.

As a reminder, the parapets at the main building and rear dependency appear to only be one or two courses of brick above the roof surface, making counterflashing and capping details complicated. The applicant proposes to apply APOC 365 Rubberized Flashing Cement, described in the manufacturer's technical data sheet as:

**APOC® 365 Rubberized Flashing Cement** is an extremely flexible, highly durable, long-lasting leak-repair designed to be applied in all-weather/seasons and in wet or dry applications. It can be used for patching splits, cracks, and seams in spudded gravel, mineral surfaced cap sheet and smooth surface asphalt roofs, as well as composition shingle roofs and in vertical applications. APOC 365 seals around chimneys, vent pipes, gravel guards, down spouts, cracks in concrete and more. APOC 365 exceeds performance requirements of ASTM D3409 and ASTM D4586, TYPE I and is Miami-Dade County Product Control Approved.

#### **PREPARATION:**

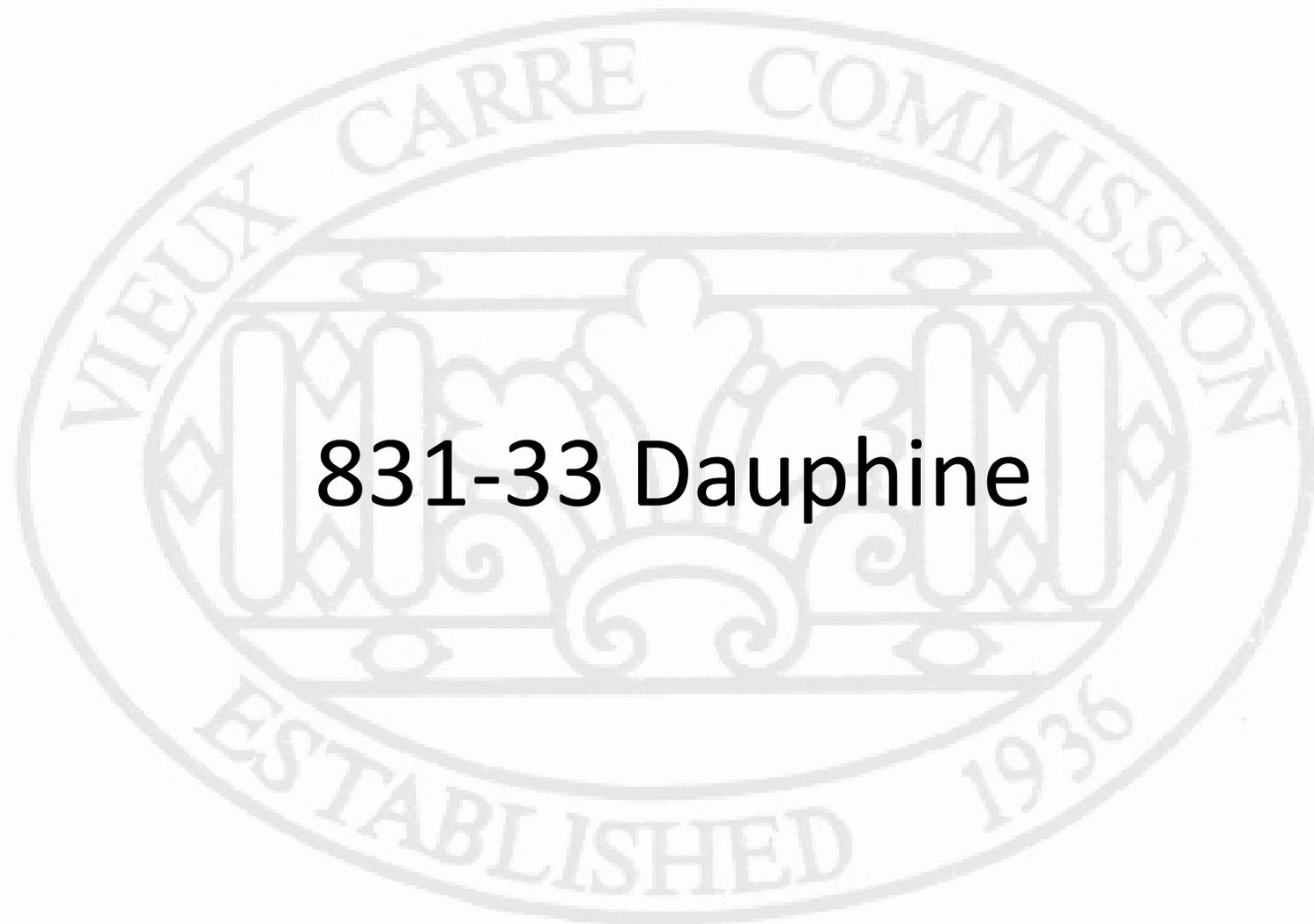
All surfaces must be clean and free of surface rust, dust and any other foreign matter or debris. For longevity and UV protection, it is recommended to protect repairs with the application of a reflective coating after they have cured for 30-90 days. Not for use on single ply membranes.

The parapets appear to have a similar liquid-applied asphaltic compound in place already. It is not clear if the existing material has delaminated or cracked over time, and to what extent it may be removed before new materials are applied. Staff is concerned that the product requires a surface clean and free of dust, as it may prove difficult to apply to soft red masonry. Staff seeks the guidance of the Committee regarding the approvability of this sealant at these atypically low parapets, or if a metal cap should be considered.

At the Gov. Nicholls side property line, the applicant is now proposing to add additional masonry to bring the existing fence extension to a consistent overall height instead of adding a lattice screen. The new masonry will be toothed into the wall in a running bond. Since this proposal modifies a wall extension that is already present, staff has no objection to making it a uniform height.

**ARCHITECTURAL COMMITTEE ACTION:**

10/21/2025



**831-33 Dauphine**

ADDRESS:	831-33 Dauphine Street		
OWNER:	EV Pecunia LLC	APPLICANT:	Charles Neyrey
ZONING:	VCR-1	SQUARE:	86
USE:	Residential	LOT SIZE:	5369 sq. ft.

### **ARCHITECTURAL/HISTORICAL DESCRIPTION OF PROPERTY:**

Main building & detached kitchens: **Blue**, of major architectural and/or historic significance.

This finely detailed early 19th century (c. 1815-20) Creole cottage with two, one-story kitchens facing one another in the deep courtyard was constructed by the Cazelar family, free people of color.

### **Architecture Committee Meeting of** **10/21/2025**

**DESCRIPTION OF APPLICATION:** 10/21/2025  
**Permit #24-12654-VCGEN** **Lead Staff: Erin Vogt**

Review of proposed revisions to drawings stamped VCC approved in conjunction with renovation of the property, including millwork replacement and electrical work, per application & materials received 04/29/2024 & 09/30/2025, respectively.

### **Permit #25-30601-VCGEN**

Proposal to reconstruct chimneys in conjunction with roof replacement, per application & materials received 10/03/2025 & 10/07/2025, respectively.

### **STAFF ANALYSIS & RECOMMENDATION:** 10/21/2025

#### **Permit #24-12654-VCGEN**

The applicant provided a fully revised set for Committee review. Staff notes that a thorough review for any discrepancies between this set and the stamped permit set will need to be undertaken prior to the issuance of any change orders, but the following items require Committee approval:

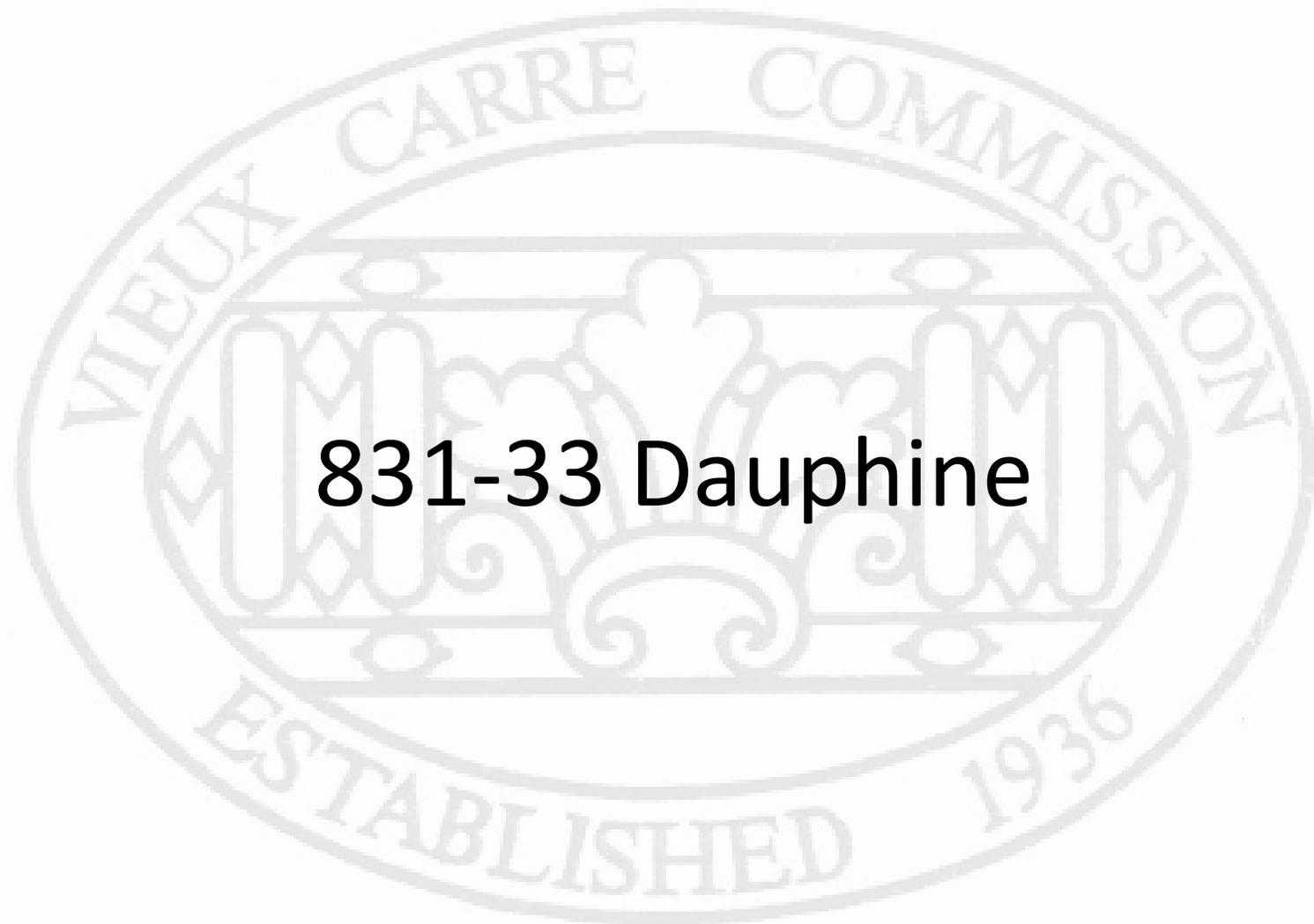
- The two rear loggia openings on the main building are not original, and the applicant is proposing to replace them with “new heavy duty doors and hardware.” Alley door 102B is also called out for replacement. Details show all three sets of doors as 1-3/4” thick instead of 1-1/4”, with double glazing and inappropriately large muntins which do not have a historically appropriate profile. A square astragal is proposed at the rear openings. Double glazing is prohibited by the Design Guidelines, and the muntin and astragal profiles found elsewhere on the site should be utilized.
- Frosted glass is indicated for bathroom windows at the detached kitchens. Frosted glass is prohibited by the Guidelines, as is any type of obscuring film. An interior solution that does not disrupt the millwork should be proposed, such as plantation shutters.
- Security hooks are now proposed over the upper wood panel above the alley gates. More information should be provided, but this will likely be approvable per the Guidelines.
- At least ten sconces are now shown on the side elevations, presumably to function as path lighting. Staff requests specs for these fixtures but notes that their attachment to the building should be limited or perhaps avoided entirely; freestanding landscape lighting could be used, or the fixtures could be mounted to the property line fences instead of adding additional penetrations to the Blue rated building.
- Extensive electrical work includes the following:
  - Many outlets have been added to the main building, detached kitchens, and throughout the site. Four of these outlets are shown above the Dauphine-side abat-vent; staff questions why this is necessary.
  - Sheets E101 and 102 call for exterior fixtures to be “dusk to dawn, RGB color changing.” Many of them are not shown in approvable locations. Exterior fixtures must be 3000K color temp with no light changing capabilities.
  - There are references to a 24 speaker audio system, but it is unclear if they would be installed on the exterior.
  - Notably, the electrical plans call for outlets to be installed in the courtyard specifically for the previously-proposed sauna and cold plunge. The prefabricated sauna and cold plunge were not found approvable by the Committee when reviewed last year and were removed from the proposal. Any unpermitted installation of these amenities would prevent permit close out and would be cited as work without permit violations.

#### **Permit #25-30601-VCGEN**

The applicant is now proposing to install new Fortified green slate roofs on all three buildings, including removal of the metal cap and installation of a mortar cap. Inspections showed that the two center chimneys on the main building were structurally compromised, and an engineer’s report has been provided:



# New Business



**831-33 Dauphine**

ADDRESS:	831-33 Dauphine Street		
OWNER:	EV Pecunia LLC	APPLICANT:	Charles Neyrey
ZONING:	VCR-1	SQUARE:	86
USE:	Residential	LOT SIZE:	5369 sq. ft.

### **ARCHITECTURAL/HISTORICAL DESCRIPTION OF PROPERTY:**

Main building & detached kitchens: **Blue**, of major architectural and/or historic significance.

This finely detailed early 19th century (c. 1815-20) Creole cottage with two, one-story kitchens facing one another in the deep courtyard was constructed by the Cazelar family, free people of color.

### **Architecture Committee Meeting of** **10/21/2025**

**DESCRIPTION OF APPLICATION:** 10/21/2025  
**Permit #24-12654-VCGEN** **Lead Staff: Erin Vogt**

Review of proposed revisions to drawings stamped VCC approved in conjunction with renovation of the property, including millwork replacement and electrical work, per application & materials received 04/29/2024 & 09/30/2025, respectively.

### **Permit #25-30601-VCGEN**

Proposal to reconstruct chimneys in conjunction with roof replacement, per application & materials received 10/03/2025 & 10/07/2025, respectively.

### **STAFF ANALYSIS & RECOMMENDATION:** 10/21/2025

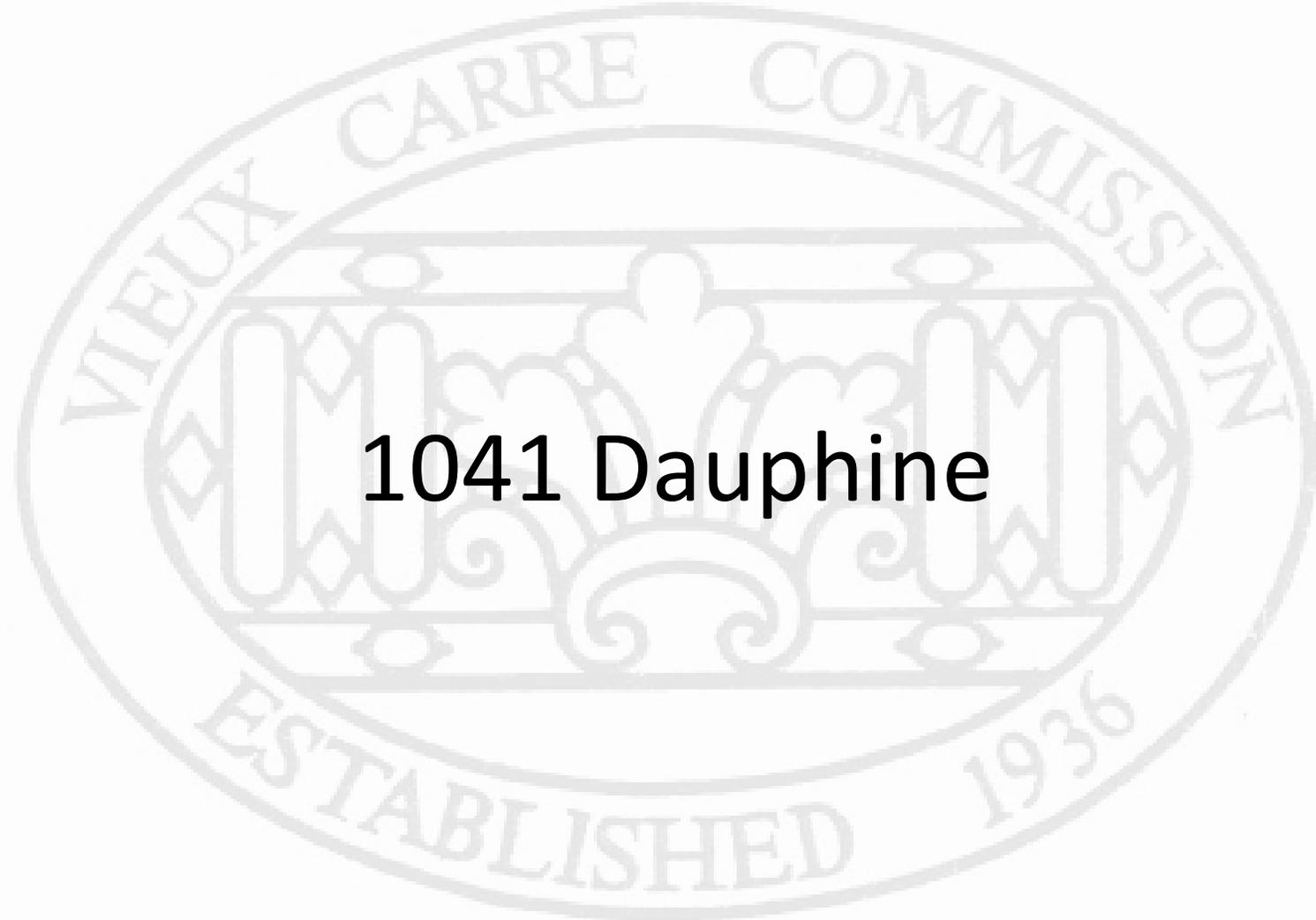
#### **Permit #24-12654-VCGEN**

The applicant provided a fully revised set for Committee review. Staff notes that a thorough review for any discrepancies between this set and the stamped permit set will need to be undertaken prior to the issuance of any change orders, but the following items require Committee approval:

- The two rear loggia openings on the main building are not original, and the applicant is proposing to replace them with “new heavy duty doors and hardware.” Alley door 102B is also called out for replacement. Details show all three sets of doors as 1-3/4” thick instead of 1-1/4”, with double glazing and inappropriately large muntins which do not have a historically appropriate profile. A square astragal is proposed at the rear openings. Double glazing is prohibited by the Design Guidelines, and the muntin and astragal profiles found elsewhere on the site should be utilized.
- Frosted glass is indicated for bathroom windows at the detached kitchens. Frosted glass is prohibited by the Guidelines, as is any type of obscuring film. An interior solution that does not disrupt the millwork should be proposed, such as plantation shutters.
- Security hooks are now proposed over the upper wood panel above the alley gates. More information should be provided, but this will likely be approvable per the Guidelines.
- At least ten sconces are now shown on the side elevations, presumably to function as path lighting. Staff requests specs for these fixtures but notes that their attachment to the building should be limited or perhaps avoided entirely; freestanding landscape lighting could be used, or the fixtures could be mounted to the property line fences instead of adding additional penetrations to the Blue rated building.
- Extensive electrical work includes the following:
  - Many outlets have been added to the main building, detached kitchens, and throughout the site. Four of these outlets are shown above the Dauphine-side abat-vent; staff questions why this is necessary.
  - Sheets E101 and 102 call for exterior fixtures to be “dusk to dawn, RGB color changing.” Many of them are not shown in approvable locations. Exterior fixtures must be 3000K color temp with no light changing capabilities.
  - There are references to a 24 speaker audio system, but it is unclear if they would be installed on the exterior.
  - Notably, the electrical plans call for outlets to be installed in the courtyard specifically for the previously-proposed sauna and cold plunge. The prefabricated sauna and cold plunge were not found approvable by the Committee when reviewed last year and were removed from the proposal. Any unpermitted installation of these amenities would prevent permit close out and would be cited as work without permit violations.

#### **Permit #25-30601-VCGEN**

The applicant is now proposing to install new Fortified green slate roofs on all three buildings, including removal of the metal cap and installation of a mortar cap. Inspections showed that the two center chimneys on the main building were structurally compromised, and an engineer’s report has been provided:



**1041 Dauphine**

ADDRESS:	1041 Dauphine Street	APPLICANT:	West Studio
OWNER:	Pas A Vendre LLC	SQUARE:	84
ZONING:	VCR-1	LOT SIZE:	1787 sq. ft
USE:	Residential		

**ARCHITECTURAL/HISTORICAL DESCRIPTION OF PROPERTY:**

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

Unusual for its construction date, this c. 1880 masonry double cottage follows the Creole building tradition, with its hipped roof, full-length French doors and projecting overhang on both street façades.

**Architecture Committee Meeting of** **10/21/2025**

**DESCRIPTION OF APPLICATION:** 10/21/2025  
**Permit #25-31170-VCGEN** **Lead Staff: Erin Vogt**

Proposal to renovate building, including installation of mounted mechanical equipment, per application & materials received 10/07/2025.

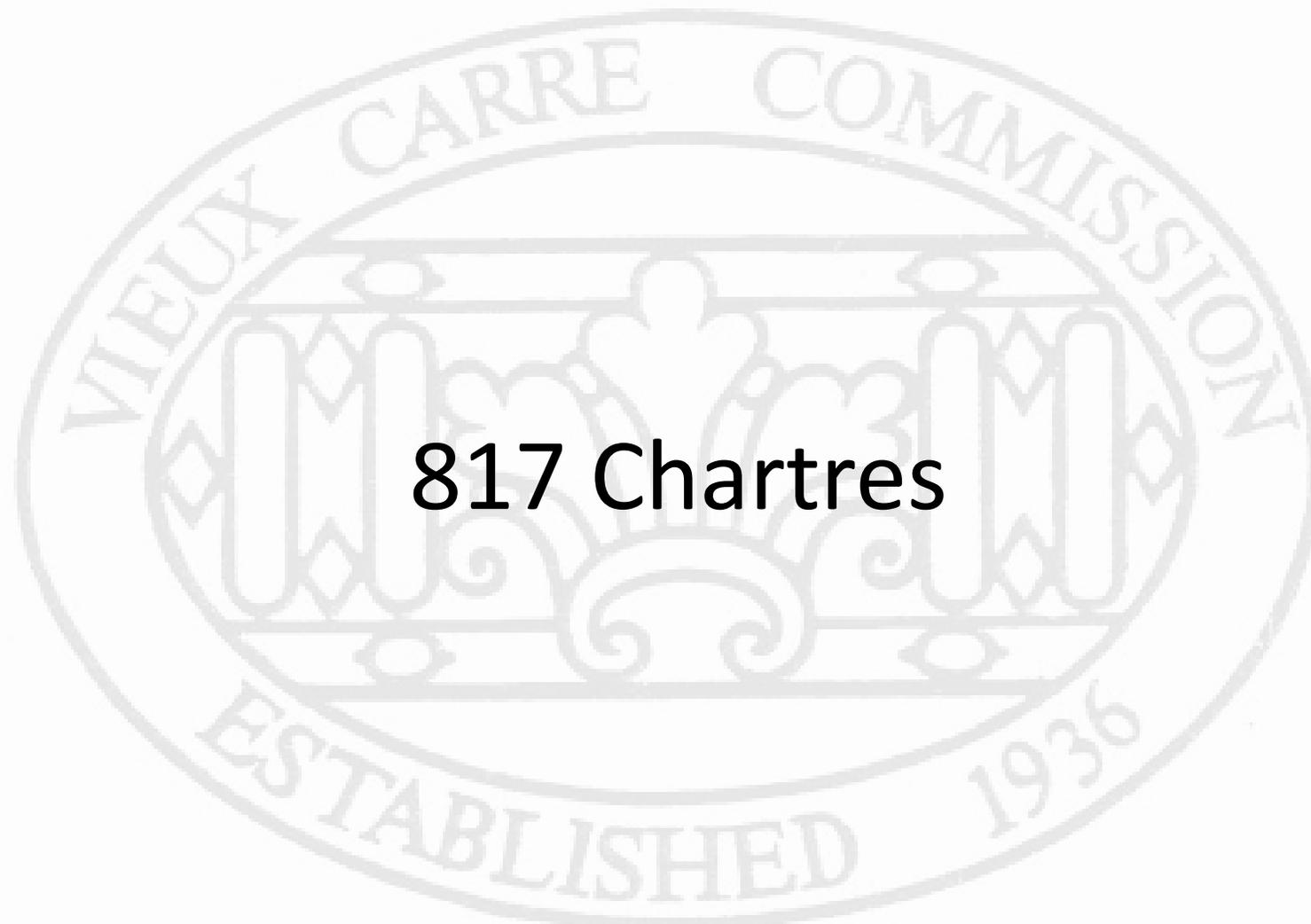
**STAFF ANALYSIS & RECOMMENDATION:** 10/21/2025

The applicant has submitted plans to renovate the property, which has long suffered from demolition by neglect. The following work requires Committee review and approval:

- *Mount two (2) mini-split units to St. Philip-side elevation of main building using sliding wall brackets.* This portion of the wall appears to have been a later addition to enclose a covered stoop and is described by the applicant as a smooth-surface cement plaster wall over sheathing and wood studs. 7'-0" vertical clearance is provided in the alley underneath the units, which are shown 1'-6" minimum from the property line. The equipment is unlikely to be visible from the right of way since the wall has a slight jog, but there may be some minor visibility from Dauphine down the St. Philip-side alley. Still, staff finds this location to be sufficiently discreet. Specs will be needed for the units and brackets; if the submittal is within the typical range for comparable equipment, staff is comfortable approving the units at staff level. Since the Guidelines allow for mounted HVAC equipment when it is limited in visibility and quantity, and given that the wall they will be mounted to is not original, staff finds the HVAC work **conceptually approvable**.
- *Parge coat Ursulines-side masonry fence.* As this wall is not historic and the masonry is not a visual match, staff has no objection to application of a parge coat.
- *Install new windows.* Five (5) replacement windows are proposed on the Ursulines, St. Philip and Burgundy elevations. Existing conditions are not documented or visible in photos. The new windows are drawn as 9-over-9 double-hung windows with insulated glass and are noted as being custom fabricated sapele windows manufactured by Marvin. Staff notes that all new windows must be single glazed with true divided lites, and muntin profiles must match existing millwork. While Marvin windows have been approved for Orange and Brown rated buildings, staff is unaware of any approved use on higher rated buildings, as their custom options have not been consistent with historic profiles. Staff also notes that 9-over-9 windows would be atypical for a building of this age; more information should be submitted regarding the existing conditions. Assuming revisions are made as noted above, staff does not have any objection to reviewing final millwork details at staff level.
- *Lintel replacement.* Three courses of brick will be removed over each window requiring new lintels. Two galvanized L4x4x1/4 steel angles and a 3/8" galvanized steel plate are embedded in the wall. Staff finds the detail comparable to others that have been approved by the Committee.
- *Install new copper downspout.* It appears that this will be a restoration of a previously existing downspout. Staff requests that the applicant confirm that there will be no necessary alterations to drainage or pavers.
- *Install soffit lights.* Three recessed lights are proposed on the Dauphine elevation behind existing soffit vents. The locations do not meet the Design or Lighting Guidelines recommendations for centering fixtures to highlight architectural features, but since the soffit vents are existing, staff has no objection.

Overall, staff recommends **deferral** of the millwork and **conceptual approval** of all other items, with additional materials and revisions to be provided as noted above prior to final review and approval at staff level.

**ARCHITECTURAL COMMITTEE ACTION:** 10/21/2025



# 817 Chartres

ADDRESS:	817-819 Chartres St.	APPLICANT:	Michael Valentino
OWNER:	Chartres St LLC	SQUARE:	47
ZONING:	VCC-1	LOT SIZE:	6,160 sq. ft.
USE:	Hotel		

### **ARCHITECTURAL / HISTORICAL DESCRIPTION OF PROPERTY**

This 3-story brick business/dwelling—as well as the similar one at 823-25 Chartres—was constructed circa 1835 for the same owner. The cast iron double galleries are a later addition, and its ground floor arches have altered millwork.

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

**Architecture Committee Meeting of** **10/21/2025**

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**DESCRIPTION OF APPLICATION:** 10/21/2025  
**Permit # 25-31724-VCGEN** **Lead Staff: Nick Albrecht**

Proposal to structurally reinforce existing gallery ironwork, per application & materials received 10/10/2025 & 10/14/2025, respectively.

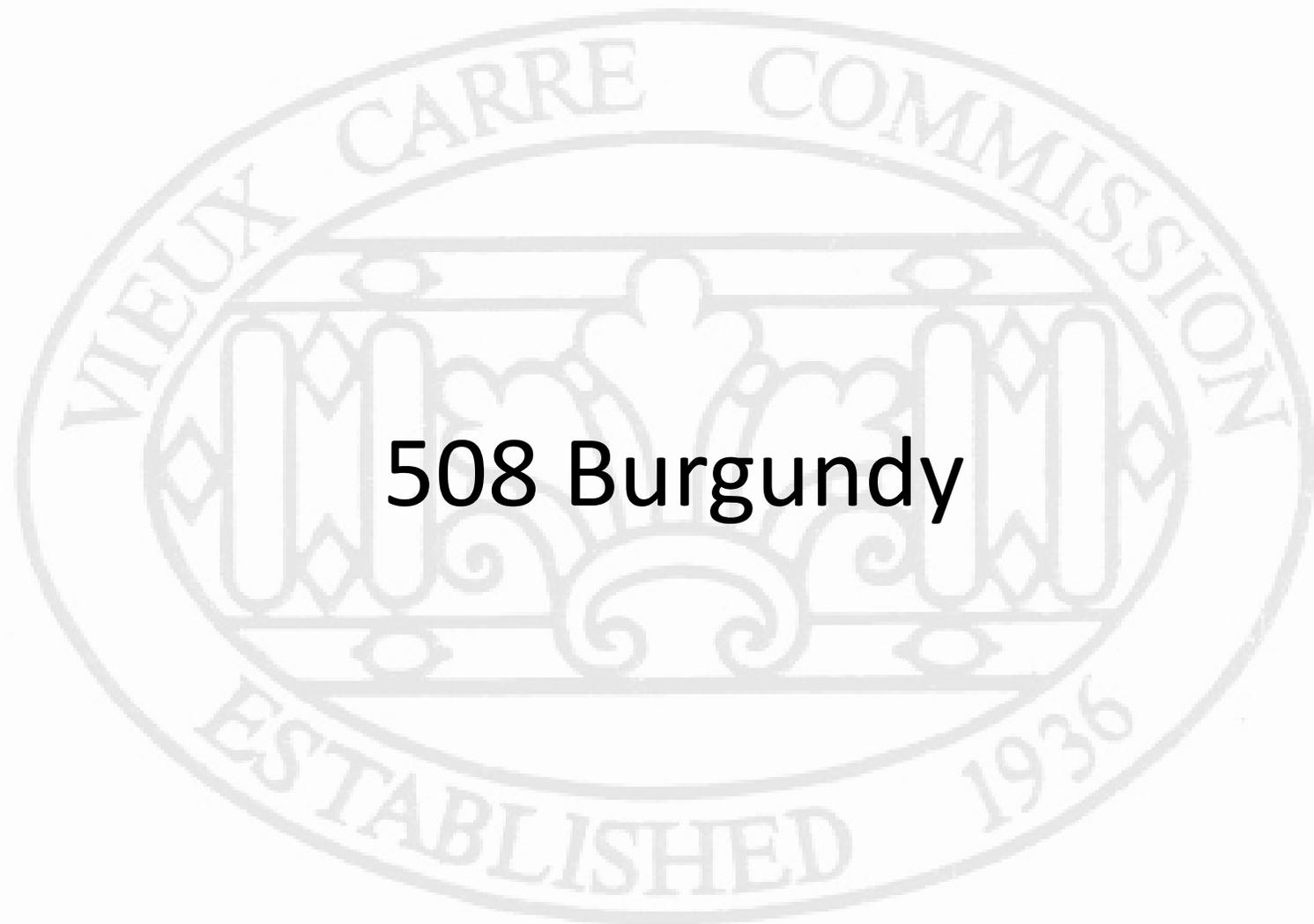
**STAFF ANALYSIS & RECOMMENDATION:** 10/21/2025

During the process of completing previously permitted work replacing the third-floor gallery decking, the applicant reached out to staff noting slight bowing of the two middle sections of the second-floor gallery ironwork. The applicant is hoping to reinforce this ironwork and is proposing to weld 1-1/2" wide by 1/2" thick flat bar to the back side of the existing square components of the ironwork. The existing ironwork columns are noted as being 1-1/4" wide so the proposed new flat bar would be slightly wider than the existing. When staff inquired about this with the applicant, the applicant noted that this dimension was selected to be a good compromise between matching the width at 1-1/4", which they feared might not provide enough structural reinforcement, and a wider bar that would be more visible.

Staff suggests that if this were installed as proposed, the end result would likely be quite discrete and not obviously noticeable. Staff appreciates the desire to structurally reinforce this element, especially if slight bowing has already been observed.

Staff recommends conceptual approval of the proposal with any final details to be worked out at the staff level.

**ARCHITECTURAL COMMITTEE ACTION:** 10/21/2025



**508 Burgundy**

ADDRESS:	508 Burgundy St.		
OWNER:	Christopher & Rachel Lankford	APPLICANT:	Christopher Lankford
ZONING:	VCR-1	SQUARE:	90
USE:	Residential	LOT SIZE:	1,248 sq. ft.

### **ARCHITECTURAL / HISTORICAL DESCRIPTION OF PROPERTY**

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

This is a c. 1840, double, masonry Creole cottage with shallow hipped roof.

#### **Architecture Committee Meeting of**

**10/21/2025**

#### **DESCRIPTION OF APPLICATION:** **Permit # 25-24177-VCCAM**

10/21/2025

**Lead Staff: Nick Albrecht**

Proposal to install small solar panels in conjunction with the installation of new security cameras, per application & materials received 08/09/2025 & 09/02/2025, respectively.

#### **STAFF ANALYSIS & RECOMMENDATION:**

10/21/2025

The applicant proposes to install a total of two staff approvable security cameras, with one located at each end of this building's abat-vent. The proposed cameras are battery operated but have the option of adding their own small solar panels in order to keep the batteries charged. Each of the two proposed solar panels would measure approximately 4-3/4" wide by 7-1/4" tall. The applicant proposes to install the panels at each end of the abat-vent with them projecting out in order to gather sunlight.

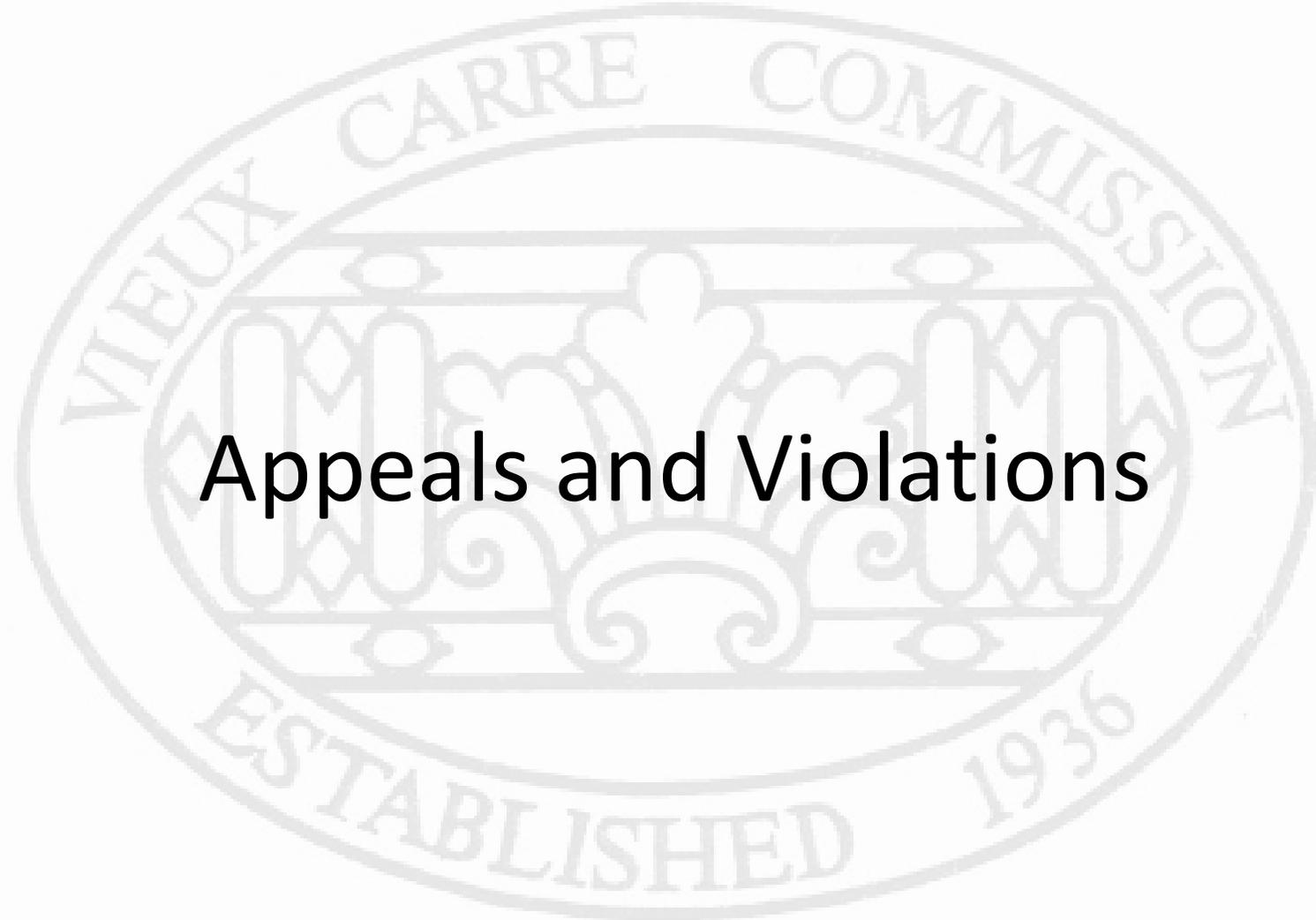
Staff acknowledges that current guidelines regarding solar collectors are more inline with large-scale installations, but staff still finds the general notion of these guidelines applicable for this small-scale installation. The Guidelines state that, "*the current policy of the VCC is that a solar collector cannot be installed in a location that is visible from a public or habitable space within the Vieux Carre.*" (VCC DG: 04-11) As the proposed installation would be readily visible from the sidewalk, staff does not find this proposal to be approvable.

Staff is unsure if there is a limit on the wire length between the solar collector and the camera but suggests that if the panels were located on the side roof slope, near flush with the roof surface, and with the wire discretely run from panel to camera, this would be much less visible and may be something that could be found approvable.

Staff recommends denial of the proposed solar panels in the proposed locations suggesting that more discrete alternatives could be explored that may be approvable.

#### **ARCHITECTURAL COMMITTEE ACTION:**

10/21/2025



# Appeals and Violations



# 508 Burgundy

ADDRESS:	508 Burgundy St.		
OWNER:	Christopher & Rachel Lankford	APPLICANT:	Christopher Lankford
ZONING:	VCR-1	SQUARE:	90
USE:	Residential	LOT SIZE:	1,248 sq. ft.

### **ARCHITECTURAL / HISTORICAL DESCRIPTION OF PROPERTY**

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

This is a c. 1840, double, masonry Creole cottage with shallow hipped roof.

#### **Architecture Committee Meeting of**

**10/21/2025**

#### **DESCRIPTION OF APPLICATION:** **Permit # 25-27911-VCGEN**

10/21/2025

**Lead Staff: Nick Albrecht**

Proposal to retain work completed without VCC review or approval including modifications to millwork and the installation of gas lanterns, per application & materials received 09/14/2025.

#### **STAFF ANALYSIS & RECOMMENDATION:**

10/21/2025

This situation is one where a previous owner completed renovations without or in deviation of approved VCC plans in preparing the property to be listed for sale. The property then sold before VCC noticed and cited the violations. The current owner is now attempting to address these violations.

#### **Millwork**

The millwork in the front elevation has been changed from previously existing. As recently as 2015, one of the door openings in this wall featured a single leaf door that had been in place for many years. Staff was unable to locate any “before” pictures of the other door opening with the shutters opened. Both door openings now feature stained wood French doors and transom windows.

Although staff finds the use of French doors and possibly transom windows appropriate for this building type, staff finds the proportions of the doors and transom to be highly atypical. Staff finds the ten lite arrangement of each door unusual, as well as the very short bottom panel and low lock rail. The transom window also appears to be atypically short and staff questions if a transom window proportionally works in this opening at all or if the doors should simply extend up to the header.

Regarding the windows, the window on the St. Louis side of the building is documented as being a six over six window as recently as 2015. The opposite side window has been observed as a six over one as early as 2008. Now, both windows are six over one. Staff finds this window arrangement inappropriate for the ca. 1840 building and recommends that the bottom sash be six lites to match the upper sash.

In addition to these changes in arrangement, staff notes that all this millwork should be painted on the exterior, rather than stained, although the Guidelines do allow for doors to be faux wood grained.

#### **Gas Lanterns**

A total of three gas lanterns were installed on the Toulouse St. side of the building by the previous owner. As the VCC Guidelines state that decorative lighting should be located near a focal point of a building and should be limited in number, staff finds the location on this side elevation inconsistent with the Guidelines. Still, the installation is orderly and the fixtures themselves not overly large.

#### **Summary**

Staff requests commentary from the Committee regarding the proposed treatment of the millwork and recommends denial of the proposed retention of the gas lanterns as installed.

#### **ARCHITECTURAL COMMITTEE ACTION:**

10/21/2025



ADDRESS:	1140 Royal St.	APPLICANT:	1140 Royal Historic Protection
OWNER:	Lance Zaal	SQUARE:	50
ZONING:	VCR-2	LOT SIZE:	4,140 sq. ft.
USE:	Residential		

### **ARCHITECTURAL / HISTORICAL DESCRIPTION OF PROPERTY**

Rating: **Main and Service Ell: Blue**, of major architectural and/or historical significance  
**Rear: Yellow**, contributes to the character of the District

This impressive structure is known as the Lalaurie Mansion or Haunted House. The late 19<sup>th</sup> century and early 20<sup>th</sup> century rear building facing Gov. Nicholls Street was remodeled in the 1970s and is rated **yellow**, or contributing to the character of the district.

**Architecture Committee Meeting of** **10/21/2025**

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**DESCRIPTION OF APPLICATION:** 10/21/2025  
**Permit # 25-06347-VCGEN** **Lead Staff: Nick Albrecht**

Proposal to retain and modify deviations from approved plans for new rooftop mechanical equipment, per application & materials received 03/10/2025 & 10/15/2025, respectively.

**STAFF ANALYSIS & RECOMMENDATION:** 10/21/2025

This application was deferred at the 09/23/2025 meeting to allow time for the applicant to work with staff. Staff had an opportunity to visit the property on 10/10 to gather some additional information and discuss the situation with the applicant.

During the site visit, the applicant noted that the existing two sets of covers could be consolidated all into one line set cover. The applicant discussed with staff on site the idea of covering the single line set cover with a faux copper downspout with a leader head on top where the lines come over the parapet. The applicant provided an edited photo showing approximately how this would look.

In a follow up email, staff asked about the possibility of punching the line sets through the parapet rather than coming up and over the parapet. Staff finds if the line sets could go through the parapet, this would be more in keeping with what is typically seen with leader heads and downspouts. Staff did not get a response from the applicant regarding this possible alternative before the writing of this report but still finds this might be a preferred alternative.

There was some discussion during the site visit about contacting the neighboring property owner about the possibility of creating an agreement to tie the AC drain lines into this downspout. A few days after the site visit the applicant reached out to staff to note that the neighboring property owner was not agreeable to that plan. As such, it is unclear where the drain lines will be run. Staff believes there are still likely alternatives that would internalize the line sets to the building, although they may involve interior fur outs to create a vertical chase.

Although the as-built condition with the proposed downspout cover is not a method that staff would recommend or that should be replicated and noting that this is an orange-rated building, staff believes that if the line sets could be routed through the parapet rather than up and over and if everything could be contained within a downspout, that the result would be visually successful and would not appear atypical.

Staff requests commentary from the Committee regarding this proposal.

**ARCHITECTURAL COMMITTEE ACTION:** 10/21/2025

**Architecture Committee Meeting of** **09/23/2025**

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**DESCRIPTION OF APPLICATION:** 09/23/2025  
**Permit # 25-06347-VCGEN** **Lead Staff: Nick Albrecht**

Proposal to retain deviations from approved plans for new rooftop mechanical equipment, per application & materials received 03/10/2025 & 09/05/2025, respectively.

**STAFF ANALYSIS & RECOMMENDATION:** 09/23/2025

The Architecture Committee reviewed and approved a proposal for new rooftop mechanical equipment at the 05/06/2025 meeting. Permits were then issued on 06/25/2025. The approved work was to include two

new rooftop mechanical units, the associated lines running across the flat roof and down an internal conduit located behind the parapet to the indoor units.

The applicant contacted staff on 09/05 noting that the HVAC contractor ran into a problem running the lines as approved and that they were for the time being run on the exterior of the building. The applicant followed up in a separate email expressing concern over the aesthetic impact of running the lines within the finished interior space. "Even if boxed in or concealed, such routing would create noticeable chases, soffits, or enclosures that would diminish the room's appearance." "Having visible or concealed mechanical runs within the bedroom compromises both the architectural integrity and the overall livability of the space." The applicant also expressed concern over running the drain lines in this space as well.

Staff notes that the same points could be made regarding running the lines on the exterior of the building on the street facing side of the building as they have been installed, except when installed on the exterior the lines are visible to everyone who passes by the building and not just someone inside the building.

Staff suggests it would be a bad precedent to approve the retention of these lines on the street facing side of the building, even if they were painted to match the wall. Staff is constantly looking to minimize the appearance of these lines, regardless of where they may be on the building. This proposal was originally approved with plans showing there would be no visibility of any elements of this equipment. Staff suggests that a potentially approvable alternative may be to run the lines down the side of the building, far back from the street, where they would be far less visible.

Staff recommends denial of retention of the line sets in their current locations with the recommendation that alternate locations are explored that would reduce or eliminate visibility.

**ARCHITECTURAL COMMITTEE ACTION:** 09/23/2025  
DRAFT

Mr. Albrecht read the staff report with Mr. DeNoux present on behalf of the application. Mr. DeNoux provided a quick summary of the installation process and how things ended up in their current condition.

There was no public comment.

Mr. Bergeron made the motion to defer the application to allow the applicant time to work with staff on alternative routing. Mr. Fifield seconded the motion and the motion passed unanimously.

**Architecture Committee Meeting of** 05/06/2025

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**DESCRIPTION OF APPLICATION:** 05/06/2025  
**Permit # 25-06347-VCGEN** **Lead Staff: Nick Albrecht**

Proposal to install new rooftop mechanical equipment, per application & materials received 03/10/2025 & 04/24/2025, respectively.

**STAFF ANALYSIS & RECOMMENDATION:** 05/06/2025

The proposed installation would be on the flat roof of the yellow-rated rear building and would eliminate existing window and through wall units. Two condensers are proposed near the Ursulines and Chartres corner of the roof, furthest from the street and courtyard and staff suspects there would not be any visibility of this area from the public right of way. Staff encouraged the applicant to consult with a mechanical contractor or inspector to ensure that the proposal would satisfy all mechanical code.

The conduit lines for the units are shown running across the roof before entering into the building via an internal conduit. In addition to the units themselves and the associated line sets, a new fixed ladder is shown under the window that overlooks this roof. Additional details will be needed on this ladder but conceptually, staff has no objections to this aspect of the proposal.

Provided no additional features, such as a guardrail, are required in order to satisfy mechanical code, staff recommends conceptual approval of the proposal with any final details to be worked out at the staff level.

**ARCHITECTURAL COMMITTEE ACTION:** 05/06/2025  
DRAFT

Mr. Albrecht read the staff report with Mr. Brown present on behalf of the application. In reply to Mr. Bergeon asking if Mr. Brown had response to the staff report Mr. Brown noted being brought in on this just the previous night. Ms. Steward noted her belief it's pretty straightforward. Mr. Brown expressed his belief he'll have to get his information and come back to them in the next meeting with Mr. Block noting it may be approvable today also mentioning a seeming lack of visibility from the public right of way. Ms. Steward expressed her agreement with the approvability. Mr. Bergeron asked if they know if there's any other work that's going to be happening on this project and Mr. Brown stated not under this permit. Ms. Steward asked just out of curiosity if we know what they're going to use the building for and Mr. Brown commented he did not know.

There was no public comment.

Ms. Steward made the motion to accept the application as submitted with any details to be worked out with the staff. Mr. Bergeron seconded the motion and the motion passed unanimously.



**609-11 Royal**

ADDRESS:	609-11 Royal Street	APPLICANT:	Brad Persons
OWNER:	609-11 Royal LLC	SQUARE:	61
ZONING:	VCC-2	LOT SIZE:	3440 sq. ft. (approx.)
USE:	Mixed		

**ARCHITECTURAL/HISTORICAL DESCRIPTION OF PROPERTY:**

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

Shed: **Brown**, detrimental, or of no architectural and/or historic significance

This c. 1832 3-story masonry Transitional style building and the adjacent building at 613-15 Royal (now the site of the Court of Two Sisters) were built in 1832 by Zenon Cavalier, president of the Banque de l'Orleans. The delicate detailing, including the garlanded wooden cornice and the wrought iron balconies, point to the work of architects Gurlie and Guillot. Since the late 19th-century the property has best been known for its spacious courtyard, which accentuates the Creole design of the rear arches.

**Architecture Committee Meeting of****10/21/2025****DESCRIPTION OF APPLICATION:**

10/21/2025

**Permit #25-30759-VCGEN****Lead Staff: Erin Vogt**

Proposal to replace missing downspout and leaderhead and install new cast iron boot, per application & materials received 10/06/2025. [Notice of Violation sent 07/22/2025]

**STAFF ANALYSIS & RECOMMENDATION:**

10/21/2025

The applicant proposes to address demolition by neglect and work without permit violations by removing vegetation, repointing masonry, and restoring missing roof drainage on the Toulouse side of the front elevation on Royal. The missing leaderhead will be replaced with a new 18" copper conductor to match that on the right side of the elevation. Two sections of missing 4" copper downspout will be replaced, and a 5" square cast iron boot measuring 54" tall will be added, which requires Committee review and approval per the Guidelines. Staff notes that the boot does not seem to be angled to direct water away from the building, and requests that the applicant clarify if the boot will discharge water to the sidewalk, or if it will tie into subsurface drainage.

**ARCHITECTURAL COMMITTEE ACTION:**

10/21/2025