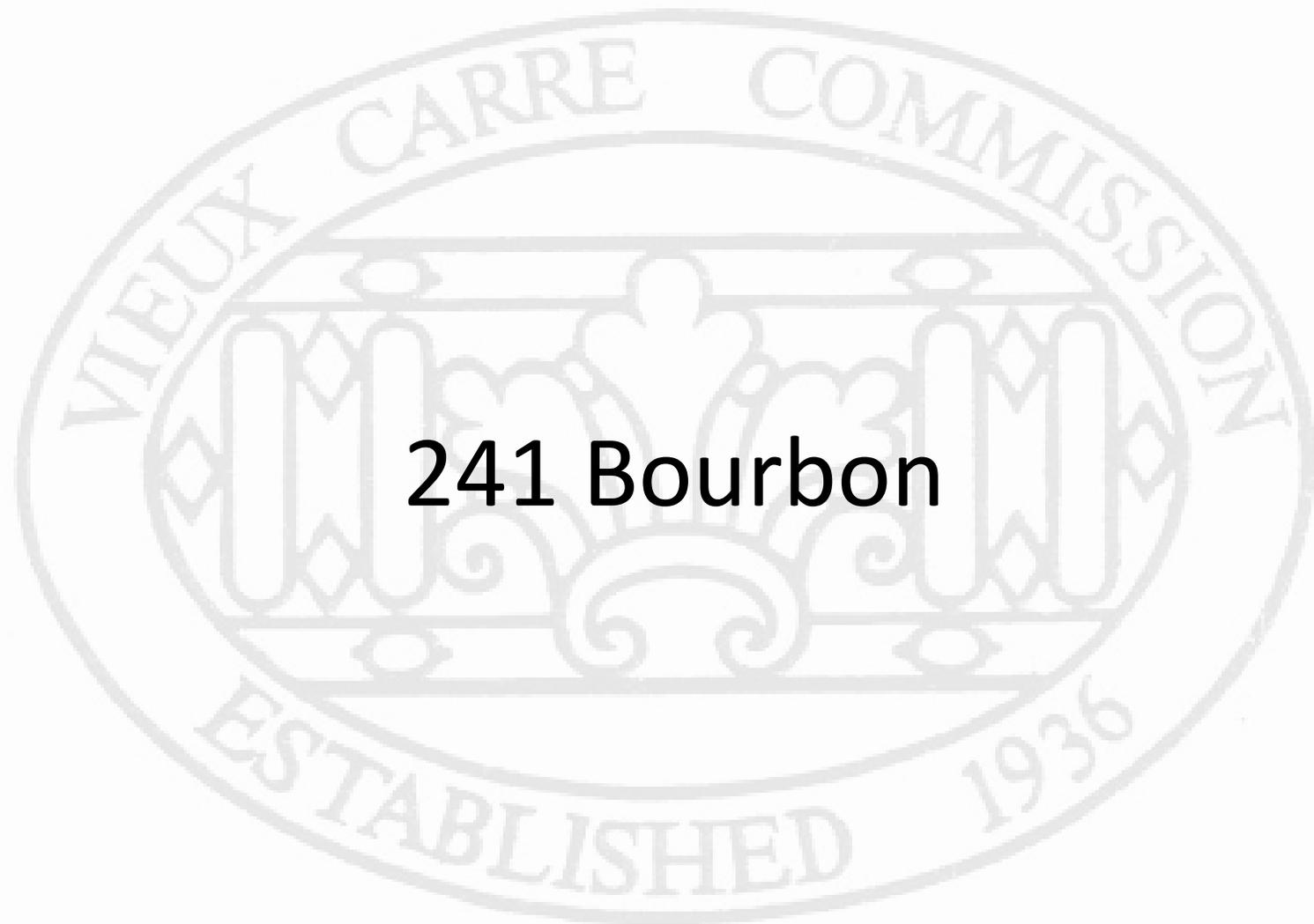


# Vieux Carré Commission Architecture Committee Meeting

Tuesday, November 25, 2025



# Old Business



**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**

**11/25/2025**

#### **DESCRIPTION OF APPLICATION:**

11/25/2025

**Permit # 25-35575-VCGEN**

**Lead Staff: Nick Albrecht**

**Violation Case #25-11157-VCCNOP**

**Inspector: Marguerite Roberts**

Proposal to structurally reinforce ground floor openings with the installation of new steel members and to retain deviations from approved plans, per application & materials received 10/08/2025 & 11/11/2025, respectively.

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

11/25/2025

This application was last before the Committee at the 10/21/2025 Architecture Committee meeting where both the staff and the Committee expressed concern for the intensive structural work being proposed. Since that meeting, the applicant has provided a new engineer's report and some updated drawings, and staff had the opportunity to conduct another site visit.

#### **Engineer's Report**

The engineer's report clarifies some aspects of the proposal including noting that the work will result in a final opening width not to exceed 4'2", that all of the steel will be encapsulated by trim, and that the proposed work would occur at three new openings and two existing openings. The report concludes that, "*the existing structure per our visual observations are structurally sound in their current condition. No additional shoring is required at this time, until the structural modifications described above commence.*"

Staff continues to have major concerns about this heavy structural intervention. Particularly, the steel C channels proposed for the jambs and the threaded rods proposed to be drilled through the remaining sections of bricks. Staff finds it highly unfortunate that this structural work is only being proposed at this point. The approved plans only showed typical new L angle headers bearing on the masonry. Staff suggests that the original approval for modifying the openings may have been reviewed differently had this information been presented at that time and that the Architecture Committee and Commission have the option to re-examine that prior approval now that this information has come to light. Due to this proposed need for significant structural intervention required to modify the masonry to accept the changes in openings, the Committee might reconsider the previous approval and require that the existing openings be retained.

#### **Plan Changes**

The revised drawings include changes at the mechanical chase located in the small courtyard space. This element was reviewed at the 08/22/2023 and the 10/10/2023 meetings with the specific point being made at the 08/22/2023 meeting that the chase would be located behind the existing balcony guardrail. The approved plans reflect this location with the chase shown as being slightly over 2' in depth and just over 4-1/2' wide. A previous site visit showed that the as-built condition was significantly larger than that and now extends beyond the guardrail location. The revised plans show the courtyard level of the chase has increased in size to 3'2" deep by 5' wide. At the balcony level, the depth is 3' and the width reduces to 2'8". These dimensions show that the chase would now extend out past the location of the guardrail. Staff notes that if the shorter 2'8" dimension had been used at the depth, the guardrail would still be able to extend in front of the chase. Staff finds it important to keep this guardrail intact to convey the history of this balcony and requests an explanation regarding the reasoning for the significant increase in the size of the chase.

In addition to this significant change to the mechanical chase, other changes from the approved plans have been observed and staff continues to request for a full set of updated plans that more accurately reflect the intended work. For example, a site visit on 11/18/2025 revealed that there were completely new pre-built triple hung window units on the site with the owner stating that they were all to be replaced. The originally approved plans called for the removal of two existing triple hung windows to be replaced with new doors to match the appearance of a triple hung window. All other existing windows are noted for prep and paint work only. Staff is highly concerned about this wholesale replacement of the windows. The Guidelines state that, "*the VCC requires*

retaining, maintaining, and repairing the original window” and “the VCC does not allow removing a historic window sash without detailed documentation of deterioration and dimensioned millwork or shop drawings of proposed window and the existing window to be replaced, including all profiles.” (VCC DG: 07-5) Further, staff notes that replacement millwork that is completely pre-built off site, such as the observed window unit, often does not accurately fit in historic building openings compared to millwork that is repaired or replaced as needed and in place. This window wholesale replacement is in addition to what has seemingly been the wholesale replacement of the ground floor millwork, also not accurately depicted in the plans. Also on the ground floor, staff observed that one window opening has been completely framed over on the interior side of the wall.

**Summary**

In summary, staff has major concerns regarding the structural implications of modifying the ground floor openings as previously approved as well as the progress of the overall project not following the approved plans. Staff requests commentary from the Committee regarding the proposal.

**ARCHITECTURAL COMMITTEE ACTION:**

11/25/2025

**Architecture Committee Meeting of**

**10/21/2025**

**DESCRIPTION OF APPLICATION:**

10/21/2025

**Permit # 25-31399-VCGEN**

**Lead Staff: Nick Albrecht**

**Violation Case #25-11157-VCCNOP**

**Inspector: Marguerite Roberts**

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:**  
DRAFT

10/21/2025

Mr. Albrecht read the staff report with Mr. Williams and Ms. Laxton present on behalf of the application with Mr. Palacios on speakerphone via one of the application representative's phone.

Mr. Williams noted they're (engineer/engineering firm) the ones that are recommending the structure that Mr. Albrecht made reference to regarding why so much structure was needed. Mr. Fifield noted his belief that they have probably 2 different issues and one would be the integrity of the masonry and the other one would be the size and shape of the openings. He stated they would need something in writing of course but gave Mr. Palacios the time to speak as well. Mr. Palacios commented about having done an initial structural assessment and writing a report on it in letter format as well as following up with that letter report with a stamped engineer's plan. He then continued on to explain what was being indicated/supplemented via those documents and the various structural elements being proposed. As part of this he commented about beams existing under the existing openings and matching that detail and also stating they've designed for the loading. The reasoning given for the rods was to counteract the thrust force that will be engaged because they are removing such significant portions of the existing masonry wall and also that they will be hidden. Mr. Palacios went on to state that because they're not allowed to use compressible injectable fill this really is the only resort they have as an engineered solution. Mr. Williams commented that in his terms "only openings" that will be allowed to be put into this wall are the 4'-2" / 5'4'-2" openings going into this front and that's what this Commission and the Architectural Committee has approved. Mr. Fifield had a question and directed it to Mr. Palacios asking him if he issued his structural assessment before or after he knew the number of openings on the Bourbon Street side wall were more than the building could actually bear in terms of masonry construction. Mr. Palacios stated he thinks what he heard was when did they issue the structural report with Mr. Fifield replying yes and restating his question were you (engineer) aware the number of openings on the Bourbon street side wall were going to undermine the integrity of the masonry wall when they issued their structural report. Mr. Palacios stated yes he wrote that report after he visited the site followed by a question about if they (committee? Department/staff) have that report as well as back and forth about what is happening/was approved. Mr. Fifield noted his point is they may have had a different opinion about this if they'd known the number of openings was going to undermine the integrity of the masonry wall. Mr. Williams stated they believe strongly that that's the number that were there when the building was originally constructed and Mr. Fifield asked staff if they have established anything about closed openings with Mr. Albrecht commenting no and it being messed with so much difficulty telling. Mr. Fifield asked Mr. Albrecht about staff having no record of the structural report with Mr. Albrecht commenting that he had seen an engineer's report but that report spoke to widening the openings and was not necessarily applicable to the current proposal.

There was no public comment.

Mr. Bergeron asked regarding the openings have they/those already been cut with Mr. Williams stating no and Ms. Bourgogne commented about one having changed. Mr. Williams commented they have been approved then started work and unfortunately the contractor was using the wrong plaster they stopped him but got the right plaster to be used now. Mr. Williams then went on to state what he is coming here to get approval for and Mr. Fifield commenting the point being we're talking about the structural remediation and the idea that we're very far into this project and we're discovering structural things. Mr. Williams stated this wall has always been a "potpourri on the inside" going on to comment about what they couldn't have what was approved/going to have. Mr. Fifield again reiterated they aren't talking about the openings they're talking about the structural remediation. Ms. Bourgogne pointed out this/this piece (the structural member/expanded opening?) is new/newly installed that is a brand new piece noting remember this was a short door and pointed out what it is now. Mr. Bergeron asked who is the contractor on the job with Ms. Laxton stating the install is Guzman. Mr. Fifield asking who's their general contractor and Mr. Williams stating Garrison also stating the Garrison Builders hired Guzman. Mr. Williams stated that when they discovered the conditions they immediately got Mr. Palacios to come and evaluate do a structural report do stamped drawings going on to comment about what openings they're going to pursue/have.

Mr. Bergeron noted sharing staff's concern about basically the proposal is to overcut the opening to install this channel which is "pretty invasive" and continuing on to comment the double wide flange beam he guesses he understands that we're duplicating an existing detail at one of the openings but "it's kind of an unusual way to

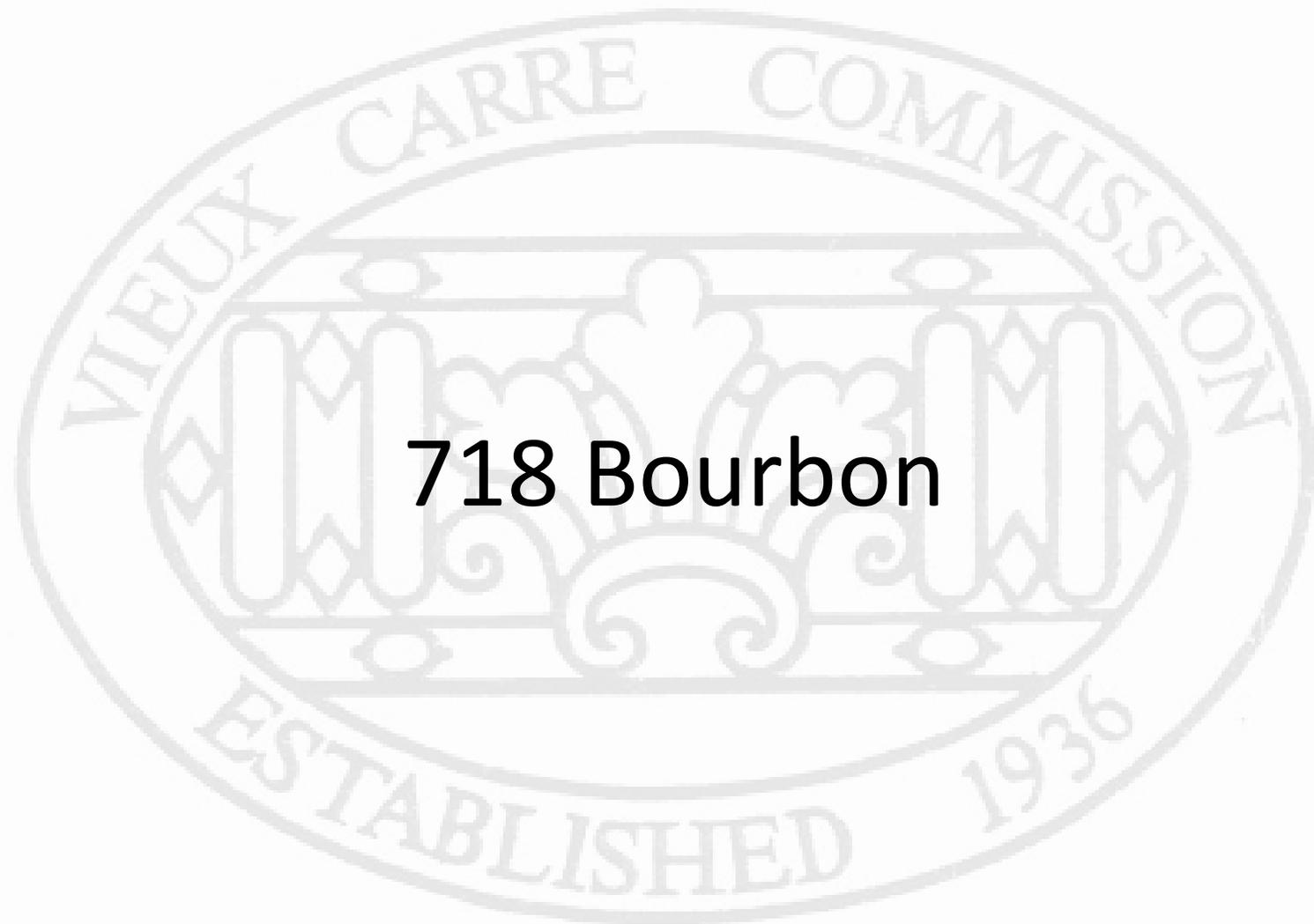
handle a lintel in masonry”. Mr. Bergeron commented he’s not seen that solution used so he would challenge Mr. Palacios to come up with a more conventional solution and that this is something “we address all the time”. He also noted this is a very different solution than what he’s accustomed to seeing and it does “seem pretty aggressive”. Mr. Palacios stated that when they visited the site the detail that they have matches exactly what is currently installed as well as commenting they engineered the solution based on what was already there over existing openings to have W shapes. Mr. Palacios noted the length of time they have always used angle lintels but continued on to comment about what they saw/observed onsite and the reasons/reasoning in this case behind their detail/proposed structural solution. Mr. Fifield commented that he finds it ironic that they’d be so gentle with the lintel but so difficult with your tie rods and the tie rods are “incredibly invasive” with Mr. Bergeron adding his comment that it is really the jamb detail that’s more aggressive and unusual he’d say. Mr. Palacios commented about based on what he’s seen in past failures he’s been called out to the best way to handle that and the structuring of things. He also noted his belief that without using compressible injectable fill he thinks this is really the safest way to proceed and have a permanent solution because he doesn’t want to rely on anything other than the steel channels that act as columns. Ms. Steward asked again what they are voting for and Mr. Fifield noted that as he sees it they’re talking about the structural remediation they’re not talking about the stop work order or anything that caused that to be posted. Mr. Albrecht commented and the conversion of the gate to a door.

Mr. Bergeron made the motion to conceptually approve the replacement of the existing metal gate with new French doors and defer all other elements of the proposal so that the stop work order can be resolved and so that the Committee can get a structural report. Ms. Steward seconded the motion and the motion passed unanimously.

Following the motion Mr. Fifield strongly emphasized next time they bring their structural engineer to the meeting. Ms. Bourgogne noted she would like to say for the record that the ARC has every right to rescind as well as both her and the Committee expressing agreement that the comment/s that the engineer made suggests that this should never have been done/approved. Mr. Fifield also commented that that’s a consideration for their next hearing.



# New Business



**718 Bourbon**

|           |                   |            |                                |
|-----------|-------------------|------------|--------------------------------|
| ADDRESS:  | 718-20 Bourbon    | APPLICANT: | John C Williams                |
| OWNER:    | Inkwell Group LLC | SQUARE:    | 60                             |
| ZONING:   | VCE               | LOT SIZE:  | 2268 sq. ft.                   |
| USE:      | Commercial        | DENSITY-   | OPEN SPACE-                    |
| ALLOWED:  | 2 units           | REQUIRED:  | 453.6 sq. ft. (20% corner lot) |
| EXISTING: | Unknown           | EXISTING:  | Unknown                        |
| PROPOSED: | No change         | PROPOSED:  | Unknown                        |

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

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

One of two c. 1810 Creole style 2-story masonry buildings, this corner building and attached service wing was modified in the late 19th century.

### **Architecture Committee Meeting of**

**11/25/2025**

### **DESCRIPTION OF APPLICATION:**

11/25/2025

**Permit #25-20184-VCGEN**

**Lead Staff: Erin Vogt**

Proposal to renovate the building, including modification of millwork and mechanical equipment and venting, per application & materials received 07/07/2025 & 11/06/2025, respectively.

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

11/25/2025

The applicant has developed a proposal to renovate the building following a November 2024 fire which occurred while the property was vacant. Luckily, most of the damage was limited to the roof and has since been repaired. Staff notes that extensive demolition by neglect and work without permit violations were present prior to current ownership, and these violations must be addressed in this proposal. The renovation entails the following work:

- *Demolish two small doors on first floor of dependency. The two small doors will be replaced with one single door accessing a bathroom.* This portion of the dependency was a two-story addition that appears between the 1908 and 1940 Sanborn maps. Staff has no objection.
- *Demolish and rebuild courtyard platform spanning between main building and dependency and install two large condensers.* The platform is shown to extend over the dependency balcony, resulting in a step up from the balcony to the platform, which is noted as plywood, not decking. It appears from elevations that the equipment may be visible from the street. The equipment will block operation of a pair of dependency shutters. It appears that the units are not serviceable without removal of the platform railing. The electrical drawings show the disconnects mounted to the inside face of the courtyard wall.
- *Rebuild second courtyard platform adjacent to stairs and install two large condensers.* One unit appears to block access to the balcony. It is unclear where these disconnects would be located. Several drawings call for a 6'-0" screen to be installed, but it is not shown.
- *Install wall-mounted mini split(s).* Discrepancies in the drawings show a mini split mounted to the first-floor courtyard wall, as well as one on second floor dependency wall. The second-floor location is not shown in elevation, but conflicts with shutters emergency lighting. Staff requests clarification on the number and locations proposed. The first-floor location is not objectionable, but the second-floor location is.
- *Remove second floor Orleans-side door on main building, replace to match adjacent French doors.* Staff welcomes this change.
- *Remove inappropriate gallery rail extension, install new 42" guardrail behind.* The new guardrail is shown attached with iron base plate, not touching the historic rail. More information needs to be provided regarding the structural attachment and the placement of its verticals, particularly since the rail is continuous.
- *Install exhaust fan in St. Peter-side second floor property line opening.* Staff notes that this location is indicated as a window in the 1940 Sanborns, but no photos are provided. A penetration at the property line may need BBSA review and approval.
- *Hood vent to be relocated closer to Royal-side parapet of main building's St. Peter-side slope.* This location is less visible to the street but very close to the property line. BZA and/or BBSA variances may be required. It is also not clear how tall the hood will be, or if its proximity to the dormer is an issue. Staff encourages use of an in-line fan.
- *An existing intake louver on the rear of the main building is labeled as being reused for other equipment.* This vent is a work without permit violation but is discretely located. It appears to be drawn larger than it appears in photos; staff requests confirmation on the size from the applicant.
- *Modify rear dormer to remove sashes and install intake vent.* This dormer is highly visible from the right of way. The Guidelines prohibit these alterations in at least three different sections due to the

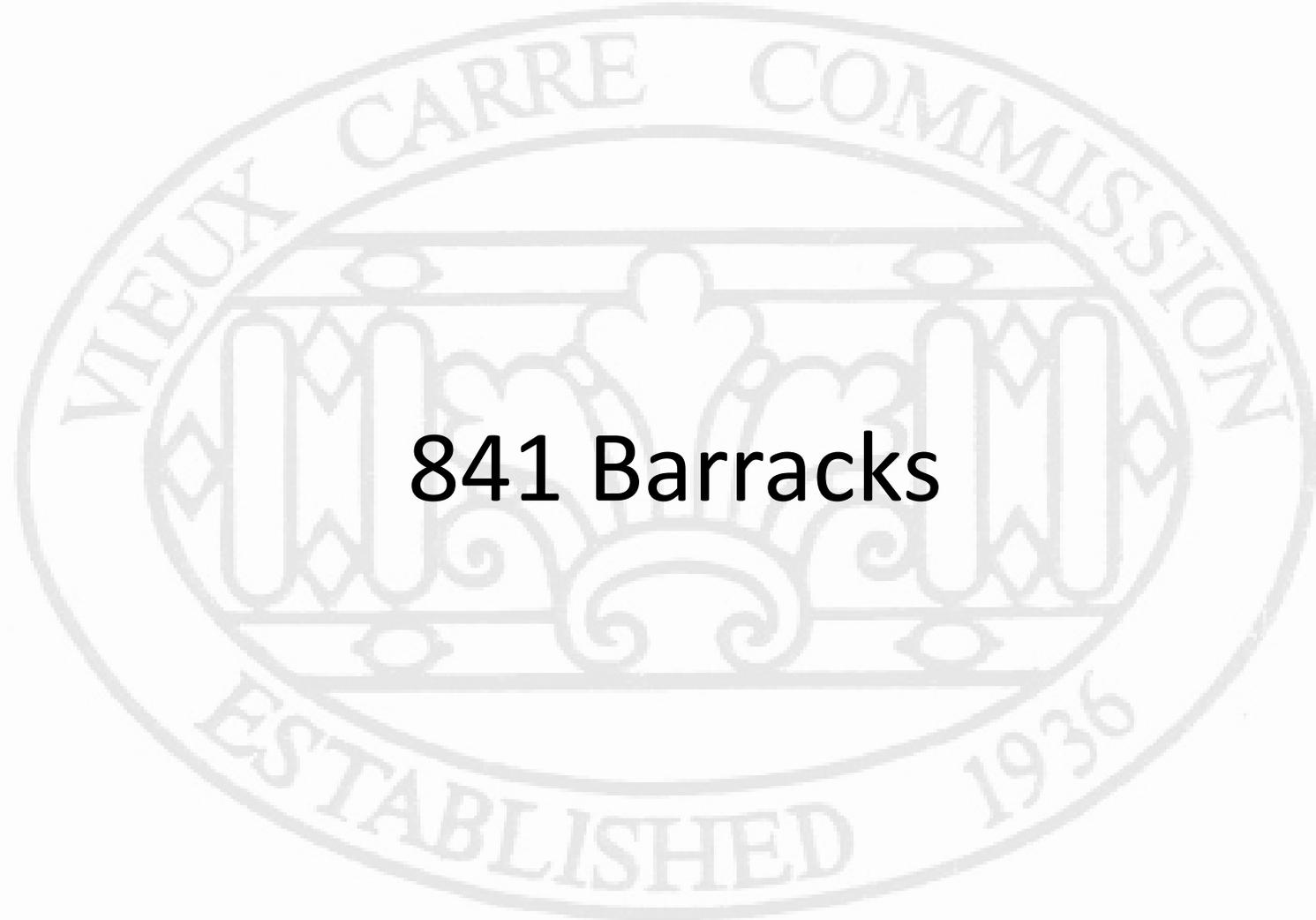
millwork modification needed and the visibility of the vent. An alternative must be found.

- *Install lowered vent in front dependency wall.* Mechanical drawings show an intake louver not included in the architectural set. If this is still included in the scope, its location conflicts with existing shutters.
- *Remove and install new gallery lighting.* The locations shown do not correspond to the gallery bays and should be revised.

Staff recommends **deferral** of the proposed work, with the applicant to provide revisions and responses to all points noted above.

**ARCHITECTURAL COMMITTEE ACTION:**

11/25/2025



# 841 Barracks

ADDRESS: 841 Barracks/1300-04  
 Dauphine  
 OWNER: Lee Family Trust APPLICANT: Russo Michael DbA Mason Masters  
 ZONING: VCR-1 SQUARE: 80  
 USE: Residential LOT SIZE: 3650 sq. ft. (irregular lot)

**ARCHITECTURAL/HISTORICAL DESCRIPTION OF PROPERTY:**

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

Circa 1830, 1½ story dormered brick cottage with 2-story detached kitchen. The building actually housed two units - a small 2 bay unit facing Dauphine Street divided by an arched passage from the large corner unit, which has four bays on both the Dauphine and Barracks facades. In the 20<sup>th</sup> c. the buildings were converted to one dwelling.

**Architecture Committee Meeting of** **11/25/2025**

**DESCRIPTION OF APPLICATION:** 11/25/2025  
**Permit #25-11806-VCGEN** **Lead Staff: Erin Vogt**

Proposal to perform structural work and review of provided engineer’s report, per application & materials received 04/16/2025 & 11/17/2024, respectively.

**STAFF ANALYSIS & RECOMMENDATION:** 11/25/2025

The applicant proposed work to perform masonry repairs and to install new steel lintels at two openings on the rear dependency. As part of this review, staff noted a substantial lean to the rear dependency and requested an engineer’s report evaluating the overall structure.

The engineer’s report, submitted by Mr. Trevor Paitz of Marais Consultants, provides a lintel detail for the lintel repairs, which will take place in the front wall of the dependency. The detail shows an a three wythe brick wall, an arrow calling out the existing wood lintel, and one L3x3x1/4 steel angle lintel embedded within the wall so it is not visible. The notes call for all openings to have two steel lintels, so staff requests clarification, but otherwise finds the detail typical. The report states “we do not believe that the masonry scope of work that was applied for in the permit will cause greater movement of the structure to occur.”

Evaluating the overall structure, the report states:

Story Drift of Rear Dependency:

Historic photos (Photos 1 through 3) are attached to this report. While it is not completely apparent from the photos, the dependency does appear to be trending toward the neighboring property at 833 Barracks Street at the time of the photographs. According to measurements during the site visit, the rear wall of the dependency appears to be out of plumb approximately one inch every three feet of vertical height for the first six feet.

We believe the cause of the lean is due to settlement from a geotechnical failure of the soils below the historic masonry foundation and that the building will continue to lean, unless some efforts are made to prevent the movement from occurring. If no corrective action is taken to prevent the ongoing displacement, the continued movement could threaten the stability of the structure and lead to partial or complete collapse. We recommend, in the short term, that the sidewalk be repoured on the

Barracks Street frontage of the dependency so that the sidewalk slopes away from the building and water cannot collect by the foundation. We also recommend monitoring of the structure for additional movement. Separately from the work proposed under the current permit application for the lintels and tuckpointing of the front wall, we have begun discussing options for stabilization of the building with the owner and will continue to work on a plan with them.

**ARCHITECTURAL COMMITTEE ACTION:** 11/25/2025



915 Dauphine

|          |                  |            |                           |
|----------|------------------|------------|---------------------------|
| ADDRESS: | x                | APPLICANT: | MZ. Architecture & Design |
| OWNER:   | 915 Dauphine LLC | SQUARE:    | 85                        |
| ZONING:  | VCR-1            | LOT SIZE:  | 4175 sq. ft.              |
| USE:     | Residential      |            |                           |

**ARCHITECTURAL/HISTORICAL DESCRIPTION OF PROPERTY:**

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

[Staff notes that the description of property and ratings have not been updated following the 1993 fire, rear building demolition, and new construction. Several structures on this property are currently unrated. Commission review will be required to update the status of the various structures.]

This address features a c. 1900 three-bay frame cottage, which has a rear camelback section and a brown-rated one-story infill section on its uptown street front, and a detached ~~2-story frame~~ c. 1993 one-story CMU building at the rear of the property.

**Architecture Committee Meeting of** **11/25/2025**

**DESCRIPTION OF APPLICATION:** 11/25/2025  
**Permit #25-30286-VCGEN** **Lead Staff: Erin Vogt**

Proposal to modify millwork, install new lighting, and renovate courtyard, including installation of a new pool, per application & materials received 10/01/2025 & 11/11/2025, respectively.

**STAFF ANALYSIS & RECOMMENDATION:** 11/25/2025

The interior of the property is currently under renovation. This application is for the exterior scope of work, as follows:

Courtyard and Pool:

- A small cocktail pool is proposed offset from the Dumaine side of the property, measuring 7’-8” x 8’-3” x 4’-0”. Staff notes that the curb is dropped 4” below the pavers, with an 8” ledge. The applicant stated that this is being proposed to provide visual separation. Staff notes that the Guidelines call for the curb to be flush with the pavers (VCC DG 10-11), but staff is unaware of any proposals to install a dropped curb, as opposed to a raised one, and seeks the guidance of the Committee regarding the approvability of the dropped curb detail.
- An elevated CMU planter with stucco finish is proposed between the pool and property line, shown with a stucco finish. Staff notes that lath should be applied to prevent telegraphing at the CMU, and a liner must be added at the existing masonry wall. A raised CMU/Zellige tile water feature is proposed at the Dumaine side of the pool, with a horizontal outlet for water stream. Staff finds the proposed finishes approvable.
- Plans call for removal of the existing concrete slab at the St. Philip side alley and courtyard. A small patch of brick pavers is shown at the entrance to the alley beyond the gate, which then transitions to bluestone pavers. All paving shown as non-permeable, with existing subsurface drainage to be retained. Staff notes that it is unclear if removal of the existing slab will trigger permeability compliance per the CZO, and confirmation from Zoning will be needed. If the pavers must be permeable, this change can be handled at staff level, so long as extensive drainage changes are not also needed.
- A 6” channel drain set beneath paving will be added at the edge of the pool.
- An existing non-historic fountain and brick planters will be removed, with new planters installed at grade.
- Existing wood steps at the side and rear entries to the main building are proposed to be replaced with flagstone. Staff notes that wood steps are more appropriate for the building’s age and style, but bluestone is not objectionable.
- The existing non-historic metal alleyway gate with expanded mesh backing will be removed and replaced with new wood gate. Staff notes that a plan for the gate should be provided, the supports must be wood, and the boards must be tongue and groove. Staff requests the applicant clarify that the existing security pickets above are being retained.
- A new seven board fence with 3” dia. metal posts is proposed at the St. Philip side property line, staggered so it does not interfere with the neighboring fence. Staff notes that this fence is taller than the adjacent fence, so the metal posts would be visible on the 917 Dauphine side. Wooden posts would be more appropriate.
- Built-in seating is proposed at the St. Philip-side fence, towards the rear of the property. It is shown as stuccoed CMU topped with pavers. The Guidelines state that built-in furniture requires

Committee review but does not provide criteria for approval. Staff does not find the location, materials, or proximity to historic features to be a concern, provided that it is not allowed to shed water onto the neighboring property.

Dumaine-side entrance and mechanical area:

- A new tankless water heater, water filter, and the proposed pool equipment, including a gas heater, will be installed adjacent to existing HVAC equipment. A vertical wood board fence with cap will provide screening. Staff notes that details for the access gate must be included in the final set.
- The orientation of the current brick stoop will be modified to avoid the screened mechanical area, and a lamb's tongue rail provided.

Main Building:

- An existing transom-like three-lite window will be removed from the second-story, Dumaine elevation of the camelback, to be replaced with a six-over-six double-hung window to match others on the same elevation. Staff was unable to inspect the window on the interior, but finds it likely that this window is not original, as photos indicate that the 1990s fire destroyed much of this portion of the building. Staff finds the replacement millwork conceptually approvable, provided that the applicant provide photos indicating that this opening is not historic.
- The sides and rear of the main building do not have a typical skirt detail; instead, the siding goes all the way down to the existing slab. The applicant proposes to remove some of the siding to provide a 10" Hardie board skirt, leaving a 2" air gap above pavers. Staff welcomes this change but notes that the board must be wood as Hardie is not approvable per the Guidelines.
- At the St. Philip alley-side entrance, the applicant proposes to remove the c. 1990s metal railing, as well as the screening at the two-bay enclosed porch, leaving it fully open. Staff finds this conceptually approvable but requests an elevation of the proposed changes.

Rear building:

- The previously existing two story detached dependency was approved for demolition in 1993 and was replaced with a single-story CMU structure. Its roof is failing and requires replacement. The applicant is proposing a prefinished standing seam metal in bronze, rather than the faux-patina "copper" that currently exists. While the roofing guidelines have discouraged the use of prefinished metals in most circumstances, staff has no objection to prefinished in this case as there is limited visibility of the roof and it was initially approved to be prefinished when constructed. Faux patina colors are prohibited, so the bronze finish will be a significant improvement over the existing conditions. Staff also has no objection to the use of a metal parapet cap since the walls are CMU and not historic masonry.

Lighting:

**DECORATIVE LIGHTING IN THE VIEUX CARRÉ**

With the exception of seasonal decorative lights, all other decorative exterior lighting fixture types should be:

- Compatible with the building in terms of its style, type and period of construction
- Limited in number to avoid a cluttered appearance
- Located near a focal point of the building, such as the primary entrance door
- Installed in a manner that is harmonious with the building's design, such as evenly spaced on a balcony, gallery, or porch bay, or centered on or around an element such as a door, carriageway or window
- Scaled appropriately for the proposed location
- Constructed of materials appropriate to the building's period, type and style as well as the lighting design – **Faux historic materials, such as varnished or polished brass, are not appropriate in the Vieux Carré**

- In the unenclosed garage structure, two (2) Bevolo Warehouse District hanging stem electric pendants are proposed. Staff has no objection.
- At the St. Philip-side porch entrance, replace existing decorative fixture with Bevolo Williamsburg round yoke pendant in electric, and install two recessed cans behind soffit vents in other two bays. Staff has no objection.
- At the Dumaine-side entrance, replace existing decorative sconce with Bevolo Governor Carriage flush mount sconce in electric. Staff has no objection.
- At the St. Philip alley, replace existing unpermitted flood lights with Bevolo Governor Carriage flush mount sconces in electric. Staff does not find this approvable per the Guidelines. The

inappropriate flood lights should be replaced with non-decorative, functional lighting.

- At the St. Philip-side camelback doors, replace two (2) existing decorative pendants with Bevolo Williamsburg round yoke pendants in electric.
- At the first floor, rear elevation of the main building, replace two (2) existing decorative ceiling-mounted fixtures on first floor, rear elevation with Bevolo Williamsburg round yoke pendants in electric.
- At rear 1990s building, replace two (2) existing decorative sconces with Bevolo Governor flush mount sconces in electric.
- Rear main building second floor, replace two (2) small decorative sconces centered above doors with Bevolo Governor Carriage flush mount sconce in electric.
- Drawings call for all bulbs to be 2700K, while Guidelines require 3000K.

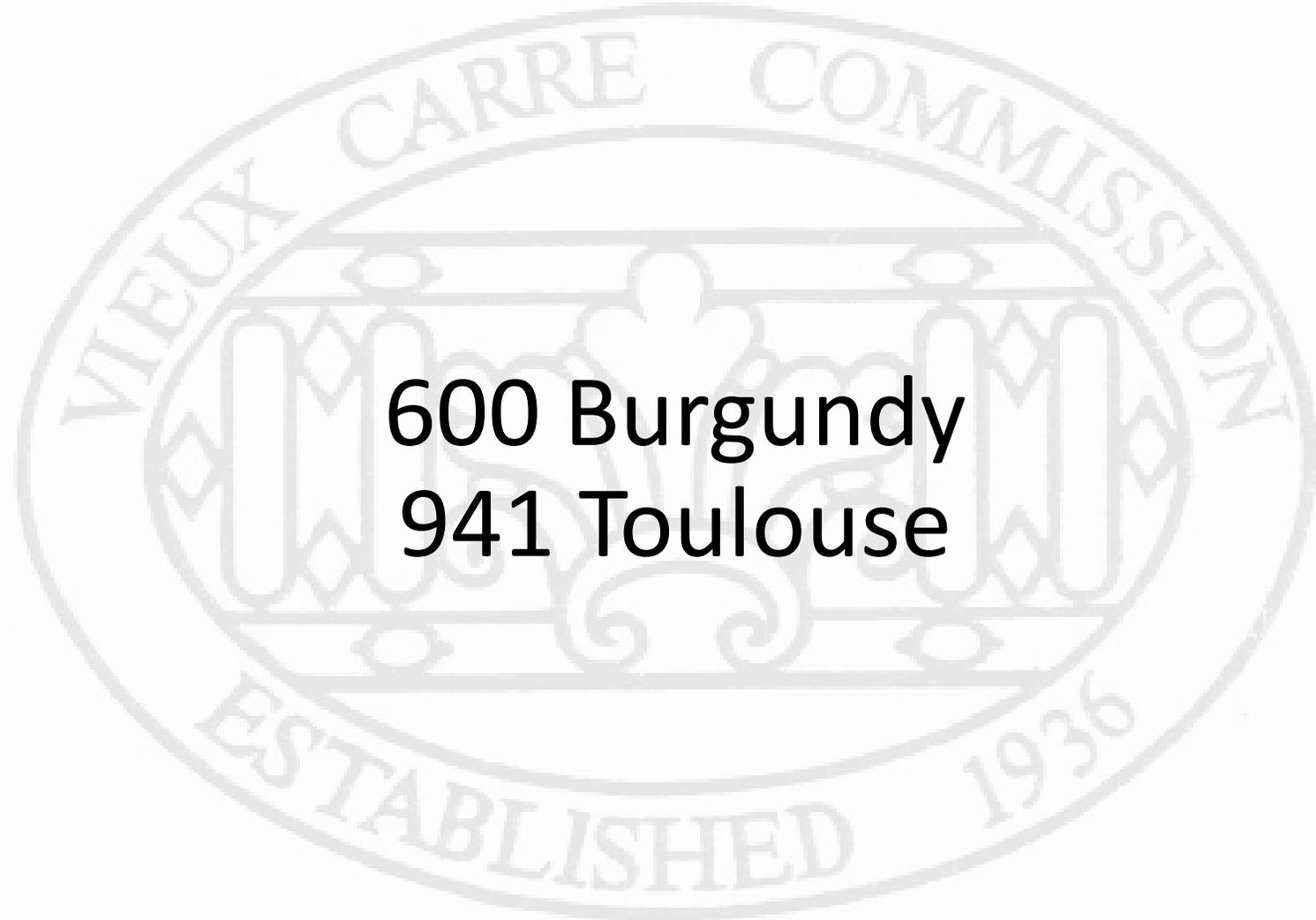
The Guidelines call for decorative fixtures to be compatible with the building, limited in number, located at a focal point (such as the primary entrance), and installed in a manner that is harmonious with the building. Staff does not object to the fixtures at the side entrances, and appreciates that they will provide adequate light by being electric. However, the overall number of decorative fixtures is excessive and the placement of the fixtures at the rear of the main building and alley are not appropriate. The fixtures at the rear dependency meet some of the criteria, but the Committee typically discourages the installation of decorative fixtures in courtyards, as this is not historically where they would have been installed. Staff notes that the Guidelines allow for decorative fixtures at focal points, such as entrances, but does not allow for their installation at every entrance. Staff recommends the applicant submit a more restrained proposal for decorative lighting so as not to distract from the building itself.

Overall:

Staff recommends **conceptual approval** of the proposed work, with revisions and additional information to be submitted as noted in the report above, except the decorative lighting, which should be revised to be within the Guidelines and approvable at staff level.

**ARCHITECTURAL COMMITTEE ACTION:**

11/25/2025



**600 Burgundy  
941 Toulouse**

ADDRESS: 941-943 Toulouse; 600  
 Burgundy  
 OWNER: Clang! LC APPLICANT: John Brooks  
 ZONING: VCR-1 SQUARE: 89  
 USE: Residential LOT SIZE: 2,325 sq. ft.

**ARCHITECTURAL / HISTORICAL DESCRIPTION:**

C. 1830 1½-story double gable-ended masonry Creole cottage.

Main and service building – Green

**Architecture Committee Meeting of****11/25/2025****DESCRIPTION OF APPLICATION:**

11/25/2025

Permit # 25-32232-VCGEN  
 Violation Case #25-08340-DBNVCC

Lead Staff: Nick Albrecht  
 Inspector: Marguerite Roberts

Proposal to install new steel lintels above a total of four existing openings on the Burgundy elevation of the main building, per application & materials received 10/15/2025 & 10/30/2025, respectively.

**STAFF ANALYSIS & RECOMMENDATION:**

11/25/2025

*See Staff Analysis & Recommendation of 11/11/2025.*

**ARCHITECTURAL COMMITTEE ACTION:**

11/11/2025

**Architecture Committee Meeting of****11/11/2025****DESCRIPTION OF APPLICATION:**

11/11/2025

Permit # 25-32232-VCGEN  
 Violation Case #25-08340-DBNVCC

Lead Staff: Nick Albrecht  
 Inspector: Marguerite Roberts

Proposal to install new steel lintels above a total of four existing openings on the Burgundy elevation of the main building, per application & materials received 10/15/2025 & 10/30/2025, respectively.

**STAFF ANALYSIS & RECOMMENDATION:**

11/11/2025

Staff issued a permit for typical stucco repairs for this building back in early September. Once that stucco work was underway, the applicant reached out to staff noting that they had discovered deterioration at the wood lintels on the Burgundy side of the main building and inquiring about the installation of new steel lintels. The new steel lintels are noted as being new ¼” angle iron lintels and the applicant stated that they would bear on the masonry for 6” on either side of the openings. No drawings were provided for this proposal. The installation of the new steel lintels is proposed for both second-floor windows, a ground floor window and a ground floor door.

This work is fairly typical, however, staff requests that detail drawings be provided prior to any permit issuance. The drawings should show both the structural elements of the lintel and how the headers will be finished and trimmed.

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

**ARCHITECTURAL COMMITTEE ACTION:**

11/11/2025



**828 Bourbon**  
**Applicant Requests Deferral**



# Appeals and Violations



740 Royal

|          |                           |            |               |
|----------|---------------------------|------------|---------------|
| ADDRESS: | 738-42 Royal & 638 St Ann |            |               |
| OWNER:   | St Ann/Royal LLC & J & R  | APPLICANT: | Myles Martin  |
|          | Rental Properties LLC     |            |               |
| ZONING:  | VCC-2                     | SQUARE:    | 46            |
| USE:     | Commercial/Residential    | LOT SIZE:  | 3,645 sq. ft. |

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

Rating: Blue: Of Major Architectural or Historical Importance.

In the late 1830s, the wardens of St. Louis Cathedral constructed a row of five, 3-story red brick buildings on Royal St. between Pere Antoine Alley and St. Ann Street. 738 & 742 Royal Street are two of these five buildings. Each structure originally had arched ground floor openings, square-headed upper openings, and attached 3-story service ells, which faced small courtyards.

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

**11/24/2025**

#### **DESCRIPTION OF APPLICATION:**

11/24/2025

**Permit # 24-06975-VCGEN**

**Lead Staff: Nick Albrecht**

**Violation Case #21-04981-DBNVCC**

**Inspector: Marguerite Roberts**

Proposal to retain work completed in deviation of approved plans, including guardrail extensions & mechanical screening, per application & materials received 03/12/2024 & 11/05/2025, respectively.

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

11/24/2025

Staff completed an inspection of this property recently as work is nearing completion of this major renovation. Staff found several items that had strayed from the approved plans. Some of these deviations staff does not find to be objectionable, while others are more concerning.

#### **Guardrail Extensions**

The Architecture Committee approved a railing extension for these balconies and galleries at the 04/09/2024 meeting. The railings were shown on the approved plans as being 42" tall, made from 1-1/4" diameter pipe, with the vertical supports aligned with existing vertical elements every 4'. When staff inspected the property, it was found that the extension had been built with square tubing of a larger dimension. Staff also found that the extension had been returned to the wall at areas of the gallery where staff questions if extensions would be required by code and that were not indicated on the plans. More specifically, on the Royal St. side of the building, there is a slight split in the gallery and the historic rails do return to the building walls in these locations. Staff believes these rails are essentially separating gallery spaces and would be better left as historic rails only without the extensions.

Regarding the material itself, staff finds the square shape and larger dimension more noticeable compared to the previously approved round pipe rails. The rail extension is quite visible from the ground, particularly at the balcony portions which feature a lighter cathedral style rail. The heaviness of the extension is in sharp contrast to the light nature of this railing.

Finally, staff found that additional brackets had been installed for the portion of the extension that rounds the corner of the gallery. Staff questions the reasoning for these changes.

#### **Balcony Flashing**

Also, at the balconies and galleries, staff found that metal flashing had been installed where the decking material meets the brick wall. The applicant notes that this flashing, "was installed to conceal the various existing and varying elements at this joint line" and that it was installed to be consistent with the Sheet Metal and Air Conditioning Contractors' National Association (SMACNA) guidelines. The applicant stated that the flashing could be painted to match the adjacent building wall. A photo shows the flashing rising nearly 7" above the decking.

Staff does not find this to be an appropriate detail. The majority of the third-floor balcony and gallery is exposed to the sky, so there may be a concern at this connection where the decking meets the wall, although this is generally addressed with much more minimal detailing.

#### **Mechanical Screening and Metal Chase**

In the courtyard area, the Architecture Committee approved the installation of several pieces of mechanical equipment on a low rack. The mechanical area was to be screened with a seven-board style fence installed about 30" in front of the rack. Staff found that the screening was instead installed at 40" in front of the mechanical rack.

Numerous electrical lines were run surface mounted from the street to the circuit box and from the circuit

box to the various mechanical units. These lines were concealed withing a stainless-steel shroud. This element was briefly discussed at the 01/14/2025 meeting, with the Committee noting this was a removeable element and staff noting that some further staff level review may be needed. The details of this as-built metal cover were not as successful as the original concept. Staff found that there are several locations where the stainless-steel interferes with architectural elements. Once painted, this metal will become much less noticeable, but staff does not find this technique as something that should be repeated at other properties.

Overall, the as-built mechanical equipment and associated lines are fairly consistent with the Guidelines in the sense that they are only visible to those within the property itself. Still, staff finds it unfortunate that these features have become such a dominating element of the courtyard.

### **Summary**

In summary, staff is pleased that this building has been completely renovated with many much needed repairs completed. Regarding the above elements in deviation of the approved plans, staff:

- requests commentary from the Architecture Committee regarding the changes to the railing extension material
- recommends that the extension portion that returns to the wall be removed unless required by code
- requests commentary regarding the balcony decking flashing, and
- recommends approval of the courtyard mechanical work, noting that some of these details should not be repeated at other projects.

### **ARCHITECTURAL COMMITTEE ACTION:**

11/24/2025

### **Architecture Committee Meeting of**

**05/28/2024**

### **DESCRIPTION OF APPLICATION:**

05/28/2024

**Permit # 24-06975-VCGEN**

**Lead Staff: Nick Albrecht**

**Violation Case #21-04981-DBNVCC**

**Inspector: Marguerite Roberts**

Proposal to correct violations and renovate building including modifications to courtyard facing balconies, per application & materials received 03/11/2024 & 05/20/2024, respectively.

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

05/28/2024

The majority of the proposed work for this project was conceptually approved at the 04/09/2024 Architecture Committee meeting with the one exception being proposed modifications to the courtyard facing balconies where the applicant had previously proposed installing approximately 30 new angled supports. The applicant has revised the proposal regarding these balconies.

One new steel bracket is shown added to the second-floor framing plan but the many others previously proposed have been eliminated, per staff's recommendation. There are several existing angled supports that would be retained. New columns are now shown at the second and third floor levels. The applicant had some questions regarding the connection details of the columns to the balconies above and below. The drawings note the use of concealed clips and baseplates at the top and bottom of each column, respectively. Provided these connectors are in fact concealed, staff does not find their use to be problematic. Additional detailing of the columns, such as chamfered corners, are recommended and the applicant can refer to VCC standard details sheets for these.

Staff finds the proposal more consistent with what is typically seen on similar courtyard facing balconies and recommends conceptual approval of this aspect of the proposal with any final details to be worked out at the staff level.

### **ARCHITECTURAL COMMITTEE ACTION:**

05/28/2024

Mr. Albrecht read the staff report with Ms. Gates, Mr. Martin, Mr. Patrick Rownd and Mr. Carter Rownd all present on behalf of the application. Mr. Martin noted that they were obtaining a letter from the structural engineer and that they would be happy to chamfer the columns. Mr. Fifield asked if the guardrails would span from column to column. Mr. Block replied that they would.

There was no public comment.

Ms. Steward moved to approve the proposal with any final details to be handled at the staff level. Mr. Fifield seconded the motion and the motion passed unanimously.

**Architecture Committee Meeting of**

**04/09/2024**

**DESCRIPTION OF APPLICATION:**

04/09/2024

**Permit # 24-06975-VCGEN**

**Lead Staff: Nick Albrecht**

**Violation Case #21-04981-DBNVCC**

**Inspector: Marguerite Roberts**

Proposal to correct violations and renovate building including the installation of new mechanical equipment and new balcony support brackets, per application & materials received 03/11/2024.

**STAFF ANALYSIS & RECOMMENDATION:**

04/09/2024

An extensive renovation is proposed for this large and important building and includes the installation of new mechanical equipment, reinforcement to balconies, installation of new exterior lighting, and millwork repairs.

**Mechanical Equipment**

Previously, it appears this building was only climate controlled with window type AC units. The applicant is now proposing a comprehensive climate control system which includes eight new condensing units located on a new mechanical platform at grade in the rear of the courtyard. The equipment is shown screened with a horizontal wood board fence.

Staff finds this location consistent with the recommendations of the Guidelines. Staff requests additional information regarding the routes for the refrigerant lines for this equipment to the respective interior units. The architectural plans include some vague indication of refrigerant line routing (A7.0) while the actual mechanical plans call for the refrigerant lines to be run up inside exterior wall and also coordinate with architect for exact routing locations. Staff recommends these lines be mounted on the interior as much as possible.

**Balcony Work**

Proposed modifications to the various galleries and balconies on this building include a railing height increase and structural reinforcements in various locations. At the street facing Royal and St. Ann elevations, existing cast iron guardrails surround the existing galleries. The existing guardrails measure 36" and the applicant proposes to install a new guardrail behind the historic rail at a height of 42". This extension appears to only be shown in a section detail and notes that it will include a 1-1/4" diameter pipe with vertical supports at 4' apart. An annotated photograph notes the vertical supports will align with existing vertical elements of the historic guardrail. The entire extension is noted as being painted white.

Staff finds the concept of this extension minimally invasive to the existing historic railing. According to the plans it appears this would be completely independent of the historic railing. Staff questions if painting this element white would be the most discreet color. The historic rail is dark colored and the walls behind the rail are natural brick with green shutters and white trim and doors. Staff questions if a color closer to the brick or the existing rail would help camouflage the extension more successfully.

At the courtyard facing balconies, new angled steel supports are shown under the balconies. Approximately six of these angles already exist and the applicant is proposing the installation of approximately 30 new angled brackets. These would be spread out between locations under the second-floor balcony, third-floor balcony, and projecting balcony roof.

Staff notes that in conjunction with this work, the proposal includes the removal of balcony column support posts at the second and third floor level. Although currently rather rudimentary, staff notes that vertical wood columns in these locations are common in typical detailing. Staff identified 1983 photographs that show these columns in place and appearing to be more appropriately detailed at that time. Staff questions if retaining and repairing or replacing these columns would eliminate, or at least greatly reduce, the need for the angled metal brackets at the upper floor levels.

**Lighting**

New lighting is proposed throughout the property with the majority of the proposed new fixtures shown as Remcraft 110 fixtures, measuring 4-1/4" in diameter and about 8" tall. These are shown at the two street facing elevations with one fixture above each of the window and door openings at the first and second floor levels. Three additional fixtures are shown at the third-floor level where there is a roof covering a portion of the gallery at this level.

Additional fixtures are proposed in the courtyard area at all three levels and are generally aligned with window or door openings.

Staff finds all of the proposed functional lighting consistent with the Guidelines and approvable.

In addition to the simple can lights, decorative pendant lights are shown in the alleyway and open-air staircase used to access the courtyard and upper floors, as well as at the landings at each floor. A total of five decorative fixtures are shown. These pendants measure 16" wide by 9" tall. Given the simple design of the decorative fixtures and the limited visibility, staff has no objection to the proposed decorative fixtures.

### **General**

The plans call for four existing windows to be converted to doors. These are marked on the floorplan (A3.0) as 202E\_2, 303E, 305E, and 306E. The submittal includes details on nearly every window and door opening including these (Found in the meeting materials on pages 50, 75, 79, and 81). It appears from the submittal that all of these were very likely previously existing functional doors and staff does not object to the proposed conversion to French doors to match similar adjacent openings.

Other work noted in the plans includes repairs to stucco and masonry, replacement of balcony and gallery decking to match, removal of window style AC units and repairs to associated millwork, repair/replacement or addition of shutters at all openings, and general repairs to other existing millwork. Staff has no objections to these aspects of the proposal.

### **Summary**

Overall, staff finds the majority of the proposal very positive. Staff's biggest concern is in regards to the structural work and changes shown at the courtyard facing balconies. Staff recommends:

- Conceptual approval of the proposed mechanical equipment
- Deferral of the balcony structural changes
- Approval of all exterior lighting
- Approval of the proposed conversions of windows to doors, and
- Approval of all other aspects of the work.

### **ARCHITECTURAL COMMITTEE ACTION:**

04/09/2024

Mr. Albrecht read the staff report with Mr. Martin and Mr. Brown present on behalf of the application. Mr. Martin stated the following: regarding the mechanical lines - we will be flanking directly to the building and then towards the interior. Rails- we can change the color. Balcony structural changes- we will wait for the structural engineer, but she said she preferred the columns. Mr. Bergeron referred to slide 59 and stated, the columns are not continuous to the ground. Is the structural engineer aware. Mr. Martin stated no, she was not. Mr. Fifield stated that there should be some analysis of the cantilever on the 2<sup>nd</sup> floor. Mr. Martin agreed that they needed to do this. Mr. Brown stated that without the columns to the 1<sup>st</sup> floor, it wouldn't work. Mr. Fifield stated that he would like to hear that from the structural engineer. Mr. Fifield asked Mr. Martin if there were detailed millwork drawings. Mr. Martin stated that it had been submitted.

There was no public comment.

Mr. Bergeron made the motion to adopt the staff recommendation for mechanical, defer the balcony and approve the lighting and conversion of window to doors, with all details at the staff level. Ms. Steward seconded the motion and the motion passed unanimously.



**1141 Royal**

|          |  |            |               |
|----------|--|------------|---------------|
| ADDRESS: | 1141 Royal, 702 Gov.<br>Nicholls             |            |               |
| OWNER:   | David W Hughes Family<br>Limited Partnership | APPLICANT: | David Hughes  |
| 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** **11/25/2025**

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|   |                                      |
|---|--------------------------------------|
| <b><u>DESCRIPTION OF APPLICATION:</u></b> | 11/25/2025                           |
| <b>Permit # 25-24860-VCGEN</b>            | <b>Lead Staff: Nick Albrecht</b>     |
| <b>Violation Case #25-05477-VCCNOP</b>    | <b>Inspector: Marguerite Roberts</b> |

Proposal to temporarily retain modifications to ground floor millwork that were completed without benefit of VCC review or approval, per application & materials received 08/15/2025 & 10/14/2025, respectively.

**STAFF ANALYSIS & RECOMMENDATION:** 11/25/2025

Staff and the applicant have continued to discuss possible alternatives to the currently installed door, with emails being exchanged as recently as this morning. Staff suggested some possible alternatives such as a fused French door or an out-swinging door that the applicant did not believe were viable alternatives. However, staff believes that progress has been made on developing some potentially approvable alternatives such as increased security devices or alternative French door inspired millwork.

Staff continues to note that the existing door is inappropriate and not approvable but recommends a deferral of the application to provide additional time to further discuss possible alternatives.

**ARCHITECTURAL COMMITTEE ACTION:** 11/25/2025

**Architecture Committee Meeting of** **11/11/2025**

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|   |                                      |
|---|--------------------------------------|
| <b><u>DESCRIPTION OF APPLICATION:</u></b> | 11/11/2025                           |
| <b>Permit # 25-24860-VCGEN</b>            | <b>Lead Staff: Nick Albrecht</b>     |
| <b>Violation Case #25-05477-VCCNOP</b>    | <b>Inspector: Marguerite Roberts</b> |

Proposal to temporarily retain modifications to ground floor millwork that were completed without benefit of VCC review or approval, per application & materials received 08/15/2025 & 10/14/2025, respectively.

**STAFF ANALYSIS & RECOMMENDATION:** 11/11/2025

This unpermitted work occurred in the second bay on the ground floor of the Gov. Nicholls elevation of the building. The work included the removal of previously existing French doors and the installation of a new solid four panel door with narrow sidelights and a short transom window. Staff identified and cited this work as a violation earlier this year.

The applicant is proposing to retain the work related to this door opening on a temporary basis and sent staff an email summarized below:

- The current arrangement was installed due to concerns for privacy and security.
- Due to those issues in addition to passing ghost tours and early morning patrons of the Verti Mart across the street, this property has not become the desirable season home that was expected.
- The owners intend to sell the property at the earliest economic opportunity
- Until the unit is sold, it would only be occupied for one month in late spring and one month

- between mid-November and Christmas each year with occasional use by friends and family
- The shutters would remain closed when the unit is not occupied as well as at night when it is occupied

The applicant proposes to retain the door for a time period of five years or until the property is sold, whichever occurs first. The applicant is willing to enter into an agreement with the HOA and manager for the HOA, including depositing funds in escrow, in order to install appropriate doors consistent with this timeline.

In conjunction with the proposed temporary retention, the applicant proposes to replace the atypical louvers seen in the fanlight above this opening as well as in the fanlight of the adjacent opening with a barred treatment as seen in all other fanlights of this building. The louvers are not in violation and appear to have been in place since approximately the 1970s but staff suggested they are atypical and that the more common barred treatment would allow for more light into the space. A photo from 1963 shows that these fanlights previously matched the adjacent ones with bars.

Staff finds the proposed work for the fanlights to be conceptually approvable, although details would need to be finalized prior to permitting. Regarding the proposed temporary retention, temporary retentions have been approved previously, but staff finds a five year window to be much too long. If any temporary retentions are allowed, staff recommends that it not exceed 12 months at which time the situation could be revisited.

The current door goes against several of the VCC Guidelines with the Guidelines stating that, “*the VCC does not allow installing an inappropriate door type, i.e. a single door in a former double-door location*” or “*decreasing a door size or shape with infill ... to allow for installation of a stock door size.*” (VCC DG: 07-13)

Staff requests commentary from the Architecture Committee regarding the concept of a temporary retention.

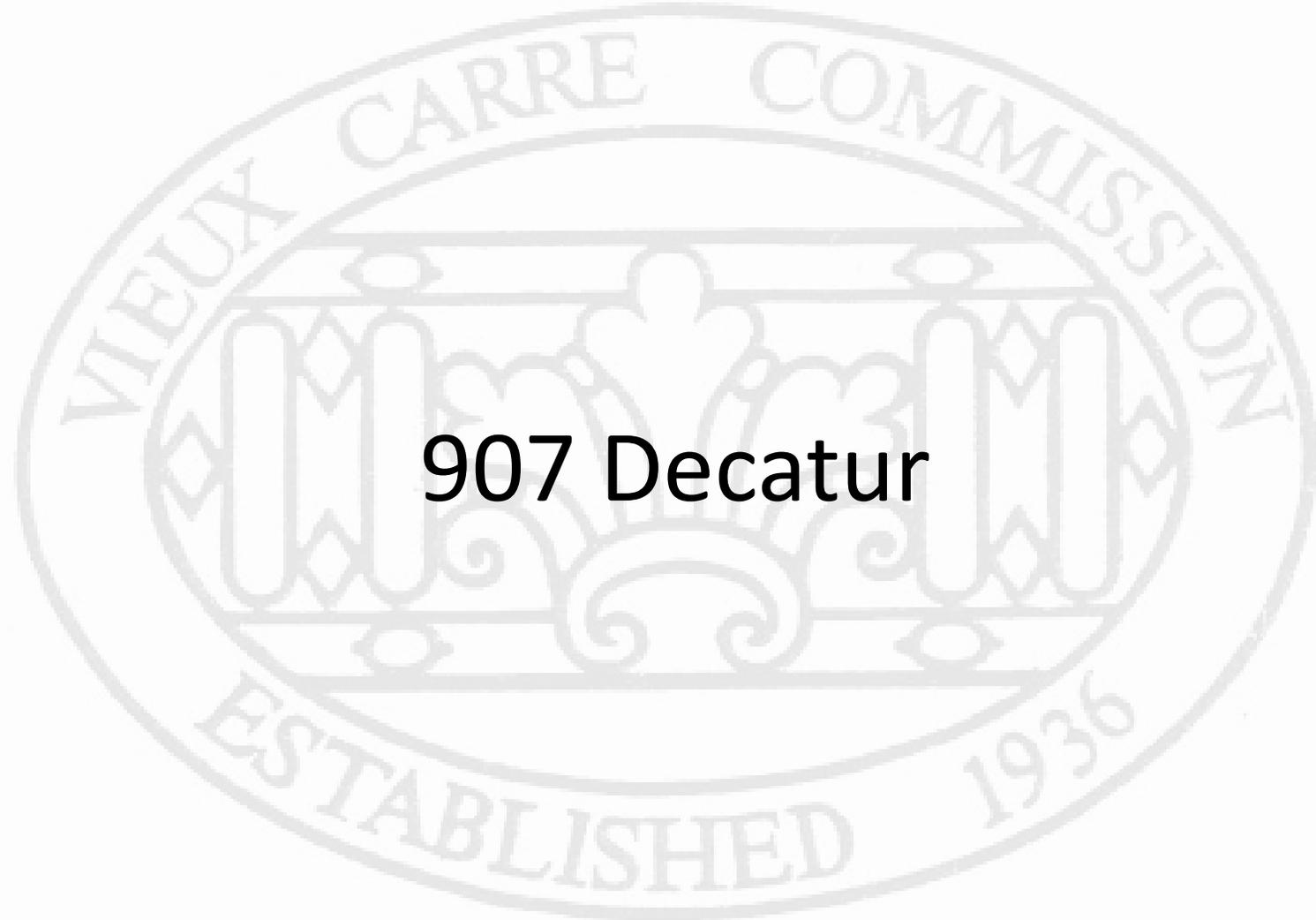
**ARCHITECTURAL COMMITTEE ACTION:**  
DRAFT

11/11/2025

Mr. Albrecht read the staff report with Mr. Hughs present on behalf of the application.

There was no public comment.

Mr. Bergeron made the motion to defer the application to allow the applicant 2 weeks to work with staff. Ms. Steward seconded the motion and the motion passed unanimously.



907 Decatur

|          |                      |            |               |
|----------|----------------------|------------|---------------|
| ADDRESS: | 907-909 Decatur      | APPLICANT: | John Rupley   |
| OWNER:   | Quarter Holdings LLC | SQUARE:    | 21            |
| ZONING:  | VCC-1                | LOT SIZE:  | 2,668 sq. ft. |
| USE:     | Commercial           |            |               |

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

Rating: **Main Building - Green**, of local architectural and/or historical significance.  
**Rear Additions – Brown**, objectionable or of no architectural or historical importance

This building, constructed c. 1827, is one in a row of three, masonry, Creole buildings. Each unit consists of two full stories, an entresol (above the ground floor) and an attic floor. Although the ground floors of all three buildings have been altered for 20th century, commercial usage, the purity of their original Creole design remains evident.

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

**11/25/2025**

#### **DESCRIPTION OF APPLICATION:**

11/25/2025

**Permit # 25-33133-VCGEN**

**Lead Staff: Nick Albrecht**

**Violation Case #24-01547-DBNVCC**

**Inspector: Marguerite Roberts**

Proposal to make repairs to the building and address violations including proposal to install new structural tiebacks, per application & materials received 10/23/2025 & 11/04/2025, respectively.

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

11/25/2025

Staff has been citing this building for various violations for several years, including what was perceived as some possible structural concerns on the Dumaine St. side of the main building. An application has recently been filed to address these violations. The majority of the proposed work is staff approvable including various repairs to match existing for millwork and stucco, removal of floodlights, installation of new light fixtures, and repainting.

#### **Structural**

A structural engineer confirmed that there were structural concerns with some aspects of the building and those remediations require Architecture Committee review. On the Dumaine St. side, closer to the back of the building, “two to three” tiebacks are proposed for installation to stabilize the masonry wall. The tiebacks are noted as being equally spaced with circular plates of 8” in diameter. Staff finds this aspect of the proposal fairly typical and just questions what the deciding factor will be determining if two or three tiebacks are installed.

On this same wall but closer to Decatur St., the engineer’s report notes a wood sill beam embedded in the masonry wall. The report notes this beam being in poor condition, “allowing the masonry above it to settle/compress.” In order to remedy this, the applicant proposes to shore the wall, remove the beam, and install matching masonry.

The final aspect of the structural work is the proposed installation of new steel lintels. A typical detail has been provided showing an angle iron embedded in the masonry. This work appears to be noted for only one ground floor door on the Decatur St. elevation. Staff seeks confirmation from the applicant that this is the only opening proposed to receive new lintels.

#### **Mechanical Equipment**

The second aspect of the proposal in need of VCC review is the proposed retention of mechanical equipment on the roof of the one-story courtyard infill. Three pieces of equipment are seen in this location. The largest of the three appears to have been in place the longest, with aerial photos showing it in place since before 2008. The medium and small units have all been installed much more recently with the middle-sized unit appearing after January 2017 and the smallest unit not appearing until after September 2021. It does not appear that any of these units received proper permitting from the VCC or the Mechanical Department.

Staff does not object to the concept of mechanical equipment in this location as it is quite discrete, although there are some issues with the installations. Ductwork attaches directly to the oldest unit and runs through a window opening on the rear wall of the main building, with the window completely demolished. Staff questions if this unit is still in use and, if so, what might be some alternatives that would allow for the restoration of the window.

The middle size unit appears to have its line sets running into the neighboring building at 911 Decatur St. This is not necessarily an issue with the VCC but may not be allowed by the Mechanical Department

without some additional documentation.

**Summary**

Staff appreciates this property receiving some much attention and encourages the applicant to follow through on any approved work. Some final details may be needed regarding the proposed structural work but conceptually staff finds the proposed work approvable. The mechanical equipment is also conceptually approvable but staff requests alternative detailing regarding the unit that has eliminated the window.

**ARCHITECTURAL COMMITTEE ACTION:**

11/25/2025