

Vieux Carré Commission Architecture Committee Meeting

Tuesday, December 2, 2025



Old Business



610 Bienville

ADDRESS: 610-24 Bienville St
 OWNER: NEW HOTEL
 MONTELEONE APPLICANT: Richard Choate
 ZONING: VCC-2 SQUARE: 36
 USE: Commercial LOT SIZE: Irregular

ARCHITECTURAL/HISTORICAL DESCRIPTION OF PROPERTY:

610 Bienville:

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

3-story masonry commercial building of the townhouse configuration with detailing in the Italianate style. Sanborn's Map of 1876 shows a 4-story building on the site, indicating that the existing building is either a c. 1880 building or a remodeling of an earlier building.

Architecture Committee Meeting of **12/02/2025**

DESCRIPTION OF APPLICATION: 12/02/2025
Permit #24-33213-VCGEN **Lead Staff: Erin Vogt**

Proposal to install keypad, intercom and door hardware, per application & materials received 11/01/2024 & 11/17/2024, respectively.

STAFF ANALYSIS & RECOMMENDATION: 12/02/2025

The recent renovation of this property as an accessory office use for the Hotel Monteleone is nearing completion. The applicant has submitted the following door hardware for review:

- A Schlage lever set and deadbolt combo in matte black. Staff notes that thumb-latch hardware is preferred, and is considered acceptable per ADA standards (§404.2.7).
- A PDK single-gang keypad measuring 5.7” x 3.3” x 1” is proposed to be installed at the strike side of the main entrance door casing. The applicant stated that they preferred a recessed option but were unable to find one that met their needs, so they sought the lowest profile they could. Staff notes that the numbers on the keypad remain visible when not in use.
- An IX-DV surface-mount weather-resistant IP video door station is proposed for installation above the keypad. It measures approximately 8” x 4.5” x 2”.

Staff finds the proposed intercom and keypad to be somewhat visually obtrusive in comparison with more discreet residential keypads and hardware, but less so than many other commercial intercoms. Staff seeks the guidance of the Committee regarding the proposed access hardware and lever set.

ARCHITECTURAL COMMITTEE ACTION: 12/02/2025



New Business



214 Royal

ADDRESS: 200-30 Royal
 OWNER: New Hotel Monteleone, Inc. APPLICANT: Richard Choate
 ZONING: VCC-2 SQUARE: 35
 USE: Hotel LOT SIZE: Irreg.=28275 sq. ft.

ARCHITECTURAL/HISTORICAL DESCRIPTION OF PROPERTY:

The Monteleone Hotel consists of the following three structures:

208-20 Royal. Green: Of Local Architectural or Historical Importance. Eleven-story, original Monteleone Hotel (1908), a fine example of a "Beaux Arts" building.

200-06 Royal/621-37 Iberville/201 Exchange Alley. Orange: Twentieth Century Construction. The earliest portion of this 15-floor modern hotel building was constructed in 1955, with the upper five floors and pent- house added in 1963-64, according to the plans of architect Joseph G. Bernard.

222-32 Royal. Orange: Twentieth Century Construction. C. 1940 multi-story extension of the Monteleone Hotel.

Architecture Committee Meeting of **12/02/2025**

DESCRIPTION OF APPLICATION: 12/02/2025
Permit #25-35818-VCGEN **Lead Staff: Erin Vogt**

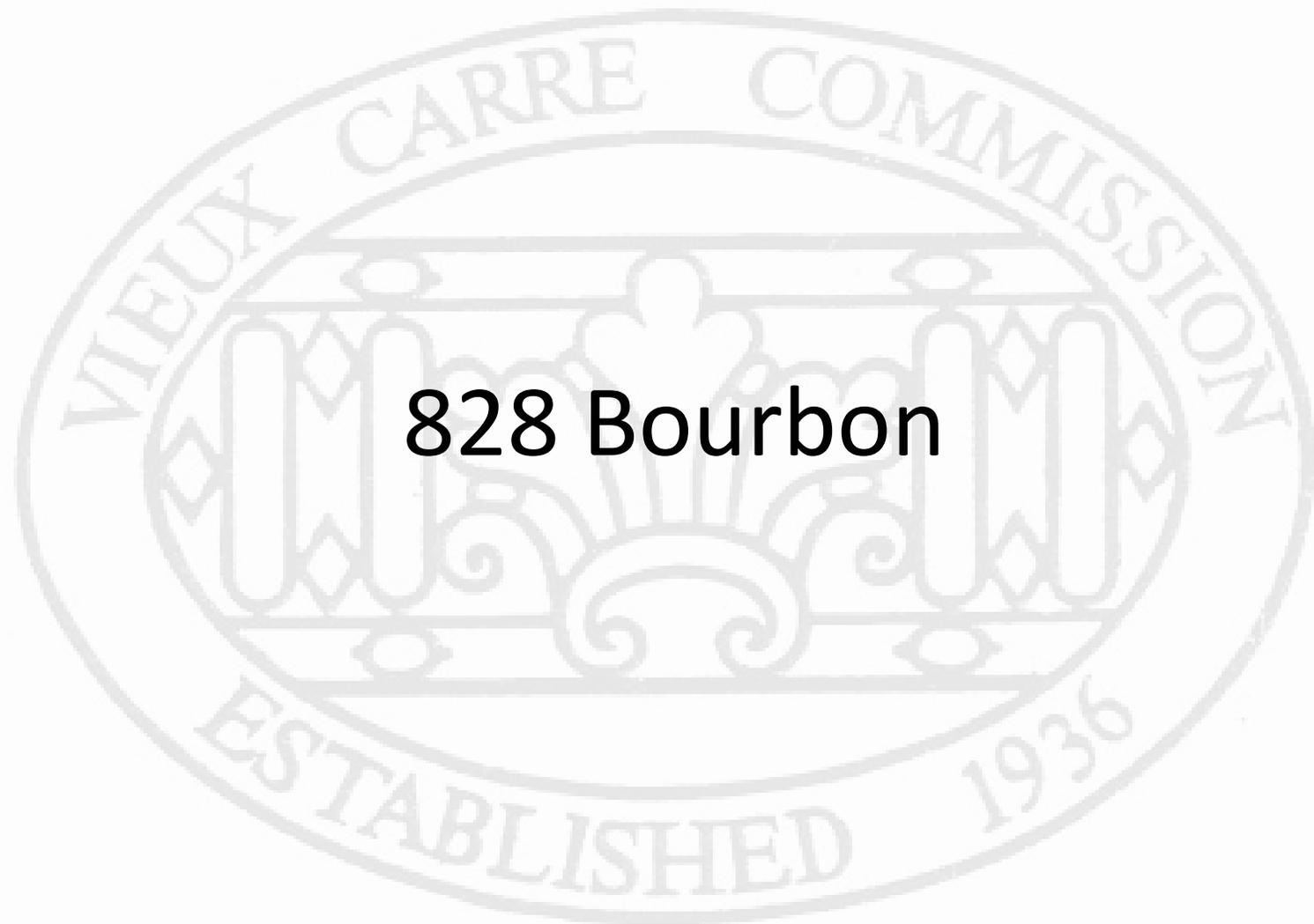
Proposal to install new emergency generator on parking garage roof, per application & materials received 11/17/2025.

STAFF ANALYSIS & RECOMMENDATION: 12/02/2025

The applicant proposes to install a new emergency backup generator for the hotel on the roof of the Brown-rated parking garage which fronts onto Bienville Street. The generator measures approximately 5'-9" x 23'-5" x 9'-6" above the surface of the roof, and is shown installed on a galvanized steel frame which includes two steel access platforms on the Royal and Chartres sides of the equipment. Since there is currently parking on the roof, bollards will be installed to prevent vehicular impact with the equipment. The generator is tucked into the rear corner of the roof, adjacent to the existing elevator penthouse. No sound data has been provided, but given the unit's isolated location, it is likely that noise from the generator will not significantly impact its surroundings.

The Guidelines require Committee review for the installation of all rooftop generators. Since the equipment is visually unobtrusive and the building is Brown rated, Commission review will not be required. Staff finds the proposed location discreet and recommends **approval**.

ARCHITECTURAL COMMITTEE ACTION: 12/02/2025



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

12/02/2025

DESCRIPTION OF APPLICATION:

12/02/2025

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.

STAFF ANALYSIS & RECOMMENDATION:

12/02/2025

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. The structural plans show this balcony being built with a new ledger board bolted to the exterior side of the wall and with joist hangers supporting the balcony joists. 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 recommends a revision to this structural detail or that the applicant proposes to enclose the underside of this balcony to hide these elements, which may need to return to the Architecture Committee if proposed.

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.

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.”

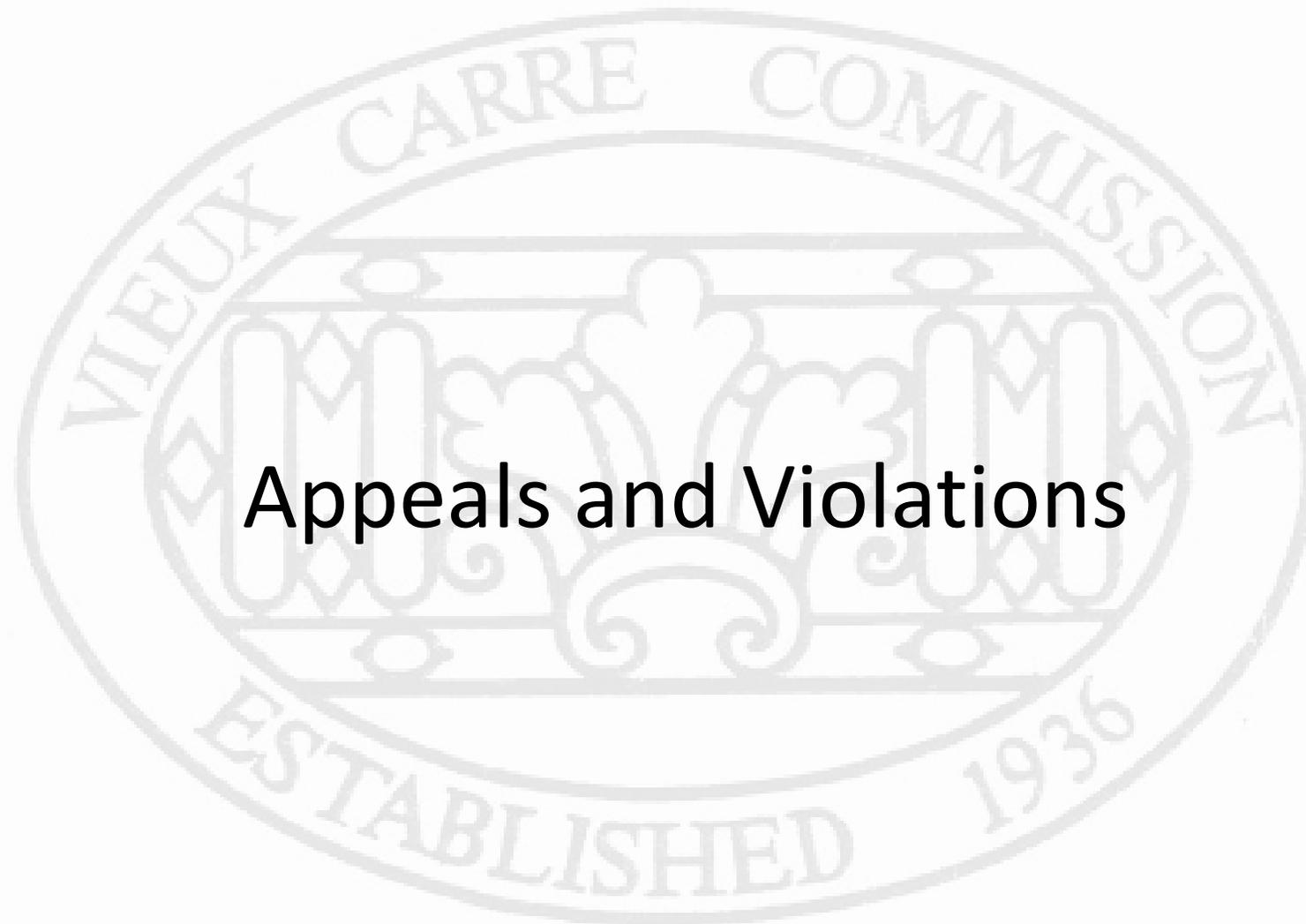
Staff has no objection to the concept of soffit vents in these locations but questions if the plastic portion of the vent should be covered with a more typical cast iron soffit vent or if the plastic portion could be eliminated entirely in favor of a more typical soffit vent material.

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:

12/02/2025



Appeals and Violations



534-36 Royal

ADDRESS:	534-36 Royal Street	APPLICANT:	Graham Hill
OWNER:	Royal Enclave LLC	SQUARE:	41
ZONING:	VCC-2	LOT SIZE:	2421.4 sq. ft.
USE:	Mixed		

ARCHITECTURAL/HISTORICAL DESCRIPTION OF PROPERTY:

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

Lovely stuccoed Creole style c. 1813-18 entresol building with arched openings on the ground floor, wrought iron balcony, Ionic pilasters and plaster cornice on the second floor façade. This building, which was designed by Gurlie and Guillot, was owned by Louis Joseph Dufilho and his heirs, 1821-58 and by Lyle Saxon, 1920-24.

Architecture Committee Meeting of **12/02/2025**

<u>DESCRIPTION OF APPLICATION:</u>	12/02/2025
Permit #25-23724-VCGEN	Lead Staff: Erin Vogt
Violation Case 25-02664-VCCNOP	Inspector: Noah Epstein

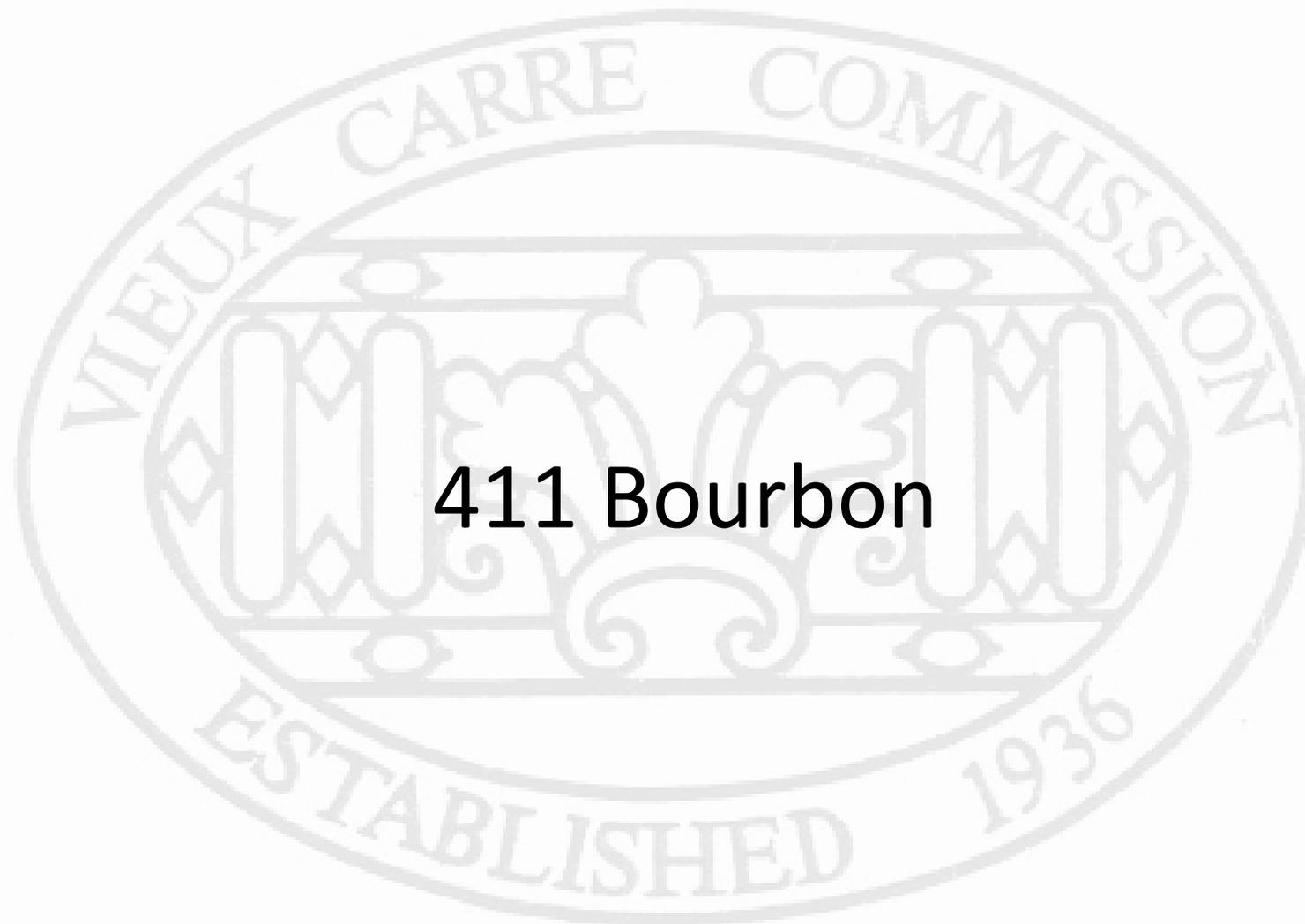
Proposal to retain and relocate HVAC equipment installed without benefit of VCC review and approval, and to install new equipment, in conjunction with an application address demolition by neglect and work without permit violations, per application & materials received 08/06/2025 & 11/03/2025, respectively.

STAFF ANALYSIS & RECOMMENDATION: 12/02/2025

The applicant has submitted updated diagrams and a roof plan showing the relocation and replacement of mechanical equipment to the service ell roof. Photos of the rear elevation show that many of the existing condensate lines will be removed, but much of the unfortunate piping will remain. The majority of the line sets are shown on the second and third floor plans, penetrating the small roof overhang that protrudes beyond the service ell balcony. It is not clear if the line sets will run straight up from the second floor or how large they will be.

While the proposed work is still shown very diagrammatically, staff finds the proposed relocation of the equipment and minimization of the line sets to be an improvement, and recommends **conceptual approval** with final review and approval at staff level. Final materials must include a marked up photo of the rear elevation showing clearly where the new lines will run, as well as roof penetration details for the line sets.

ARCHITECTURAL COMMITTEE ACTION: 12/02/2025



411 Bourbon

ADDRESS:	411-15 Bourbon Street	APPLICANT:	Michael Forster
OWNER:	Cajun 411 LLC	SQUARE:	70
ZONING:	VCE	LOT SIZE:	5,888 sq. ft.
USE:	Commercial		

ARCHITECTURAL / HISTORICAL DESCRIPTION OF PROPERTY

Main building: **Yellow**, or contributory to the streetscape
Detached service building: **Green**, or of local architectural and/or historical significance.

This wide two-story masonry commercial building presents as a circa 1925 Spanish revival building. Site investigations as well as a comparison of the historical configuration of the buildings on this site confirm that a 19th-century building lies behind the facade. The original building likely was of late 18th- or early-19th century vintage like its blue-rated neighbor at 409 Bourbon. In fact, the two buildings share a long service building.

Architecture Committee Meeting of **12/02/2025**

DESCRIPTION OF APPLICATION: 12/02/2025
Permit # 24-06826-VCGEN **Lead Staff: Nick Albrecht**
Violation Case #20-23376-VCCNOP **Inspector: Marguerite Roberts**

Proposal to retain rooftop mechanical equipment and exterior sprinkler lines, per application & materials received 03/08/2024 & 11/06/2025, respectively.

STAFF ANALYSIS & RECOMMENDATION: 12/02/2025

This application was last before the Architecture Committee a little over a year ago at the 11/12/2024 meeting. At that meeting, the long list of work in deviation of the approved plans was addressed with the majority of the issues being resolved. The Committee moved to approve the proposed remedies and retentions with the exception of the sprinkler and the rear roof mechanical equipment with the applicant to get a structural engineer's report for the rear roof.

In the time since that meeting, the applicant has provided an engineer's report stating that the roof is structurally sufficient to support the equipment. Staff and the applicant have also maintained a dialogue regarding these remaining two items. Regarding the sprinkler lines, staff questioned why this building needs to be sprinklered at all. The building is used for non-hazardous storage, is less than 900 sq. ft., is only two stories tall, and is detached from the main building by more than 10'. Staff believes there are no conditions here that would trigger the requirement for sprinklers.

The applicant looped in a representative from the State Fire Marshal's Office who stated that the building was "designed, approved, and installed to be sprinklered." The explanation continued that, "It is my belief that any and all life safety features i.e fire alarm, sprinkler [sic] shall be considered as these are features that are required by code and law and shall not removed [sic] without a proper submittal to our office (via plan submittal) as to why the life safety feature is being removed and what additional measures are being taken to ensure life safety and property protection."

Staff responded requesting a short letter that could be passed on to the Architecture Committee and for the property records citing the reasons for the requirement for this building. Staff noted the need to be aware if similar requirements will be placed on similar buildings and pointing out the features of this building do not seem to trigger the need for sprinklers based on staff's understanding of the building code. Staff did not receive any further response from the Fire Marshal's Office.

The applicant also submitted a short email from a fire protection installation company stating that there would not be room to install the system on the interior of the building without extensive demolition of the exterior wall.

Staff continues to find this work inappropriate and in deviation of the approved plans. Staff notes that there are still options out there, such as reconfiguring interior space of the main building and/or downsizing the size of the current walk-in cooler and walk-in freezer, that would allow for a greatly improved condition for this important rear building. Staff notes that the walk-in cooler as shown is approximately 180 sq. ft., while the walk-in freezer is about 140 sq. ft., which is a large amount of cooler space.

The applicant's current proposal is to paint the sprinkler lines and any other features on the building to match the building wall and to install aluminum louvered screening around the rooftop mechanical equipment. Staff does not find these to be approvable solutions to these instances of work in deviation of the approved plans or without a permit and recommends denial of the proposed retention.

ARCHITECTURAL COMMITTEE ACTION: 12/02/2025

Architecture Committee Meeting of**11/12/2024****DESCRIPTION OF APPLICATION:**

11/12/2024

Permit # 24-17351-VCGEN**Lead Staff: Nick Albrecht****Violation Case #20-23376-VCCNOP****Inspector: Marguerite Roberts**

Proposal to address violations at the main building and service building, per application & materials received 06/04/2024.

STAFF ANALYSIS & RECOMMENDATION:

11/12/2024

This application was deferred at the 10/08/2024 meeting with the Committee requesting that the applicant work with staff and the application return in two weeks. Staff met with the applicant and discussed some possible resolutions for several of the outstanding items. To date, nothing new has been submitted besides some additional discussion of lighting details.

Staff continues to recommend denial related to the proposed retention of unpermitted work at the rear building.

ARCHITECTURAL COMMITTEE ACTION:

11/12/2024

Mr. Albrecht read the staff report with Mr. Forster present on behalf of the application. Mr. Forster stated the following: we will replace the K-style gutters with half round, the awning is for retention, the cameras will be relocated to the underside of the balcony, trim- we want to keep, windows- we want to keep, door on rear building for cooler- replace with shutter to match. As for the rear HVAC, we can relocate the 2 units on the property line and propose screen for the one in the middle. As for the sprinkler line, there is no physical space inside to relocate it. We were told we could take the insulation off, but this could become a problem later with the fire marshal. The wires and conduits, we will paint to match the adjacent surface.

There was no public comment.

Mr. Bergeron asked if the door for the rear cooler was still wider than it should be. Mr. Block stated yes. Mr. Fifield asked why the mechanical was not installed on the ground per the original approval noting that it was pretty egregious that it was installed on the roof. Mr. Forster stated that the original location blocked the walkway between the kitchen and cooler. Mr. Block commented that the property owner needs to know that everything on the exterior needs VCC review.

Mr. Bergeron moved on to the sprinkler line and stated, "we can't advise them to do something illegal." Mr. Fifield stated, "I think we can approve some things, but others will require more thought." Mr. Bergeron stated that he believed the "damage had been done to the windows." Mr. Fifield stated for the record "this Committee and the Commission have worked with the applicant to resolve all issues and we have been flexible."

Mr. Bergeron made the motion to approve the proposed remedies and retentions with the exception of the sprinkler and the rear roof mechanical equipment with the applicant to get a structural engineer's report for the rear roof and to find a solution with staff. Ms. Steward seconded the motion, and the motion passed unanimously.

Architecture Committee Meeting of**10/08/2024****DESCRIPTION OF APPLICATION:**

10/08/2024

Permit # 24-17351-VCGEN**Lead Staff: Nick Albrecht****Violation Case #20-23376-VCCNOP****Inspector: Marguerite Roberts**

Proposal to address violations at the main building and service building, per application & materials received 06/04/2024.

STAFF ANALYSIS & RECOMMENDATION:

10/08/2024

See Staff Analysis & Recommendations of 06/25/2024.

ARCHITECTURAL COMMITTEE ACTION:

10/08/2024

DRAFT

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

There was no public comment.

Mr. Bergeron made a motion to defer the application for 2 weeks in order for the applicant to work with staff to determine a path forward. Ms. Steward seconded the motion, and the motion passed unanimously.

Architecture Committee Meeting of

06/25/2024

DESCRIPTION OF APPLICATION:

06/25/2024

Permit # 24-17351-VCGEN

Lead Staff: Nick Albrecht

Violation Case #20-23376-VCCNOP

Inspector: Marguerite Roberts

Proposal to address violations at the main building and service building, per application & materials received 06/04/2024.

STAFF ANALYSIS & RECOMMENDATION:

06/25/2024

Issues with this property date back to the renovation and addition that was approved by City Council in 2017. The Architecture Committee has previously reviewed proposals to attempt to address these violations from two prior applicants. A new application has been filed by a third applicant that proposes some minor changes while also proposing to retain several items.

Main Building

The issues seen at the heavily modified main building are relatively minor compared to those at the rear building. Some of the work for the main building is staff approvable including replacing unpermitted k-style gutters with half round gutters and potentially some security cameras. Other work was done in deviation of the approved drawings or work was done that was not shown on the drawings.

Awning

The approved plans called for the projecting metal awning at the third floor to be supported by angled 1" diameter stainless steel suspension rods. Rather than utilizing this better material, the awning was installed with simple square metal tubing which has been bolted to the sides of the awning. Staff finds this method of suspension far less sophisticated compared to the approved detail.

Security Cameras

The applicant stated that the largest projecting security camera has been removed, however, there are still at least two other security cameras on projecting arms. As these cameras are in close proximity to the underside of the balconies, staff recommends that they be mounted to the underside of the balconies without a projecting arm, which would be a staff approvable installation.

Second Floor Balconies

The only work noted for the second-floor balconies was related to raising the height of the guardrail. Still, photographs indicate that the floor structure of the balconies is significantly thicker than the previously existing conditions. This has resulted in an atypically tall fascia board around the balconies and an overall highly atypical appearance for these original details. Previously existing trim details have also been removed and not reinstalled.

Mechanical Equipment

The mechanical equipment as installed varies dramatically from the stamped approved plans. Staff does not object to the majority of these changes but is concerned about the relocated air intake vent. The intake has been installed with a tall vertical duct which makes it the tallest piece of mechanical equipment on the roof. The duct is located near the roof edge, making it very visible to the surrounding buildings.

Conti Elevation Exterior Conduit & Water Heaters

The approved plans called for a new window and door on the Conti elevation of the main building near the courtyard. Rather than installing these openings, water heaters were installed on this wall. Metallic wrapped pipes/conduits were run on the outside walls of the building in this area. The absence of the openings may be approvable, but staff does not find the exterior lines to be approvable. These should be relocated to the interior of the building, or at a minimum painted to match the adjacent building surface.

The as-built location of electrical panels and similar equipment does not match what is seen on the approved drawings. The as-built location is actually further back on the building and staff does not object to retention of the equipment in this location.

Window Deviations

The approved plans called for the arched window on the Bourbon St. elevation to be reworked to remove the bottom panel below the window and install additional glazing. This work was not completed, and the applicant is seeking to retain the window as-is.

On the rear elevation of the main building, existing windows over panels were to be re-located to a new position on the addition. These windows were relocated but the associated panels were not included. The applicant is seeking to retain the windows without the panels.

Rear Building

The VCC staff has consistently recommended that the more historic and more highly rated rear building held to a higher standard compared to the lower rated and now highly modified main building. The majority of the issues here have been previously reviewed.

Mechanical Equipment

The approved plans for the rear building showed one wall mounted piece of mechanical equipment and the majority of the equipment installed on a courtyard rack. The as-built conditions have placed four pieces of equipment on the roof and none on either the wall mounted rack or in the courtyard. As the Guidelines recommend “*minimizing the visibility and quantity of mounted equipment on a parcel*” and “*minimizing equipment noise bleed-over to a neighboring property*” (VCC DG: 10-11) staff finds the previously approved courtyard location much preferred to the current rooftop mounted location.

Staff notes that during initial reviews of this overall project in 2016-2017, staff consistently recommended against the placement of mechanical equipment on this roof and the Committee specifically instructed that the equipment be placed in the courtyard.

The applicant proposes to retain the rooftop mechanical equipment as-built with the possibility of adding screening that matches the second floor balcony railing.

Exterior Sprinkler Lines

The applicant has indicated that the large silver piping across the front of the rear building contains sprinkler plumbing. Because this sprinkler line was installed on the exterior of the building, the applicant stated that the fire marshal required the plumbing to be insulated to protect it from freezing, and provided a letter from the fire marshal stating this. Staff can think of no other instance where sprinkler lines have been installed on the exterior of a building except when it is to protect an exterior element like a balcony or gallery. Even in those rare cases, the piping has not been insulated and is generally painted to match the adjacent building surface. These insulated sprinkler lines all run to sprinkler heads inside the building and do not appear to offer protection to any exterior elements.

An alternative to having the insulated sprinkler lines on the exterior of the building would be to run them on the interior. The applicant has stated that there is not room on the interior of the building for the sprinklers given the size of the walk-in cooler. There are many instances where it would be more convenient to run plumbing, conduit, or ducting on the exterior of buildings to maximize space or improve aesthetics or ease of installation on the interior but staff does not find this to be an acceptable reason for this kind of inappropriate installation. Again, staff notes that this is a green-rated building and that this work was likely done in this way out of convenience and because of cost savings to the owner, at the direct detriment to the historic building.

Door at Walk-in Cooler

The approved plans show the door at the walk-in cooler measuring 3’-3-1/2” wide, matching the width of the immediately adjacent window and door. No dimensions have been provided for the as-built width of this door, but the opening has clearly been widened to accommodate the new inappropriately wide door. The applicant is proposing to retain the door as-built.

Although atypical, staff finds the single leaf and out swinging nature of this door potentially approvable, provided that the door were appropriately recessed in the wall, which it currently is not. The width of the door would also need to match that of the adjacent door, as it did historically.

Summary

At the main building staff requests commentary from the Committee specifically regarding:

- The metal canopy supports
- The unpermitted changes to the balconies
- The air intake vent and other exterior equipment, and
- The window deviations

As previously noted, staff finds the green-rated rear building more important than the yellow rated and highly modified main building. Staff recommends denial of the proposed retentions related to the rear building, with the applicant to modify the proposal to be more consistent with the originally approved plans.

ARCHITECTURAL COMMITTEE ACTION:

06/25/2024

There was no one present on behalf of the application. Mr. Bergeron moved to defer the application per the applicant’s request. Ms. Steward seconded the motion, which passed unanimously.