

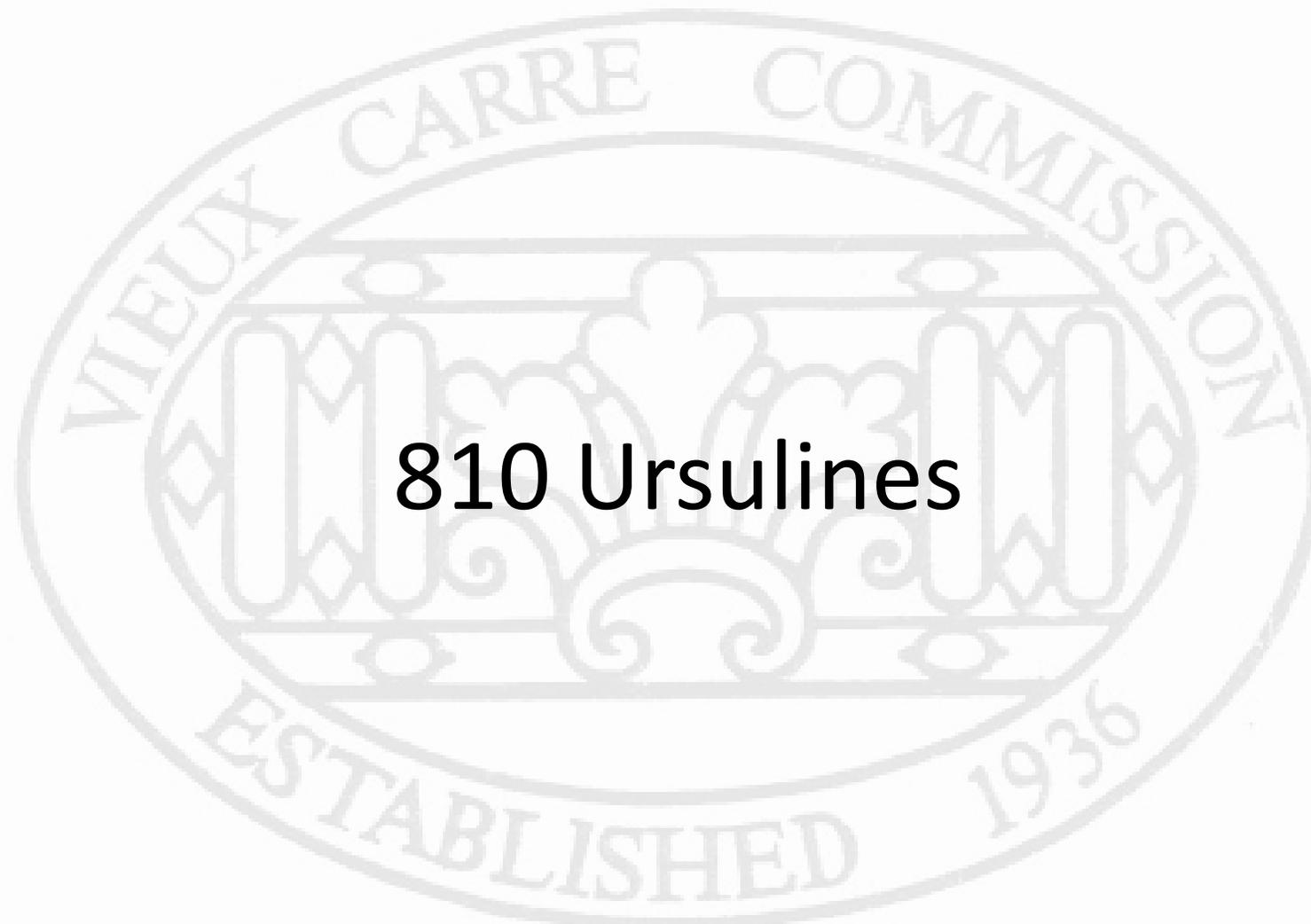


Vieux Carré Commission Architecture Committee Meeting

Tuesday, October 7, 2025



New Business



810 Ursulines

ADDRESS:	810 Ursulines	APPLICANT:	David Clarkson
OWNER:	Hebert Jeffrey Paul	SQUARE:	77
ZONING:	VCR-1	LOT SIZE:	1920 sq. ft.
USE:	Residential		

ARCHITECTURAL/HISTORICAL DESCRIPTION OF PROPERTY:

Main & rear buildings: **Green** - or of local architectural and/or historical significance

Riverside carriageway infill & second-level infill between main and rear buildings: **Brown** – detrimental or of no architectural importance

This property consists of two (2), two-story masonry service buildings, one (1) fronting on Ursulines (main building), and one (1) located at the rear of the property (rear building), both of which originally served two (2) c. 1840 or earlier Creole cottages fronting on Bourbon Street. The cottage at the corner of Ursulines and Bourbon streets was demolished between 1876 and 1896. The adjacent cottage at 1035 Bourbon remains to the present, but is now part of a separate property. As evidenced by the Sanborn fire insurance maps, the rear building at the rear of the property appears to be a remnant of a longer service building, which extended towards Bourbon Street, the rest of which was demolished sometime after 1909. Also according to the Sanborn maps, two sections of infill had been constructed by 1940, one partially enclosing the carriageway, and one connecting the building fronting on Ursulines with the building at the rear of the property at the second floor.

Architecture Committee Meeting of**10/07/2025****DESCRIPTION OF APPLICATION:**

10/07/2025

Permit # 25-25189-VCGEN**Lead Staff: Erin Vogt**

Proposal to replace structural members, install new drainage gutter, and install composite decking at elevated deck extension, per application & materials received 08/19/2025 & 09/17/2025, respectively.

STAFF ANALYSIS & RECOMMENDATION:

10/07/2025

[Staff notes that the agenda mistakenly stated the applicant was proposing the use of Aeratis decking. The proposed composite decking is not identified by manufacturer.]

The applicant proposes the following work at the Brown-rated carriageway enclosure:

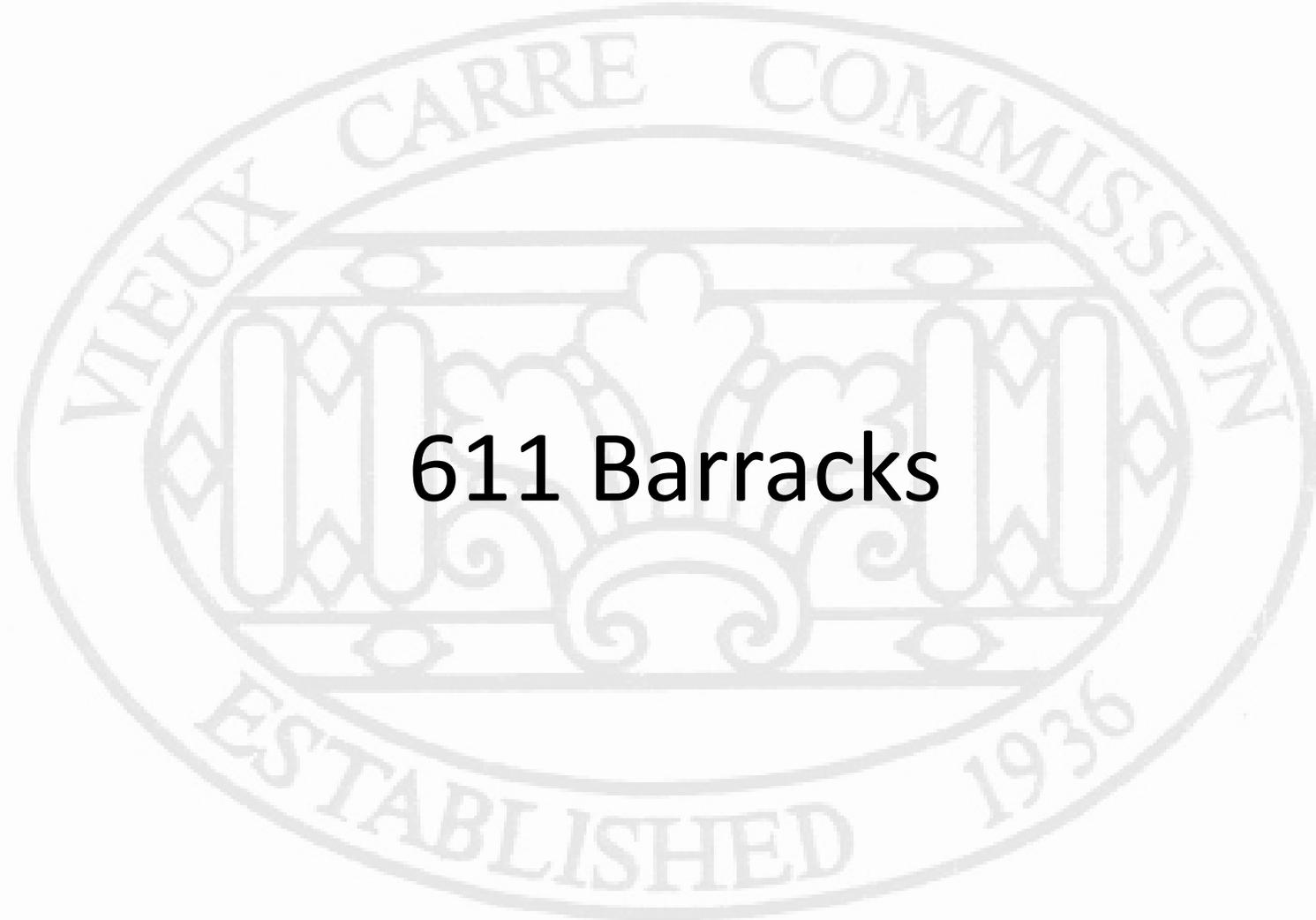
- Replace 2x10 joists and decking,
- Install new membrane roofing,
- Install new 6” copper internal gutter, sloped to drain to existing internal downspout, which is already tied into subsurface drainage,
- Install new 5/4x6 composite decking with concealed clip fasteners (closed joints) on pedestal system.
- Historic wraparound balcony is shown as “not in scope.”
- Drawings call for installation of beaded board at underside of deck structure. Staff has no objection to installation under the deck, but notes that beaded board should not be installed on the underside of the balcony decking, as the balcony is not watertight and will rot out the beaded board.

Staff notes that the existing deck is in the same plane as the historic balcony decking; this must remain the case once the pedestal system is installed, and the decking must not step up or down to the balcony. Manufacturer’s specs should be provided for the specific decking to be used. While staff has no objection to the use of synthetic decking at this Brown rated structure, the 6” width and concealed fasteners are atypical. If possible, staff would prefer the use of a tongue and groove synthetic decking, such as Aeratis Traditions or similar, which is more appropriate in appearance.

Overall, staff finds the proposed work **conceptually approvable**, with the proviso that the top surface of the composite decking be painted to match the balcony decking.

ARCHITECTURAL COMMITTEE ACTION:

10/07/2025



611 Barracks

ADDRESS:	611-613 Barracks St.	APPLICANT:	Michael Carboni
OWNER:	Michael Carboni	SQUARE:	52
ZONING:	VCR-1	LOT SIZE:	3,666 sq. ft.
USE:	Residential		

ARCHITECTURAL/HISTORICAL DESCRIPTION:

Rating: Green: Of Local Architectural or Historical Importance.

The Sanborn Insurance Map of 1896 shows an "old, vacant" Creole cottage still standing on the site of 611-13 Barracks Street. Thus, the late Victorian double shotgun cottage at this address dates from the turn of the twentieth century. Typical of its period, the cottage has a front gable, turned posts supporting the front gallery, shiplap siding, Eastlake decoration and side bays.

Architecture Committee Meeting of**10/07/2025****DESCRIPTION OF APPLICATION:**

10/07/2025

Permit # 25-28739-VCGEN**Lead Staff: Nick Albrecht**

Proposal to install new metal handrails at the front and rear stairs, per application & materials received 09/22/2025.

STAFF ANALYSIS & RECOMMENDATION:

10/07/2025

The applicant proposes to install a total of two new simple metal grab bar style handrails with one at the front stoop stairs and one at steps at the rear of the building. The application included an example picture of the handrail at 631 Barracks, which was reviewed and approved in 2017. The style of the front rail would be a simple bar with vertical posts that anchored into the masonry steps and concrete porch floor. It is not indicated in the drawing exactly where the rail would sit in relation to the sidewalls of the stoop, but the example image rail is set just inside the side walls and staff would recommend this location for the new rail here. There is no other attachment of this rail to any building elements.

The rail for the rear steps is shown with the top of the rail extending to the building wall. Staff questions if the rail is proposed to actually anchor into the building or if the rail would stop just short of the door trim. The preference would likely be to stop the rail just short of the building if it can be adequately supported without an attachment to the wall.

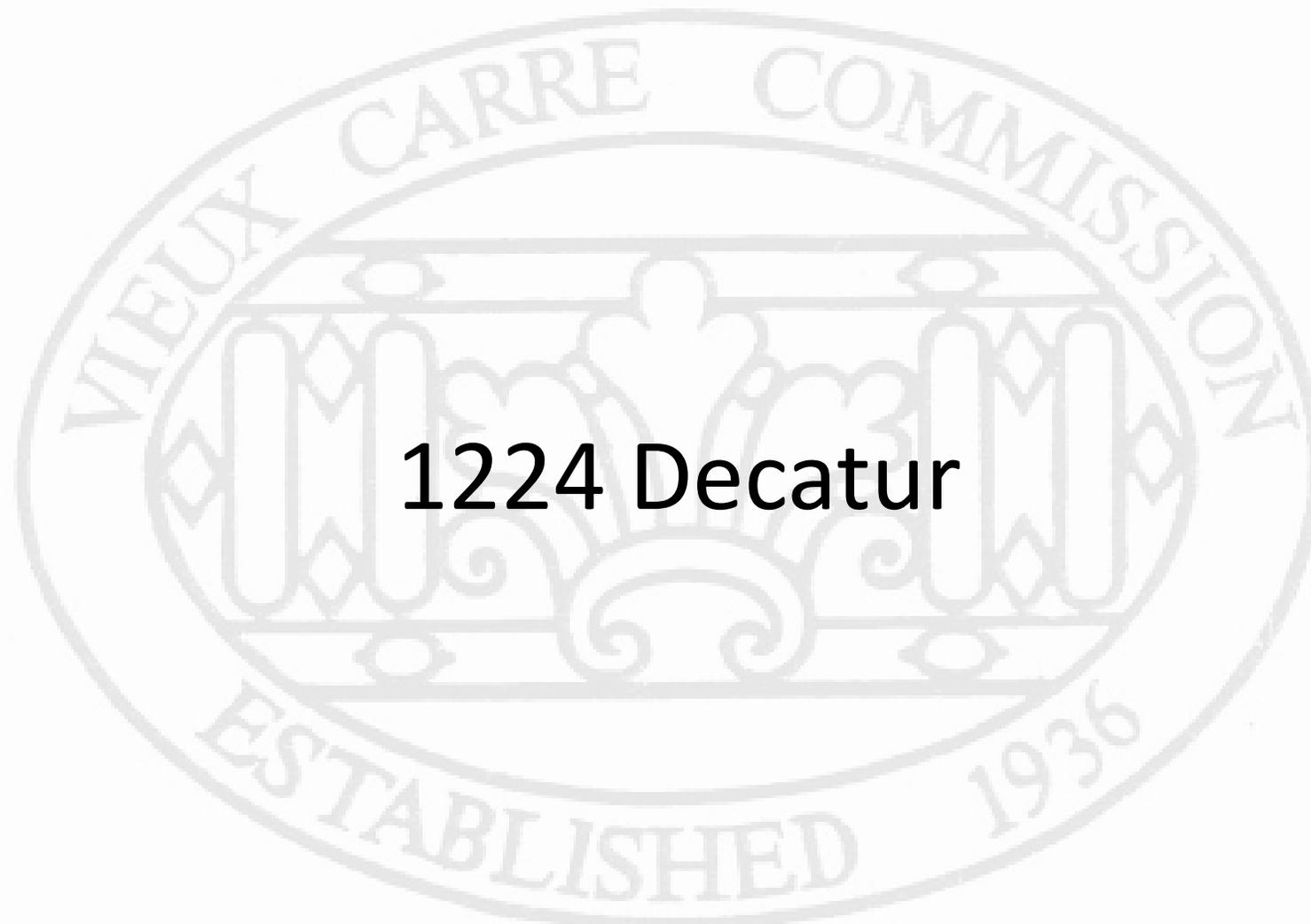
Overall, staff finds the proposal simple and consistent with other rails that have been approved. Staff recommends approval of the proposal with any final details to be worked out at the staff level.

ARCHITECTURAL COMMITTEE ACTION:

10/07/2025



Appeals and Violations



1224 Decatur

ADDRESS:	1224 Decatur	APPLICANT:	Coastal Restoration
OWNER:	Hanqi Investments LLC		Contractors & Environmental
ZONING:	VCS	SQUARE:	14
USE:	Mixed Use	LOT SIZE:	1,807 sq. ft.

ARCHITECTURAL / HISTORICAL DESCRIPTION OF PROPERTY

A plan book drawing from the 1860s documents the appearance of this 3 ½ story Greek revival townhouse, one in a row of four built in 1841 by builder Jean Fleming. Each building had three bays on each of the three full floors, a segmental arched dormer, wrought iron balconies on the upper floors and--on the ground floor--a fine Greek revival passageway entrance with a four-panel door below a plaid transom and two pairs of shop doors with night blinds.

Ratings:

Main & service buildings - Green, or of local architectural or historic significance

Architecture Committee Meeting of

10/07/2025

DESCRIPTION OF APPLICATION:

10/07/2025

Permit # 25-16002-VCGEN

Lead Staff: Nick Albrecht

Violation Case #25-04563-DBNVCC

Inspector: Marguerite Roberts

Proposal to retain and modify work completed in deviation of approved plans including rooftop catwalk and platform, per application & materials received 05/27/2025 & 09/19/2025, respectively.

STAFF ANALYSIS & RECOMMENDATION:

10/07/2025

The VCC approved the installation of a rooftop mechanical rack on this building as part of a major renovation approved in 2014. Following the completion of the renovation, staff noted that work related to the rooftop rack was not completed as per the approved plans. Specifically, the as-built roof rack lacks screening that was to be applied. Additionally, tankless water heaters were installed on the rack that were not shown on the plans.

In addition to these issues with the roof rack itself, staff found that a new roof hatch and catwalk had been installed that were not indicated on the approved plans. The applicant is seeking to retain the roof hatch, catwalk, and additional equipment and proposes to install lattice screening as previously approved.

Staff has no objection to the retention of the additional equipment on this roof rack. Regarding the screening, the originally approved plans noted the installation of “lattice fence” screening and the current application is to install lattice and paint it to match the roof color. Staff finds the installation of lattice approvable as it was previously permitted, but questions if a horizontal louver style screening may be more successful in this instance. Whichever type of screening is installed, staff finds that painting it to match the roof color behind the roof rack would help reduce the visibility of this roof rack.

Regarding the roof hatch, the Guidelines state that roof hatches should be installed where they are not visible from the street and its visibility minimized from any other location. Additionally, the Guidelines state that roof hatches should have either a copper finish or a finish painted to match the roof material. (VCC DG: 04-10) Staff finds that the visibility of the roof hatch is pretty well blocked by the roof rack and screening. With proper screening, the roof hatch would be even less visible. As with the screening, staff recommends that the hatch cover be painted to match the roof.

Regarding the catwalk, staff finds the construction of this element, particularly the highly visible catwalk guardrails, somewhat improvised looking. The current proposal is to retain that catwalk as built, with elements to be painted to match the roof surface. Staff suggests that a minimal metal mechanical guardrail may be preferred to the current 2x4 construction. A metal rail would be visually “lighter” than the current wood rail and could also be painted to match the roof surface.

Overall, staff finds the proposed retention of these elements conceptually approvable provided all is also reviewed and approved by Safety & Permits but requests commentary from the Committee regarding the preferred treatment for screening and the catwalk guardrails.

ARCHITECTURAL COMMITTEE ACTION:

10/07/2025



235 Chartres

ADDRESS: 235-37 Chartres Street
 OWNER: Latas Family Investments LLC APPLICANT: Kirk Fabacher
 ZONING: VCC-2 SQUARE: 36
 USE: Retail commercial LOT SIZE: 1055 sq. ft. (approx.)

ARCHITECTURAL/HISTORICAL DESCRIPTION OF PROPERTY:

Main building: **Green**, of local architectural and/or historic significance.
Rear addition: **Brown**, detrimental, or of no architectural and/or historic significance

C. 1828 3-story masonry commercial building, one in a row of four buildings constructed fro Matthew Morgan. It retains its double-hung windows, decorative lintels and granite posts and lintels. In the late 19th c. the building had a gallery that was added between 1876 and 1896.

Architecture Committee Meeting of **10/07/2025**

DESCRIPTION OF APPLICATION: 10/07/2025
Permit #25-16932-VCGEN **Lead Staff: Erin Vogt**

Appeal to retain unpermitted rear addition and platform, and proposal to install mechanical equipment in conjunction with **change of use** from *retail* to *restaurant*, per application & materials received 06/30/2025 & 09/29/2025.

STAFF ANALYSIS & RECOMMENDATION: 10/07/2025

When last reviewed on 09/09/2025, the Committee deferred the appeal to retain the unpermitted rear addition and platform on the basis that it was unclear if the Department of Safety and Permits would find the construction to be adequate for retention. Staff suggested that the applicant work with DSP’s Building Inspection Manager and the Plans Examiner assigned to this case to determine what level of review would be required for them to approve retention. No response from DSP has yet been received, but the applicant has provided an engineer’s report following a visual inspection.

Overview

Review the existing rear addition structural elements to determine if they were sufficiently constructed and connected to be left in place and used for continued service. The existing addition has been in place for some time and has been renovated at one point with portion under renovation currently.

Structure

The structures of the addition are masonry and wood load bearing walls supporting wood floor joist and roof rafters both spaced approximately 16” on center. The floors are decked with plywood decking and wood floors with the roof also decked with roofing or water proofing material over the top as a weather barrier. Portions of the addition are being used as mechanical platforms with the highest roof area built more as a traditional wood mechanical platform. The joist and rafters bearing on the wall systems are connected via joist hanger connection clips.

All visible connections appeared to be in adequate condition and able to be placed in continued used. The visible structural members and the facades which covered the non-visible portions all appear to be in sufficient and adequate condition to also be placed into continued use. Area of the addition not under current renovations were reviewed for decencies and were used as the basis of the adequate condition for non-visible structural members.

Some areas of the 2nd floor roof were found to be holding water. It is recommended this ponding/pooling condition we correct to avoid future building envelope issues. Drains were noted to be present for water to be routed to.

Conclusion

Overall, we found the rear existing addition structural system to be in good condition and sound, based on our review. Structurally the section of building is ready to be closed in and placed into full-service use.

Thank you,

Joshua Juneau, PE



September 29, 2025

Staff notes that any motions regarding the addition and platform should include provisos that DSP inspect the property and find it approvable retroactively.

The overall proposal to install equipment in conjunction with a change of use to restaurant is unchanged since previous reviews, apart from the platform railing, which has been simplified to a utility rail with pickets spaced to deny the passage of a 21” sphere. Staff encouraged this change to avoid any future misimpression that this platform was occupied space rather than purely utility use for mechanical equipment.

Additional information is still needed for review of the mechanical equipment, both new and existing, as noted in the 09/09/25 report. If allowed to move forward, staff does not object to final review of the equipment at staff level, provided that none of the specs are outside the typical range for noise output, weight, size, etc.

The second-floor addition and mechanical deck are not in keeping with the Guidelines, and staff cannot recommend approval for retention. However, staff does not find the work proposed in conjunction with the change of use to be objectionable given the lack of visibility from other properties, and recommends that a **positive recommendation** be forwarded to the Commission for the **change of use** to *restaurant*.

ARCHITECTURAL COMMITTEE ACTION:

10/07/2025