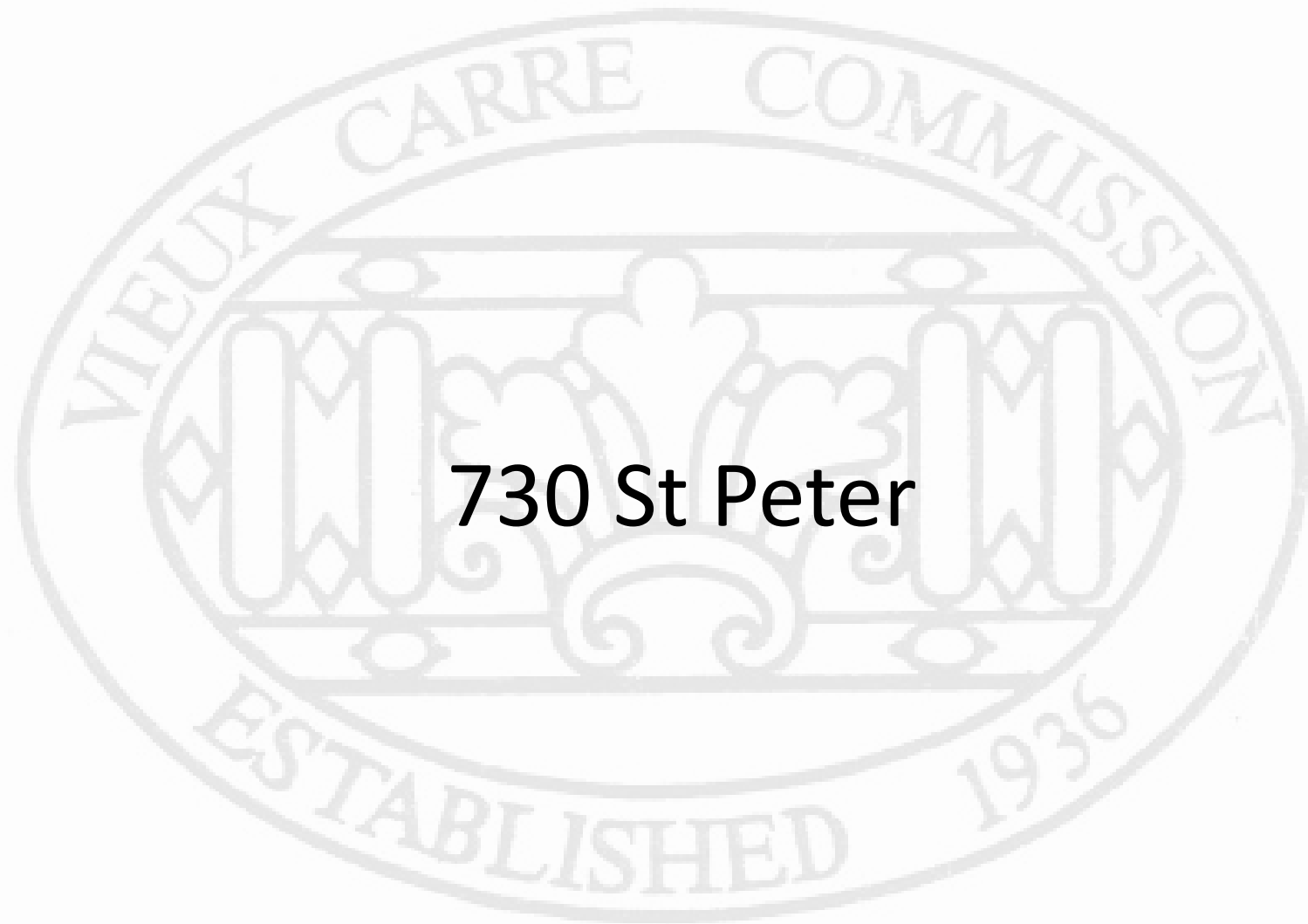




# Vieux Carré Commission Architecture Committee Meeting

Tuesday, December 16, 2025





730 St Peter

ADDRESS:	730-32 St Peter		APPLICANT:	John C Williams
OWNER:	St Peter FQ Holdings LLC		SQUARE:	61
ZONING:	VCC-2		LOT SIZE:	3937 sq. ft.
USE:	Restaurant/vacant		OPEN SPACE:	
DENSITY:			REQUIRED:	1181 sq. ft.
ALLOWED:	6 units		EXISTING:	Unknown
EXISTING:	None		PROPOSED:	Unknown
PROPOSED:	Unknown			

**ARCHITECTURAL/HISTORICAL DESCRIPTION OF PROPERTY:**

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

In 1821 the builders Maurice Pizetta and Felix Pinson bought this site of New Orleans's first theatre, which burned in the great fire of 1816. By 1826 they had constructed this high style house, which from 1827-37 served as the city residence of the St. Charles Parish planter, Jean Baptiste LaBranche. Described in an 1826 auction notice as having an "upper floor elegantly finished with plastering and cornices," the building, according to an 1860 plan book drawing, was distinguished by a handsome pedimented cornice and frieze windows detailed in iron. Although they are known primarily for their work in the Quarter, Pizetta and Pinson also designed and built structures in other parts of town, including the extant granite stores on Canal Street, built in 1825 for the painter Degas's grandfather, Germain Musson.

**Architecture Committee Meeting of** **12/16/2025**

**DESCRIPTION OF APPLICATION:** 12/16/2025  
**Permit #22-35393-VCGEN** **Lead Staff: Erin Vogt**

Review of proposed alterations to approved plans for ongoing renovation, including mechanical platform and millwork, and appeal to retain masonry wall extension and electrical work, per application & materials received 11/23/2022 & 12/5/2025, respectively.

**STAFF ANALYSIS & RECOMMENDATION:** 12/16/2025

Staff notes that many of these changes are either already complete or in progress. The proposed revisions that require Committee review are as follows.

Mechanical:

A new 8’ wide hood vent service platform has been proposed for the service ell roof. Staff notes that the hood vent and roof hatch were already approved in previous reviews and the stamped materials. The platform appears to be about 30” deep. The applicant has provided photos from this location, which shows that it is minimally visible from surrounding properties. Staff finds the platform **conceptually approvable** but additional details are needed, and care should be taken to minimize the platform as much as possible. It is currently shown with 4” o.c. pickets; since it is a utility rail, staff questions if a 21” o.c. spacing would be found approvable.

A new mechanical rack was added beneath the third-floor stair landing, hidden above the second-floor stair. Since this is only visible from inside the stairwell, staff finds this location **approvable** for retention.

The previously approved screened mechanical platform has been eliminated from the rear of the courtyard. The equipment has been relocated to either the approved HVAC platform between the main building and service ell, or the new rack in the stairwell – staff requests clarification from the applicant. Staff considers the elimination of the HVAC from the courtyard to be a significant improvement, but it is unclear if any units will be added to the rooftop platform, and, if so, whether they will be more visible than what was already approved.

Millwork:

Minor millwork changes are proposed at the service ell, as follows:

- At the far end of the courtyard, opening 107 was previously approved to be inswinging door, with a sidelite to fill the irregularly sized opening. It is now proposed to be stuccoed cased opening with no millwork, leading to alcove for restroom and trash. Staff notes that the alcove itself, including openings to the trash room and bathroom, will be under VCC jurisdiction as exterior space, and subject to VCC review, if approved.
- 108B, 108A, 107, and 305A are all shown swinging out. Staff has no objections, but all should be set back within the depth of the wall.

Courtyard/Service ell:

On 6/11/24, the Committee reviewed and deferred a proposal to extend the masonry courtyard wall to a uniform height. The proposal was deferred due to questions regarding whether it could be found approvable per the CZO, and pending submittal of an engineer’s report/corbel footing investigation. No further materials were provided but the extension has been built. It is unclear how much height has been added, but it appears to be about ten feet. Staff requests that the applicant provide the materials requested at the previous review before

retention is considered.

The elimination of the rear courtyard HVAC platform results in a minor drainage change. A continuous trench drain is now shown running the full length of the courtyard adjacent to 726-side masonry wall.

The applicant is appealing to retain an electrical conduit running beneath face of service ell outriggers, but is willing to paint it. Staff finds the conduit visually obtrusive and especially unfortunate, given the extent of the work undertaken at this site, and questions whether there is no better solution for obscuring it.

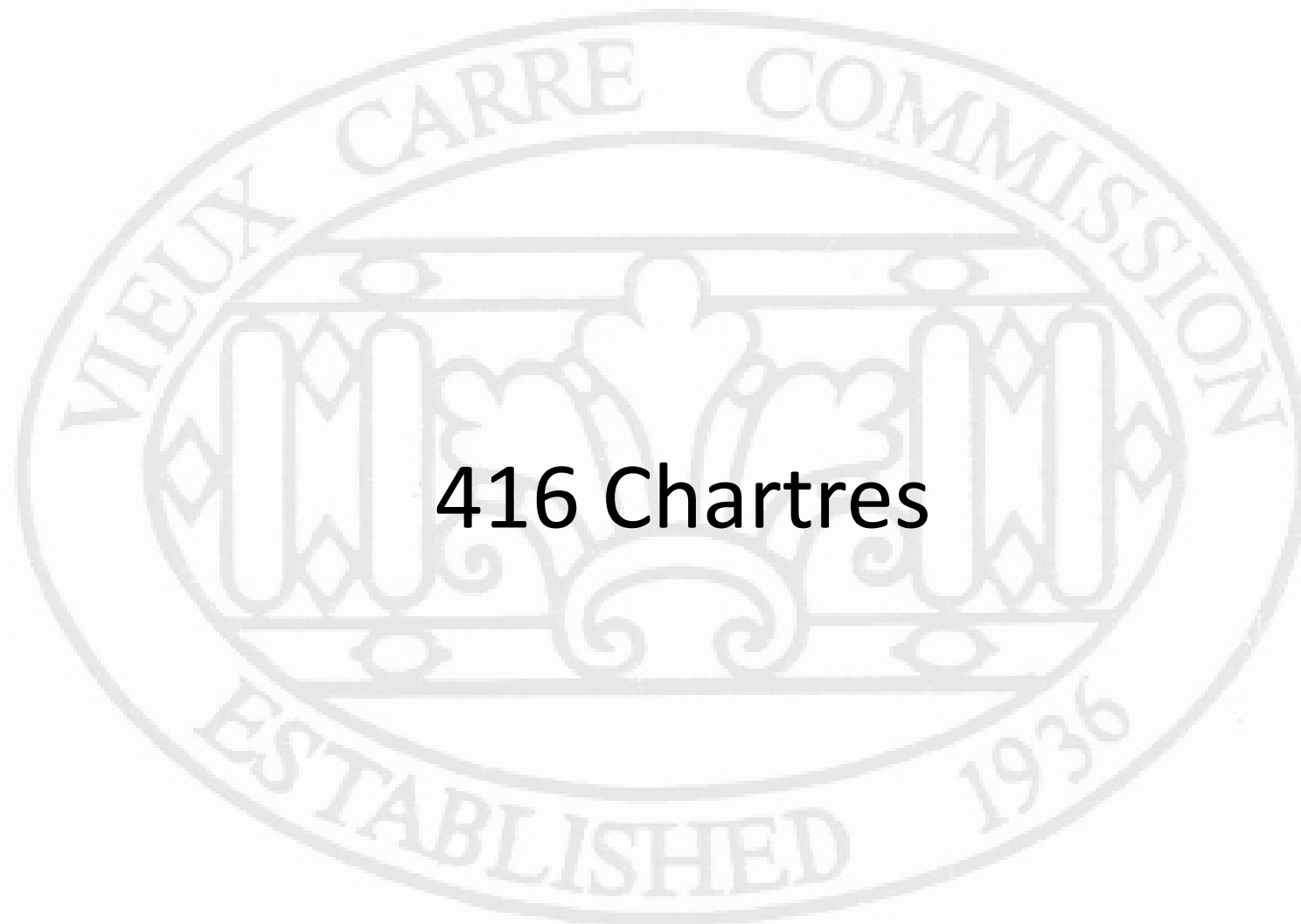
Overall:

Staff recommends:

- **Conceptual approval** of the proposed mechanical work, with revisions and additional materials to be submitted as noted above
- **Conceptual approval** of the proposed millwork alterations, with the proviso that the doors can be mounted to the inside face of the wall
- **Deferral** of the appeal to retain the courtyard wall extension until more information is provided
- **Conceptual approval** of the courtyard drainage alterations
- **Denial** of the appeal to retain the electrical conduit's current location.

**ARCHITECTURAL COMMITTEE ACTION:**

12/16/2025



# 416 Chartres

ADDRESS: 416-20 Chartres Street  
 OWNER: Kemper And Leila Williams Foundation APPLICANT: Julia Hodgins  
 ZONING: VCC-2 SQUARE: 28  
 USE: Vacant (restaurant) LOT SIZE: 2,080.2 sq. ft.

**ARCHITECTURAL/HISTORICAL DESCRIPTION OF PROPERTY:**

416-18 Chartres: **Green**, of local architectural and/or historic significance.  
420 Chartres: **Brown**, detrimental, or of no architectural and/or historic significance

Although it only has two remaining of its original four floors, this is the most intact of the 3, 4-story brick stores constructed in 1834 for Delachaise by the builders Mitchell and Fox. [N.B: The current ratings of 'Green' for 416-418 Chartres and 'Brown' for 420 Chartres were given before the two buildings were rehabilitated and combined into the single large building which now houses K-Paul's Restaurant; a new rating of 'Yellow' for the entire structure has been recommended by the Vieux Carré Commission staff, but as of Feb. 2009, the new rating had not yet been submitted for approval.]

**Architecture Committee Meeting of** **12/16/2025**

**DESCRIPTION OF APPLICATION:** 12/16/2025  
**Permit #24-24508-VCGEN (previously 24-14791-VCGEN)** **Lead Staff: Erin Vogt**

Appeal to retain lighting and downspout installed in deviation from approved plans, per application & materials received 08/09/2024 & 12/11/2025, respectively.

**STAFF ANALYSIS & RECOMMENDATION:** 12/16/2025

The renovation for HNOC is nearing completion and the property has been inspected prior to permit close out. Two remaining items deviate from the approved plans and require Committee approval, as follows:

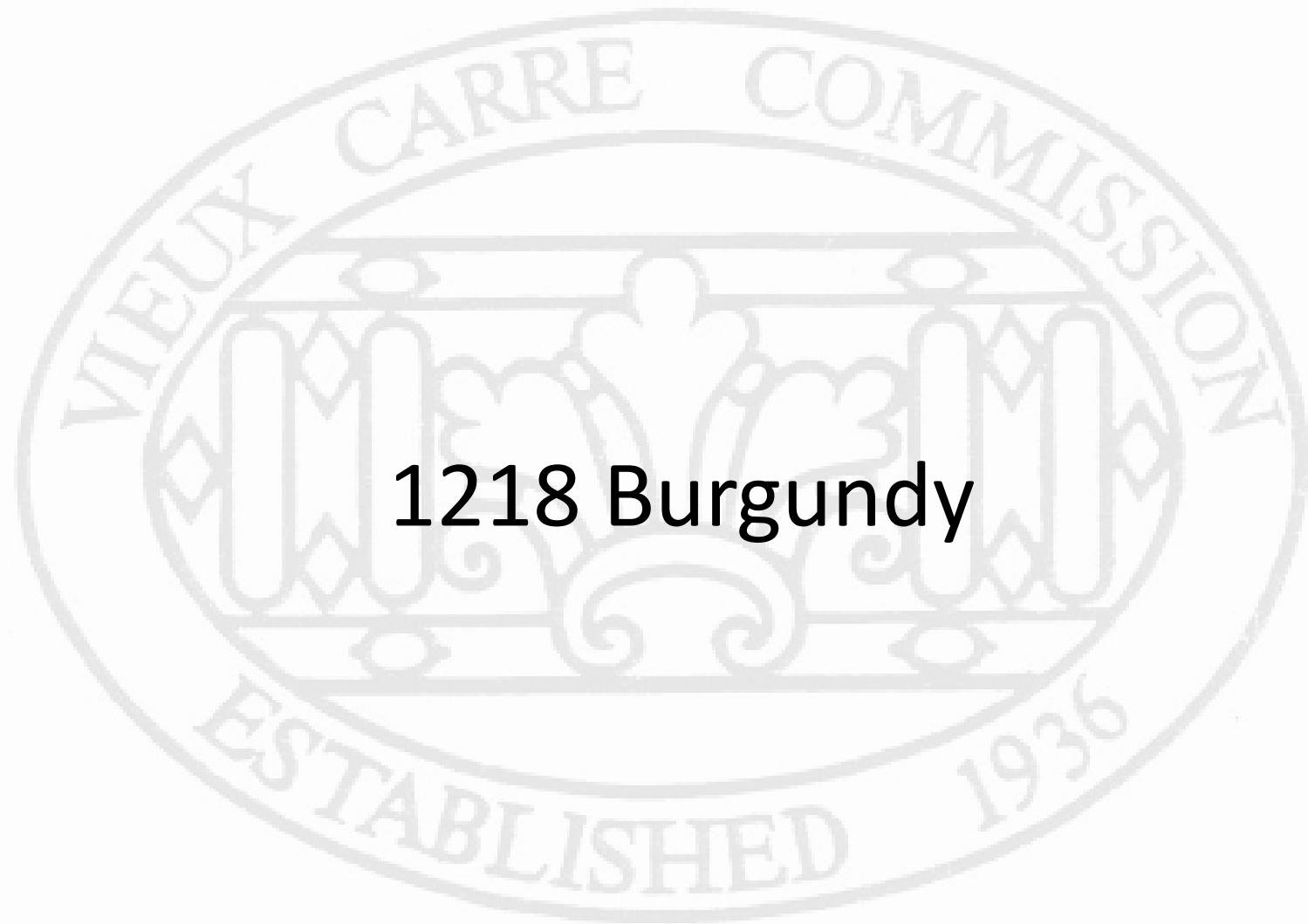
A new copper leaderhead and downspout were installed on the Conti elevation, set back a couple feet from the front façade and located behind the alleyway gate. It was added to divert water from the gallery roof instead of using spitters. The downspout cannot be tied into subsurface drainage like the rest of those on the site due to subterranean conditions at this location, but is adjacent to an existing drainage grate. Staff finds retention of the downspout **conceptually approvable** with the proviso that a boot be added to direct water away from the building.

The applicant is seeking to retain light fixtures on the front gallery that were approved for removal. The gallery was added during a 1990s renovation that combined the Green and Brown rated buildings, and the recessed lighting that was installed at that time no longer meets the current Lighting Guidelines. The approved plans for this renovation called for removing the existing recessed lighting and installing new fixtures centered on the gallery bays. The new lights were installed, but the previous lighting was left in place immediately behind each gallery panel. This gives the overall gallery lighting a zig-zag pattern between the new fixtures centered on the depth and width of the bays, and the remaining fixtures directly behind the decorative panels. Staff requested night photos of the building so the overall impact of the lighting could be evaluated. Staff finds the building to be over-lit and outside the Lighting Guidelines, and recommends **denial** of the retention of the old fixtures.

**ARCHITECTURAL COMMITTEE ACTION:** 12/16/2025



# New Business



**1218 Burgundy**

ADDRESS: 1218 Burgundy  
 OWNER: John W Reed APPLICANT: John W Reed  
 ZONING: VCR-1 SQUARE: 82  
 USE: Residential LOT SIZE: 6089 sq. ft.

**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 fine, blue-rated cottage and detached 2-story kitchen were constructed c. 1810 for Jose Antonio La Rionda. Its typical early 19th c. detailing includes beaded board shutters hung with strap hinges, an abat vent, molded cornice, center chimney and rear cabinet arches. Obviously, the original tile roof on both cottage and kitchen has been demolished. Noted on the 1896 Sanborn as a "Negro day and night school," the building housed Professor Medard Nelson's School, said to be the first mixed school in New Orleans. Restored in 1939 by architect Chester Wicker, the cottage was for many years a city-owned property, known as Cabrini Doll Museum. The one-story "school" shown at the rear of the property on the 1896 Sanborn Map no longer stands. This building was documented as part of the Historic American Buildings Survey in 1939.

**Architecture Committee Meeting of** **12/16/2025**

**DESCRIPTION OF APPLICATION:** 12/16/2025  
**Permit #25-18002-VCPNT** **Lead Staff: Erin Vogt**

Proposal to install National Register plaque, per application & materials received 06/12/2025.

**STAFF ANALYSIS & RECOMMENDATION:** 12/16/2025

The VCC Guidelines for Historic Plaques states:

**ELIGIBILITY CRITERIA**

Markers must be associated with at least one of the following:

- A historic building that is at least 100 years old
- Significant events that occurred at least 50 years ago and are associated with the building
- Significant persons who died at least 50 years ago and are associated with the building
- Broad patterns of local, state, and/or national history that are associated with the building and or property
- The property in question must retain a high degree of historic and or architectural integrity.

**PLAQUE GUIDELINES**

- ALL MARKERS MUST BE BRONZE IN MATERIAL and CAN ONLY INCLUDE TEXT. NO IMAGES OR GRAPHICS PERMITTED
- MARKERS MAY NOT EXCEED 12”H X 15”W and must be appropriate in scale to the building itself.
- Application requires elevations of the façade where work is proposed. Plaques must be located so as not to obscure, detract from, or damage any architectural features of the building.
- Application requires information on mounting hardware and materials and must include the scope of work from the manufacturer.
- The Historic Marker application form must be submitted with the property owner’s signature, or in the case of a condo associations- ALL owner’s signatures.

The proposed plaque is described as a “satin cast bronze plaque, leatherette texture background, dark oxide stain background color, diamond shield protective coating, single line border, concealed stud mount.” A provided drawing of the mounting attachment shows a “stud” attached to the back of the plaque and penetrating the masonry, but no details are provided about the stud itself, or any epoxy or other adhesive that may be used. Staff notes that there is a discrepancy in the submitted materials, and the plaque is described as both 12” x 18” and 10” x 16”. Given the Guidelines and the scale of the building, the smaller option is more appropriate.

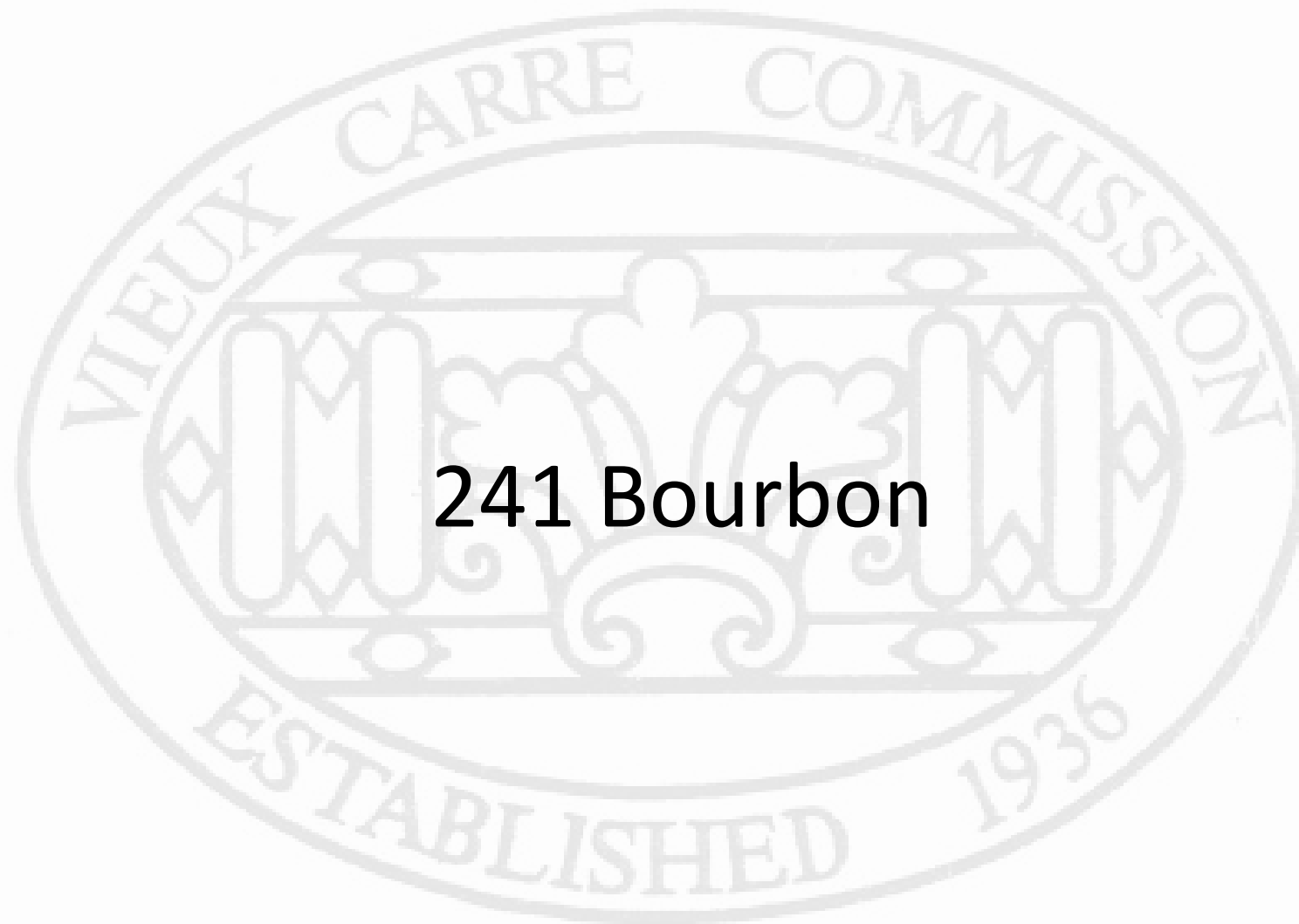
The plaque’s text states “Médard Nelson Home & School. In defiance of Jim Crow laws, Médard Nelson, an educator born a free Person of Color, established in his home the only integrated school in Louisiana after Reconstruction. 1887-1933. \*National Register of Historic Places, 2021\* Known also as the LaRionda-Correjolles house for Antonio LaRionda who built this Creole cottage in 1810 and for the architect Francois Correjolles who lived here from 1829-1887. In 1939, it became part of the Cabrini playground, a WPA project, and known as the Doll House for its doll collection. After years of neglect, it

was restored in 2007 by attorney John Reed and writer Jon Kemp. Vieux Carré Commission Certificate of Honor, 2012.”

Given the property’s significance, staff finds that the plaque meets the above Guidelines, and recommends **conceptual approval** with the proviso that the smaller size is used. More detailed information on the attachment should be provided in advance of Commission review, which is required given the building’s Blue rating. A marked up photograph must also indicate the proposed location of the plaque installation.

**ARCHITECTURAL COMMITTEE ACTION:**

12/16/2025



**241 Bourbon**

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

**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 12/16/2025**

**DESCRIPTION OF APPLICATION:** 12/16/2025  
**Permit # 25-31399-VCGEN** **Lead Staff: Nick Albrecht**  
**Violation Case #25-11157-VCCNOP** **Inspector: Marguerite Roberts**

Proposal to replace first and second floor millwork, per application & materials received 10/08/2025 & 11/11/2025, respectively.

**STAFF ANALYSIS & RECOMMENDATION:** 12/16/2025

New materials have been submitted regarding replacement of several pieces of millwork around the building in conjunction with the ongoing renovation work of this building. The applicant proposes to wholesale replace all second-floor triple hung windows, a second-floor window of the service ell, and two ground floor windows. Staff notes that the ground floor windows were previously changed to doors without VCC review or approval around 2008 and required to be returned to windows in 2011. As such, staff does not find the ground floor windows to have significance and does not object with full replacement of these windows with matching replacements.

Staff researched previous permits for this building and found that a proposal to repair and/or replace elements of the millwork was reviewed and approved in 2010. Unfortunately, the application and permit were not overly specific regarding the specifics of the millwork repairs or replacement, but photos from that timeframe seem to indicate primarily repair. Either way, it seems that all millwork was in good condition following this 2010 work.

The wholesale replacement of the triple hung windows is inconsistent with preservation best practices and the VCC Guidelines. The Guidelines note that, “the VCC requires comprehensive photographic documentation of the deterioration of an existing window sufficient to guide repair efforts” and “the VCC requires retaining, maintaining, and repairing the original window.” Further, “the VCC does not allow removing a historic window sash without detailed documentation of deterioration and dimensioned millwork or shop drawings of a proposed window and the existing window to be replaced, including all profiles.” (VCC DG: 07-5)

Staff believes that to satisfy these requirements, a window by window survey should be submitted for review. Staff finds it entirely likely that parts, components, or even entire individual sashes are in poor condition and warrant replacement, but the wholesale replacement of twelve triple hung windows seems like an extreme move. Staff believes that it is often found to be “easier” to completely replace these elements rather than making individual repairs to each one, but this is inconsistent with the Guidelines and preservation best practices.

The applicant submitted a letter from the millshop owner which notes that:

- All jambs are cut 3” short and have rotten ends,
- Most stops are pieces together rather than being one continuous piece
- The exterior casing is full of Bondo repairs and is malformed
- The sashes are in poor condition
- Many are racked and few are square and all need new glazing
- Some sashes have broken and rotten rails
- The alignment of the 3 sashes in each opening do not line up horizontally with the window to the left or right of it

VCC staff has visited the site on numerous occasions and most recently found the windows to be in fair to good condition, although not without the need for repairs. Again, staff expresses concern over the overall concept of pre-built window packages that will be installed in the openings as compared to repair/replacement work in place.

Staff recommends deferral of the application to allow the applicant time to submit a more thorough survey of the conditions of each window.

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



**601 Bourbon**

ADDRESS:	601-609 Bourbon; 809-811 Toulouse		
OWNER:	Mintz and Mintz Realty LLC	APPLICANT:	Loretta Harmon
ZONING:	VCE	SQUARE:	72
USE:	Commercial	LOT SIZE:	6,072 sq. ft.

**ARCHITECTURAL / HISTORICAL DESCRIPTION:**

The three distinct buildings at 601-603 Bourbon, 605-609 Bourbon and 809-811 Toulouse belonged to the same lot:

**601-603 Bourbon:** This c. 1830 3-bay single masonry Creole cottage with well-articulated cornice and detached 2-story service building was constructed at the same time as and is similar to the cottage at 605-09 Bourbon.

Main and Service buildings – Green  
Courtyard Building – Brown

**605-609 Bourbon:** This double, masonry, 1½-story Creole cottage is divided by a central pedestrian passageway. It was constructed at the same time as and is architecturally similar to the cottage at 601-603 Bourbon.

Main and Service buildings – Green  
Courtyard Addition – Brown

**809-811 Toulouse:** This 2-story brick building began as a c. 1830 service building for the corner cottage, 601-03 Bourbon. Then in the mid-19th century, the building was enlarged to its present form.

Main building – Green

**Architecture Committee Meeting of****12/16/2025****DESCRIPTION OF APPLICATION:**

12/16/2025

**Permit # 25-34556-VCGEN****Lead Staff: Nick Albrecht**

Proposal to install new exterior light fixtures with exposed metal conduit on the rebuilt Toulouse St. side wall, per application & materials received 11/04/2025 & 12/02/2025, respectively.

**STAFF ANALYSIS & RECOMMENDATION:**

12/16/2025

As a reminder, this Toulouse St. wall of the main building was largely rebuilt earlier this year. During the review of that proposal, staff noted multiple times that since the wall was to be rebuilt, some planning should take place to account for items such as lights and cameras and internalize the associated conduits and wiring into the wall or building. A new application has been submitted for lights that unfortunately proposes to surface mount the conduits to the wall. Although this is similar to the previously existing condition, staff again notes that with this wall being mostly rebuilt, this is essentially a new lighting installation.

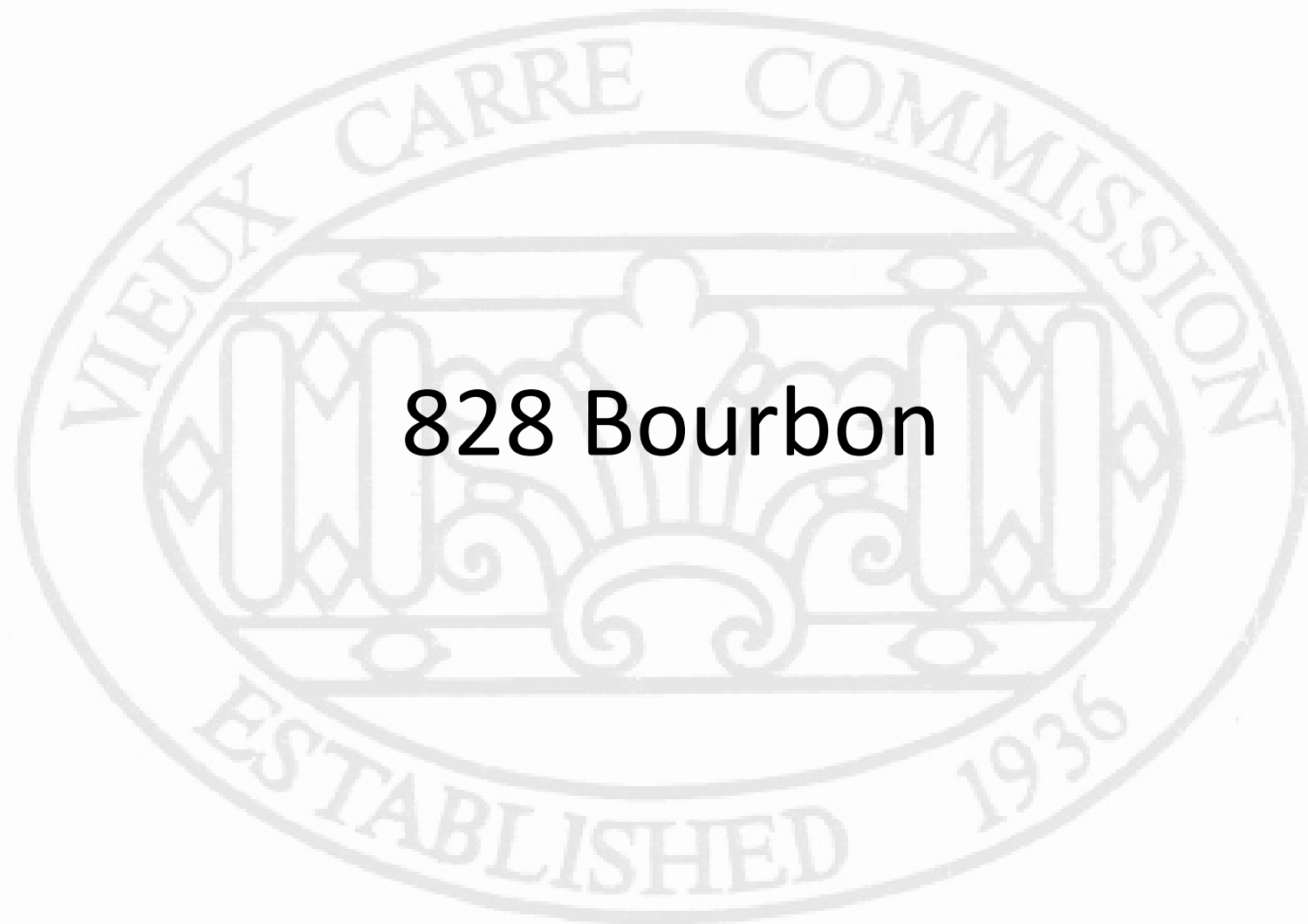
Regarding conduit and wiring installations, the Guidelines state that, “*the VCC requires minimizing the amount of exposed wiring and conduit*” and that conduit is required to be installed in concealed or discrete locations. (VCC DG: 11-12) The submitted plans show the surface mounted conduit running slightly above the header heights of the ground floor openings and dropping down to above the header of the shorter “courtyard” door. It also appears that the conduit is shown wrapping the corner to the front of the building.

Staff notes that two security cameras are also shown on the elevation with no conduit indicated for those cameras. Staff seeks confirmation from the applicant that there would not be additional conduit run to these cameras.

Staff does not find the proposed conduit consistent with the Guidelines requiring that exposed conduit be minimized and/or installed in a concealed location. Staff recommends deferral of the application to allow the applicant time to revise the proposal and minimize the conduit.

**ARCHITECTURAL COMMITTEE ACTION:**

12/16/2025



**828 Bourbon**

ADDRESS:	828 Bourbon	APPLICANT:	Archetype LLC
OWNER:	Sahuque Reaty Co	SQUARE:	58
ZONING:	VCR-2	LOT SIZE:	2,310 sq. ft.
USE:	Residential		

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

This 2½-story masonry Greek Revival townhouse, along with its neighbor at 830 Bourbon, was constructed c. 1832 by Jean Florent Durel. During the second half of the 19th century its appearance was modified with the addition of new millwork on the front openings, a new recessed entrance, and a cast iron covered gallery.

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

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

**12/16/2025**

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

12/16/2025

**Permit # 25-35173-VCGEN**

**Lead Staff: Nick Albrecht  
Inspector: Marguerite Roberts**

Proposal to make changes to previously approved plans, including new structural work and the installation of a new glass partition wall and door, per application & materials received 11/10/2025 & 12/08/2025, respectively.

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

12/16/2025

This property has been under renovation for some time, with VCC permits initially issued for this renovation in 2019. Work has progressed over the years, and a recent staff inspection revealed some possible changes to the previously approved plans.

#### **Structural Work**

Additional structural work that was not originally considered is now being proposed. This appears to be exclusively reinforcing the various balconies around the rear courtyard. Around the service ell, the existing wood outriggers are proposed to be replaced with new treated wood beams. These would be sistered and bolted to the existing floor joists on the interior side of the wall. This detail appears to be typical, provided that the dimensions of all elements match existing.

Staff notes that the plans show this detail being applied to every single outrigger of the service ell and questions if this is completely necessary. Staff encourages the retention of existing building material if possible.

A different balcony detail is shown in section drawing 3, which is indicated as being used at the balcony that is on the rear wall of the main building. This existing balcony has been demolished and will need to be completely rebuilt. In lieu of a typical balcony structure in this location, the structural plans show this balcony being built with a board located on top of the masonry wall and a metal bracket supporting the balcony structure. The bracket is shown bolted to the exterior side of the wall. Staff notes that the underside of this balcony was previously exposed and there is no indication in the current set showing the underside of this balcony being enclosed, meaning these new elements would be visible.

Staff questions how this detail will work architecturally and requests further explanation of the structural detail. It appears the wood structure of the balcony would be sitting on top of or be embedded in the masonry wall.

#### **Glass Partition**

The second aspect of the proposal in need of Architecture Committee review occurs at the rear stairs of the main building. Before this renovation began, there was an inappropriate wall and door in this location. The approved plans showed the inappropriate wall and door being removed and this stair returning to open-air, which would have been the historic condition. The applicant is now proposing to install a new steel and glass partition at the base of these stairs.

When staff inquired about the reason for this proposed change, the applicant noted that this was a fire marshal requirement. The upstairs apartment of the main building is two stories and utilizes this stairwell, necessitating a rated separation between the first-floor alleyway and the stairwell. The proposal to use a minimal and transparent system came from discussion of this situation with SHPO.

Staff finds the reintroduction of a partition in this location to be unfortunate, as the previously approved plans had the inappropriate partition being removed. Still, staff agrees with SHPO's recommendation that

a transparent partition would be preferred over something more solid. Staff questions if there would be any equivalencies considered by the fire marshal, such as sprinklers, that would allow for the partition to be eliminated.

### **Mechanical**

The mechanical equipment for the property was always shown as being stacked in the space between the main building and service ell. The previously approved plans showed three levels of mechanical equipment in this location, with the top of the top unit only just above the balcony railing and all well below the surrounding walls. During a recent inspection, staff found that a fourth level had been built and that now the highest equipment is very near the top of the property line wall. The revised drawings show the top of this equipment still well below the top of the wall, although photographs of the condition are not as conclusive. Staff seeks confirmation that the top of these upper pieces of equipment will remain below the top of the wall as shown in the plans.

Provided the equipment remains below the top of the wall, staff has no objection to this additional level of equipment.

### **Lighting**

Lighting is proposed around the service ell. Although the fixtures themselves are consistent with Guidelines and staff approvable, staff notes that the locations of the fixtures are unusual. The fixtures are shown above the height of the doors of the various units but offset from the doors. Recent inspection photographs show that these locations have already been roughed in.

Although these off-center locations are inconsistent with Guidelines, as these fixtures are in the rear of the property and that relocating them would disturb additional building fabric, staff finds the lighting proposal potentially approvable.

### **Soffit Vents**

Specs have been submitted for soffit vents, noting that two would be located in the balcony ceiling of the service ell centered between the posts and centered front to back. These are shown as being made from “paintable ABS with UV protection.”

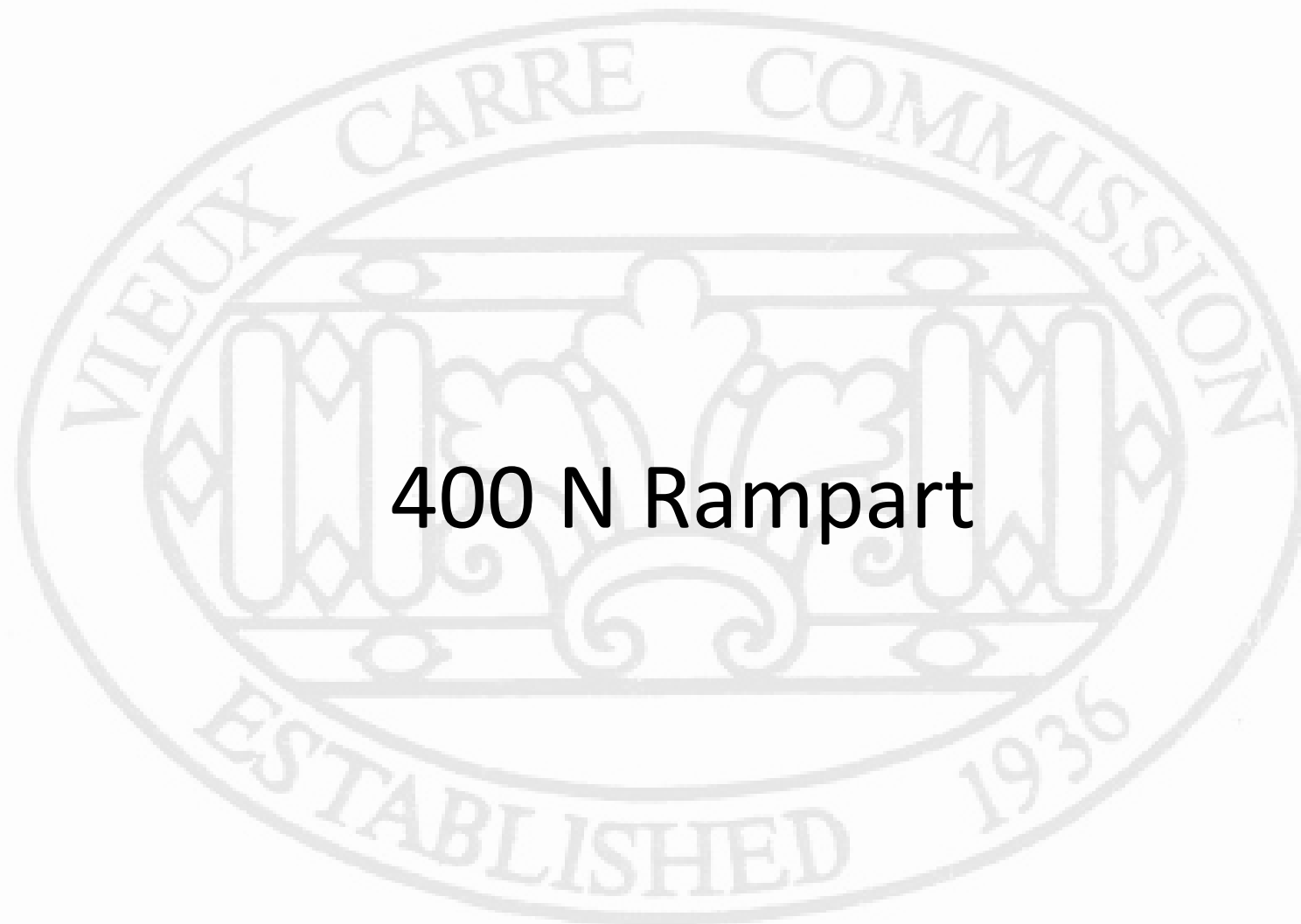
Staff has no objection to the concept of soffit vents in these locations but questions if the plastic portion of the vent should be covered with a more typical cast iron soffit vent or if the plastic portion could be eliminated entirely in favor of a more typical soffit vent material.

### **Summary**

In summary, staff’s largest concerns with the revised proposal are the structural details shown for the balcony on the rear of the main building and the introduction of a metal and glass partition at the base of the rear stairs. Staff finds the other aspects of the proposal conceptually approvable and requests commentary from the Committee regarding those two items in question.

### **ARCHITECTURAL COMMITTEE ACTION:**

12/16/2025



**400 N Rampart**

ADDRESS:	400 N Rampart	APPLICANT:	Albert Architecture
OWNER:	Start Corporation	SQUARE:	98
ZONING:	VCC-2	LOT SIZE:	7,920 sq. ft.
USE:	Community Center		

### **ARCHITECTURAL / HISTORICAL DESCRIPTION:**

Our Lady of Guadalupe Church's St. Jude Community Center, a two-story early 20th-century industrial building with simple Art Deco lines. The building had its original design revealed in a 1981-1982 renovation.

Main building – Yellow

### **Architecture Committee Meeting of**

**12/16/2025**

### **DESCRIPTION OF APPLICATION:** **Permit # 25-37090-VCGEN**

12/16/2025

**Lead Staff: Nick Albrecht**

Proposal to renovate building including the installation of a new rooftop generator and relocating a kitchen hood vent, per application & materials received 12/01/2025 & 12/04/2025, respectively.

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

12/16/2025

The Architecture and the full Commission reviewed and approved a major renovation, including a rooftop addition, for this property earlier this year. Unfortunately, the scale of this work has been significantly reduced and a new application has been filed for a more minor renovation. This new proposal includes staff approvable repairs to masonry, windows, and similar elements. Existing two over two windows on the “Southeast” or Burgundy elevation are proposed to be replaced with new six over six windows, which was included in the previous proposal and approval.

The two new items staff identified as being in need of Architecture Committee review are the proposed new rooftop generator and changes to the existing kitchen hood vent exhaust.

### **Rooftop Generator**

The applicant is proposing the installation of a new 200kW generator on the roof approximately 21-1/2’ from the closest roof edge. The proposed generator features an incorporated sound attenuated enclosure that purports to make it “one of the quietest generators of its kind” although staff did not find any advertised dB level included in the specs.

Much like the previously proposed rooftop addition enjoyed the benefit of the very tall parapet around this roof, this equipment would sit completely below the top of the parapet. The parapet is shown rising around 9-1/2’ above the roof surface, while the generator is noted as only being 6’ tall.

Staff is confident that there would be no visibility of this equipment and there would be minimal noise bleed over from it, making the installation consistent with the Guidelines. Staff questions if there is existing gas service in the building. If there is not, staff will need additional information regarding how that gas service will be introduced.

### **Hood Vent**

The second aspect of the proposal in need of Architecture Committee review is the proposed rerouting of the existing hood vent exhaust. The existing hood vent appears to feature a metal duct rising from the building before turning and running horizontally to the blower unit sitting on the roof. It appears from the plans that the proposed re-routed location would put the duct more in line with where the existing blower motor is currently sitting. The plans show a more typical mushroom style fan, which would likely be visible from N. Rampart St. and other vantage points.

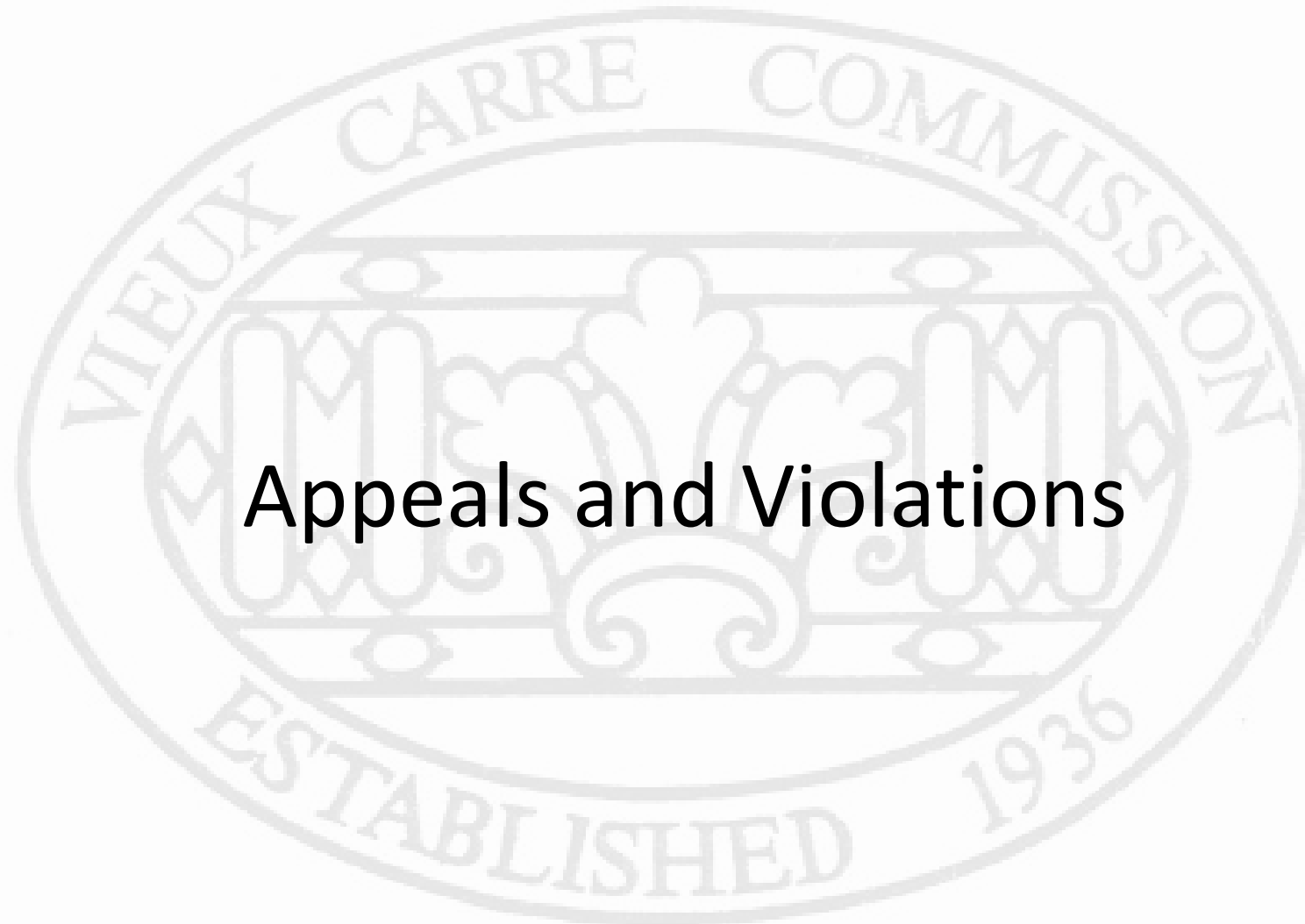
Compared to the existing installation, staff finds the new exhaust would be more minimal and less visible.

### **Summary**

Staff finds the proposed work consistent with the Guidelines and approvable, however, the Guidelines do require Commission level review for installations of new rooftop generators. Staff recommends approval of the proposal with the generator to be forwarded to the Commission for review.

### **ARCHITECTURAL COMMITTEE ACTION:**

12/16/2025



# 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**

**12/16/2025**

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

12/16/2025

**Permit # 24-06975-VCGEN**

**Lead Staff: Nick Albrecht**

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

**Inspector: Marguerite Roberts**

Proposal to retain or modify work completed in deviation of approved plans, including guardrail extensions & mechanical screening, per application & materials received 03/12/2024 & 12/09/2025, respectively.

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

12/16/2025

This application was deferred at the 11/24/2025 meeting with staff's primary concerns being the installation of metal flashing between the balcony or gallery decking and the brick walls and the deviations in the railing extension compared to the approved plans. The applicant has submitted revised materials in an attempt to address these issues.

#### **Balcony Flashing**

Regarding the balcony flashing, the applicant submitted additional information noting that prior to the renovation there was metal flashing in this location that extended above the decking for one course of brick. This flashing was removed, and new flashing was installed that extends up two courses, or approximately 6-1/2" above the decking as well as extending onto the decking a short distance. The applicant notes that the flashing system was installed to accommodate building movement and thermal expansion or contraction. The applicant proposes to paint the flashing in the color Gris Morado, which is described by Sherwin Williams as an "ashy violet" color.

Although staff does not find this to be an appropriate detail, attempting to remove this flashing at this point would risk damage to the underlying masonry. Painting the flashing would certainly lessen the visual impact, although staff is unconvinced that the proposed color is the best match to blend in with the masonry. If the retention of the flashing is approved by the Architecture Committee on the condition that it be painted, staff suggests that several swatches may be needed to find the best color to help minimize the visual impact of the flashing. The portion of flashing that extends over the decking should be painted to match the decking.

#### **Guardrail Extensions**

For the railing extension that deviated from the approved plans, the applicant notes that the corner braces at the curved portion of the extension can be removed without compromising the structural integrity of the extension. The applicant also proposes to remove the three sections of the extensions that return back to the building wall at both the second and third floor levels, as these are not code required.

Further, the submitted materials include an option of painting the extension white in order to better differentiate between the old and new railing. Staff does not find it necessary to differentiate these elements with paint and is concerned this may actually draw more attention to the extension when the goal is to make these extension as visually unobtrusive as possible.

Staff finds the installed railing extension around the gallery portion to be fairly successful in this goal, and removing the elements noted above will further help this situation. Staff is more concerned regarding the extension at the balcony portion, as the added extension is much more visually apparent in this area. Staff notes that the supports for the extension at the balcony are significantly closer together compared to the gallery supports. Around the gallery, the supports are around 9-1/2' to over 10' apart, while at the balcony the supports are shown closer to 6' apart on average. Staff questions if having these supports closer together at the balcony would allow for smaller and lighter materials to be used, in turn lessening the visual impact of the extension in this area.

**Summary**

In summary, staff finds the proposed solution to the balcony flashing to be potentially acceptable, provided different colors are sampled in order to find the best match.

On the railing extension, staff notes that the installed extension that deviates from the approved plans is much more visually apparent compared to what was approved. This extension should not be considered a successful example for future projects at other properties. As a retention application, staff finds the retention around the gallery portion, with the noted modifications, to be potentially approvable. Staff requests commentary from the Committee regarding the extension at the balcony section.

**ARCHITECTURAL COMMITTEE ACTION:** 12/16/2025

**Architecture Committee Meeting of** 11/24/2025

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**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:**  
DRAFT

11/24/2025

### **Architecture Committee Meeting of**

**05/28/2024**

**DESCRIPTION OF APPLICATION:**  
**Permit # 24-06975-VCGEN**  
**Violation Case #21-04981-DBNVCC**

05/28/2024

**Lead Staff: Nick Albrecht**  
**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.



**730 St Louis**

**726 St Louis**

ADDRESS:	730 St. Louis	APPLICANT:	Kirk Fabacher
OWNER:	Latval Investments LLC	SQUARE:	63
ZONING:	VCC-2	LOT SIZE:	2516.7 sq. ft.
USE:	Commercial/Residential		

### ARCHITECTURAL / HISTORICAL DESCRIPTION OF PROPERTY

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

C. 1870 2-story masonry building and c. 1830-40 detached service building.

Architecture Committee Meeting of **12/16/2025**

DESCRIPTION OF APPLICATION: 12/16/2025  
Permit #25-32655-VCGEN **Lead Staff: Erin Vogt**

Appeal to retain gate installed in deviation of permit, and proposal to restore courtyard drainage and install flagstone pavers in courtyard, per application & materials received 10/17/2025 & 11/18/2025, respectively. [Notices of Violation sent 05/15/2008, 08/05/2013, 04/25/2016, 02/16/2017, 09/18/2018, 05/17/2019, 12/05/2019, 03/09/2020, 12/11/2020, 04/29/2021, 01/21/2022, 01/23/2023, 05/12/2023, 07/07/2023. STOP WORK ORDERS posted 04/26/2022, 05/23/2022, 05/11/2023.]

STAFF ANALYSIS & RECOMMENDATION: 12/16/2025

On 12/05/2023, the Committee reviewed an extensive proposal to remediate work without permit and demolition by neglect violations at the property. Two of the work without permit violations were for gate removal and courtyard paver demolition, both of which crossed the property line and included removal of a trench drain against the side of 726 St. Louis. Work to correct this modification could not be undertaken without the consent of all property owners at 726 and 730. Applications have now been submitted for both addresses so permits can be issued for these items to be resolved.

The applicant proposes to install a new 6” recessed concrete trench drain and 1-1/2” thick flagstone pavers on a permeable sand bed, which will have a 3/4” control joint to demarcate the property line. It is not clear how this control joint will be detailed, considering the pavers will be permeable, so staff requests clarification from the applicant.

The applicant proposes to retain but modify the unpermitted gate. Glass will be removed from the metal grilles, and all entry hardware will be removed and replaced with a new keyed lever set with an automatic lock release on the interior side.

Overall, staff finds the proposed work **approvable** and appreciates the cooperation between the property owners. However, staff also notes that violations remain open at 730 St. Louis, and much of the work to correct work without permit violations, particularly for signage and lighting, has either remained unresolved, or was corrected and then later reversed by further work without permit. Violation cases will continue to be opened and compliance pursued through administrative adjudication until all issues are resolved and no further work without permit is undertaken.

ARCHITECTURAL COMMITTEE ACTION: 12/16/2025

ADDRESS: 726 St. Louis  
OWNER: Jo Leigh S Monteverde APPLICANT: Kirk Fabacher  
ZONING: VCC-2 SQUARE: 63  
USE: Commercial/Residential LOT SIZE: 2478 sq. ft.

**ARCHITECTURAL / HISTORICAL DESCRIPTION OF PROPERTY**

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

Although archival sources indicate that this 2-story masonry building was constructed 1830, c. 1870 alterations transformed its early appearance. This property and the neighboring one at 730 St. Louis were under common ownership in the 19th century and shared a common kitchen building.

**Architecture Committee Meeting of** **12/16/2025**

**DESCRIPTION OF APPLICATION:** 12/16/2025  
**Permit #25-32659-VCGEN** **Lead Staff: Erin Vogt**

Appeal to retain gate installed in deviation of permit, and proposal to restore courtyard drainage and install flagstone pavers in courtyard, per application & materials received 10/17/2025 & 11/18/2025, respectively.

**STAFF ANALYSIS & RECOMMENDATION:** 12/16/2025

On 12/05/2023, the Committee reviewed an extensive proposal to remediate work without permit and demolition by neglect violations at 730 St. Louis. Two of the work without permit violations were for gate removal and courtyard paver demolition, both of which crossed the property line and included removal of a trench drain against the side of 726 St. Louis. Work to correct this modification could not be undertaken without the consent of all property owners at 726 and 730. Applications have now been submitted for both addresses so permits can be issued for these items to be resolved.

The applicant proposes to install a new 6” recessed concrete trench drain and 1-1/2” thick flagstone pavers on a permeable sand bed, which will have a 3/4” control joint to demarcate the property line. It is not clear how this control joint will be detailed, considering the pavers will be permeable, so staff requests clarification from the applicant.

The applicant proposes to retain but modify the unpermitted gate. Glass will be removed from the metal grilles, and all entry hardware will be removed and replaced with a new keyed lever set with an automatic lock release on the interior side.

Overall, staff finds the proposed work **approvable** and appreciates the cooperation between the property owners.

**ARCHITECTURAL COMMITTEE ACTION:** 12/16/2025