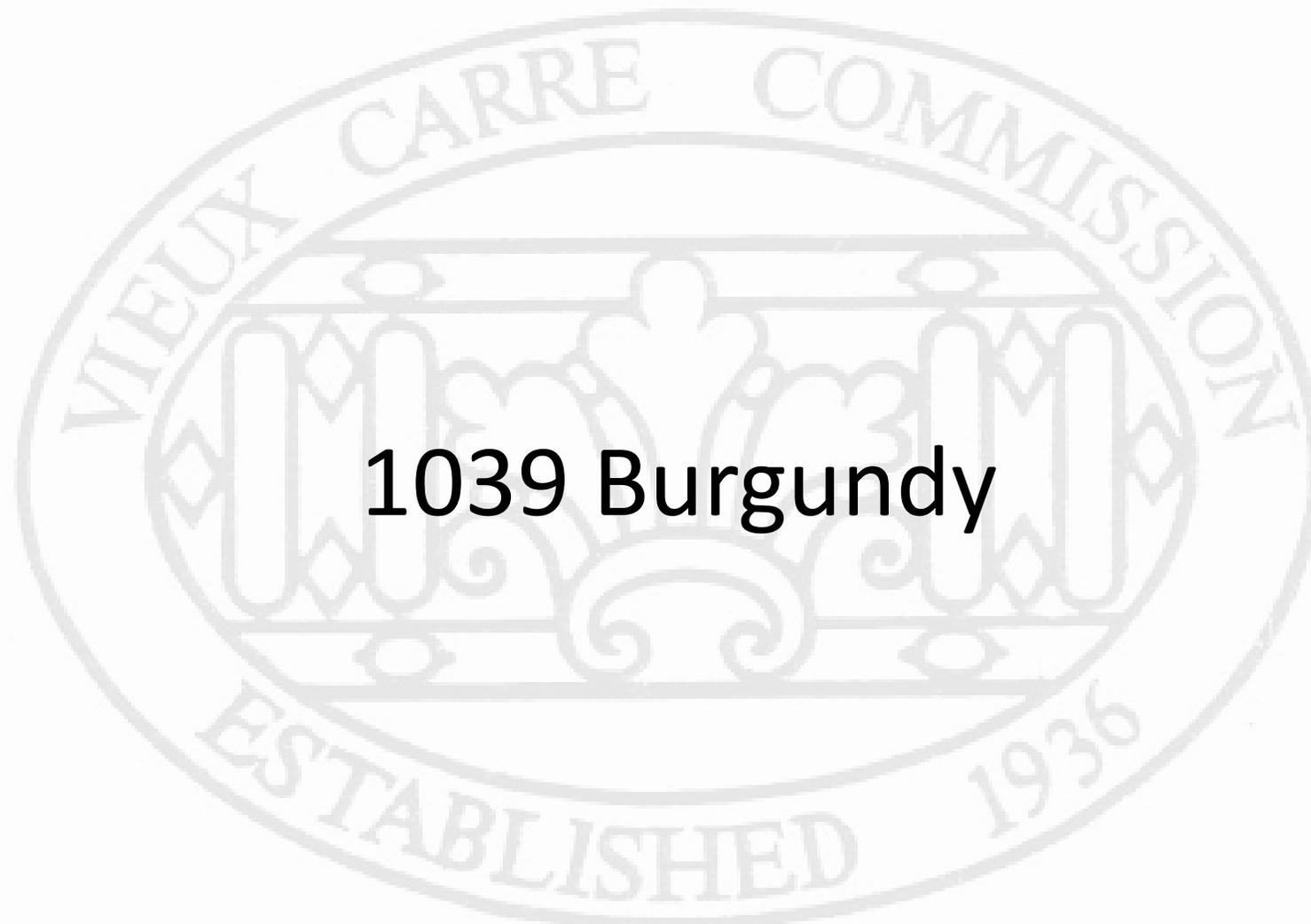


Vieux Carré Commission Architecture Committee Meeting

Tuesday, April 22, 2025



Old Business



1039 Burgundy

ADDRESS:	1039 Burgundy Street	APPLICANT:	John C Williams (various)
OWNER:	Michael Katzenstein	SQUARE:	105
ZONING:	VCR-1	LOT SIZE:	2945 sq. ft.
USE:	Residential	OPEN SPACE:	
DENSITY:		REQUIRED:	589 sq. ft.
ALLOWED:	3 units	EXISTING:	600 sq. ft.
EXISTING:	3 units	PROPOSED:	No change
PROPOSED:	1 unit		

ARCHITECTURAL/HISTORICAL DESCRIPTION OF PROPERTY:

Main building: **Green**, of local architectural and/or historic significance.
Attached service building and Garage: **Orange**, post 1946 construction.

The first floor of this 2-story masonry corner commercial building, which has millwork in the Greek Revival style, evidently dates from the mid-19th c. Its second floor, however, was added c. 1880-90. The attached service ell does not appear on any Sanborn maps and is not seen in a 1964 photo.

Architecture Committee Meeting of **04/22/2025**

DESCRIPTION OF APPLICATION: 04/22/2025
Permit #22-15634-VCGEN **Lead Staff: Erin Vogt**

Proposal to install decorative electric lighting in courtyard, per applications & materials received between 05/27/2022 & 04/08/2025. [STOP WORK ORDER posted 03/12/2025]

STAFF ANALYSIS & RECOMMENDATION: 04/22/2025

[NOTE: Agenda mistakenly stated that the proposal was for gas fixtures; the applicant is requesting electric sconces, not gas.]

On 04/08, the Committee approved a proposal to install four non-decorative downlight sconces in the courtyard. The applicant then submitted a revised proposal to install four (4) 15” Bevolo “Williamsburg” electric sconces in the same locations.

The VCC Design Guidelines for decorative fixtures states:

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 keeping with the Guidelines, the Committee routinely denies the use of decorative fixtures, particularly copper sconces and pendants, in courtyards and non-public-fronting spaces, as they historically were limited in use at prominent, visible locations. Staff finds the previously proposed non-decorative fixtures to be more appropriate for the courtyard, and recommends **denial** of the proposed sconces.

Staff notes that the STOP WORK ORDER remains in place, and no work may resume until all VCC subpermits and the DSP master permits have been approved and issued. No revised submittals have yet been received following the 04/08 Committee review.

ARCHITECTURAL COMMITTEE ACTION: 04/22/2025



941 St Philip

ADDRESS: 939-41 St. Philip St.
 OWNER: Brendan King APPLICANT: Loretta Harmon
 ZONING: VCR-1 SQUARE: 84
 USE: Residential LOT SIZE: 2383 sq. ft.

ARCHITECTURAL/HISTORICAL DESCRIPTION OF PROPERTY:

Main building: **Orange**, post 1946 construction.
Garage: **Brown**, detrimental, or of no architectural and/or historic significance

This is a c. 1963 interpretation of a 3-bay Creole Cottage.

Architecture Committee Meeting of **04/22/2025**

DESCRIPTION OF APPLICATION: 04/22/2025
Permit #24-16551-VCGEN **Lead Staff: Erin Vogt**

Proposal to modify approved lighting plan and roof structure, per application & materials received 05/28/2024 & 03/31/2025, respectively.

STAFF ANALYSIS & RECOMMENDATION: 04/22/2025

The overall renovation of this property was permitted on 10/31/2024, and work is well underway. The applicant proposes revisions to the approved plans as follows:

Roof structure:

The roof framing of the Brown rated garage was irregular in height and had a significant drop in section closer to Ursulines. Originally, the plans called for replacement of the roof, with the framing to be retained. Satellite imagery from February/March 2025 shows that all the framing has been demolished. The applicant proposes to rebuild the entire roof to the highest point of the previously-existing structure, giving it a uniform slope. The walls and parapets will retain the existing overall height. As there is no visual impact or substantive height increase proposed, staff recommends **approval**.

Lighting:

The approved lighting plan calls for Remcraft can lights to be installed on the abat-vent over each opening on the Burgundy and St. Philip elevations. The applicant is now proposing a total of ten 21” French Quarter Gooseneck gas sconces by Bevolo, including one at the carriageway door.

The VCC Design Guidelines for decorative lighting state:

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**

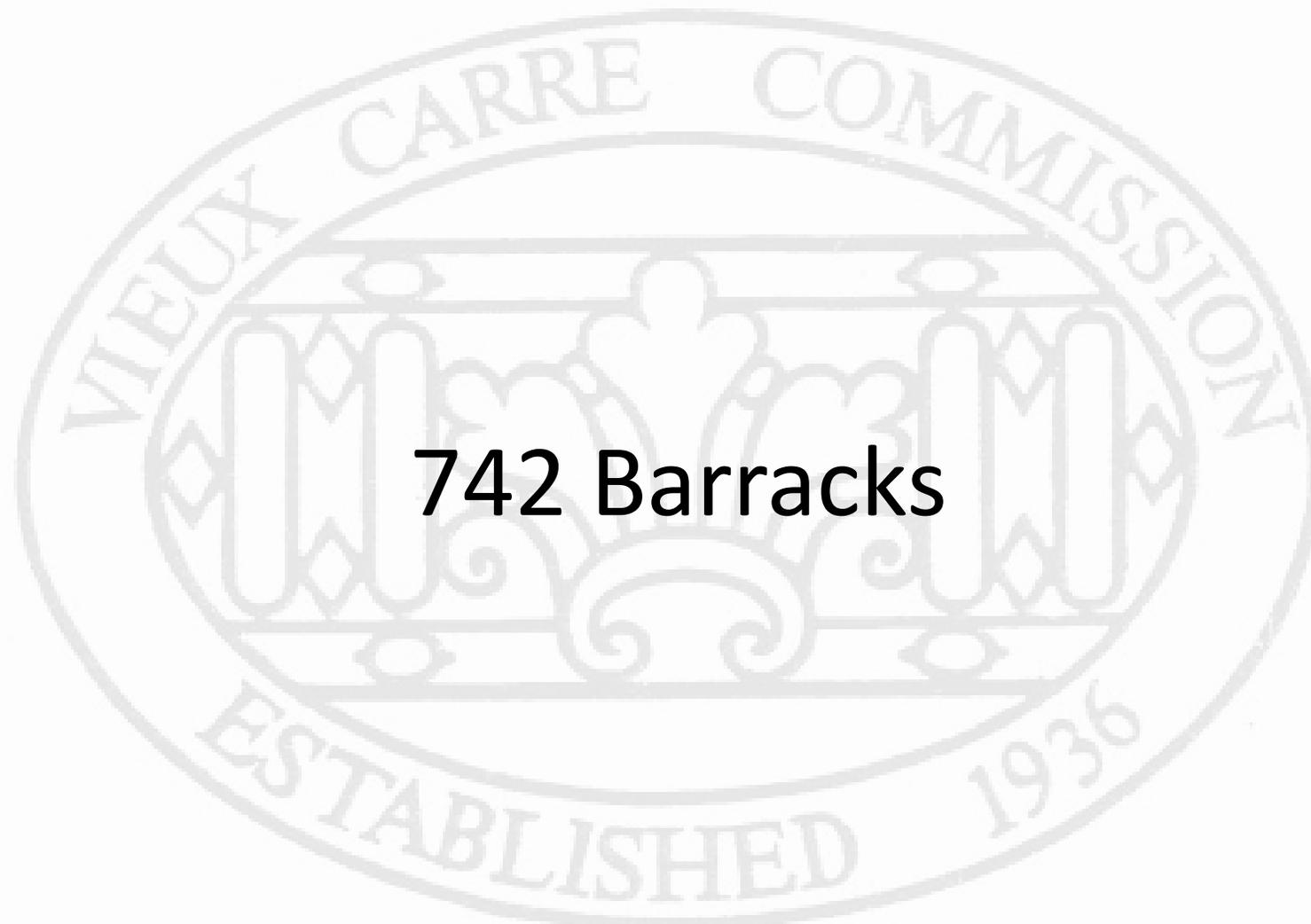
Gas Lighting

Care should be taken in the installation of a gas line to minimize the visual appearance of the piping while maintaining access to all shut-off valves.

(VCC DG: 11-7)

Staff advised the applicant that a total of two wall-mounted fixtures flanking the primary entrance on St. Philip could potentially be found approvable, but the number of fixtures and their locations are not compliant with the Guidelines as proposed. Additionally, gas fixtures do not provide comparable light output, so the complete elimination of the Remcraft fixtures is not likely to provide the light levels needed for security purposes. Staff recommends **denial** of the current lighting proposal, suggesting that the applicant revise their proposal to limit the number of decorative fixtures to two at the main entrance, with all other openings to retain the approved Remcraft downlights.

ARCHITECTURAL COMMITTEE ACTION: 04/22/2025



742 Barracks

ADDRESS:	742 Barracks	APPLICANT:	Loretta Harmon
OWNER:	Michael Skinner	SQUARE:	54
ZONING:	VCR-1	LOT SIZE:	1,701 sq. ft.
USE:	Residential		

ARCHITECTURAL / HISTORICAL DESCRIPTION OF PROPERTY

Rating: **Main building:** Green, or of local architectural and/or historical importance.
Rear shed: Brown, or of no architectural and/or historical significance

Simply detailed 2-story, 3-bay frame house with brackets and a wooden balcony balustrade.

Architecture Committee Meeting of **04/22/2025**

DESCRIPTION OF APPLICATION: 04/22/2025
Permit # 24-22947-VCGEN **Lead Staff: Nick Albrecht**

Proposal to demolish existing garage structure and to construct new garage structure in the same footprint, per application & materials received 01/30/2025 & 04/02/2025, respectively.

STAFF ANALYSIS & RECOMMENDATION: 04/22/2025

The Architecture Committee has previously approved the concept, massing, and location of the new garage building but there were still some details the Committee wanted to see again. The applicant has submitted some revised plans that address questions on the Bourbon St. and Barracks St. elevations of the new building.

On Bourbon St., there has previously been questions regarding the wall treatment above the garage door. The applicant has submitted two options to attempt to address this space. The first option shows an 8" tall stucco lintel projecting about 3/4" away from the wall above and spanning slightly wider than the garage door below.

At staff's recommendation, a second option was included that features a 1" stucco recess measuring about 7'4" wide by 1'10" tall. The recess helps to break up the tall wall area above the garage door. The light location within the recess may need to be adjusted slightly if this option is pursued further.

Additional details have been submitted for the garage door itself, showing what appears to be a typical insulated garage door behind 4" wide vertical tongue and groove beaded boards. The garage door also features an 8" x 16" square painted steel wire mesh flood vent near the bottom of the door.

Moving to the Barracks St. elevation of the garage, a matching flood vent is seen on this elevation. In order to accommodate the flood vent, the wall section has been widened on this side of the folding doors. Staff finds the asymmetrical condition of this elevation slightly atypical, but given that this is the courtyard facing elevation of new construction, the off-center opening may be approvable.

This application still requires Vieux Carre Commission review and unfortunately the Commission meeting was cancelled when this application was scheduled for review. Still, staff is pleased with the development of the overall design.

Staff recommends conceptual approval of the application and requests commentary from the Committee regarding any preferences for the treatment of the Bourbon St. elevation.

ARCHITECTURAL COMMITTEE ACTION: 04/22/2025

Vieux Carré Commission Meeting of**04/16/2025****DESCRIPTION OF APPLICATION:**
Permit # 24-22947-VCGEN

04/16/2025

Lead Staff: Nick Albrecht

Proposal to demolish existing garage structure and to construct new garage structure in the same footprint, per application & materials received 01/30/2025 & 03/14/2025, respectively.

STAFF ANALYSIS & RECOMMENDATION:

04/16/2025

The existing garage structure proposed for demolition is on the Bourbon St. side of the property with direct street access from Bourbon St. The applicant proposes to completely demolish this brown-rated structure and to construct a new garage in the same footprint. Staff suspects that some elements of this structure date to the ca. 1900 construction of the main building. The 1908 Sanborn shows the main building with an open-air rear structure in the current location of the garage. By the 1940 Sanborn, the garage is shown as fully enclosed. Still, this structure is brown-rated and eligible for demolition as per the Guidelines.

The proposed new construction would occupy the same footprint as the existing structure but is proposed to be taller than the existing. The existing garage is shown as being approximately 9'8" tall, while the proposed new garage is shown at 12' tall. Two existing HVAC condensers are shown as being contained within the existing garage and being relocated to the roof of the new construction, which will add slightly more height to the structure. The location of the proposed rooftop HVAC units and the small proposed parapet of the new construction should make the units minimally visible.

The Gov. Nicholls side of the proposed new garage is shown with folding aluminum doors which, if fully opened, would create an approximately 17' wide opening between the courtyard and the structure and would really allow the structure to act as an extension of the courtyard.

The new structure itself is proposed to be constructed completely out of CMU blocks, which would be stuccoed on all exterior sides. CMU blocks with a stucco finish is an approvable material for new construction and the applicant noted that CMU is proposed as the structure sits on multiple property lines and wood finished construction would not be allowed per building code.

The Architecture Committee was generally in favor of the proposal and forwarded it to the Commission with a positive recommendation for the Commission to review the demolition and concept of the new construction. The application will need to return to the Architecture Committee for additional review of details with items of concern noted as the treatment of the wall area above the garage door, details of the side elevation facing the courtyard, and details of the garage door itself. Staff recommends approval of the proposed demolition and new construction with the application to return to the Architecture Committee for additional review. Staff notes that the Commission reserves the right to waive the typical 30-day layover period for demolitions.

VIEUX CARRÉ COMMISSION ACTION:

04/16/2025

The Vieux Carre Commission meeting of 04/16/2025 was cancelled due to a lack of a quorum.

Architecture Committee Meeting of**03/25/2025****DESCRIPTION OF APPLICATION:**
Permit # 24-22947-VCGEN

03/25/2025

Lead Staff: Nick Albrecht

Proposal to demolish existing garage structure and to construct new garage structure in the same footprint, per application & materials received 01/30/2025 & 03/14/2025, respectively.

STAFF ANALYSIS & RECOMMENDATION:

03/25/2025

This application was conceptually approved at the 02/25 Architecture Committee meeting with the requirement that all details return to the Committee for additional review. The applicant has submitted revised drawings that feature some minor changes.

On the Bourbon St. elevation, the only change noted by staff was the addition of an 8" x 16" metal flood vent near the bottom of the new garage door. Staff continues to request additional information on this new garage door and questions if some kind of flood venting could be incorporated into the design of the door itself, rather than as an added element.

The Committee had previously commented on the overall proportions of this primary elevation of the garage structure, but no changes have been made regarding this component. Staff questions if something

like a stucco band may help to break up the tall blank wall portion of the building above the door.

On the Barracks St. elevation facing the back of the main house, the proposed sliding doors have been inset into the wall a distance of about 2-1/2" as recommended during the last meeting. Staff notes that a flood vent has also been added to this elevation in a wall section adjacent to the door. The addition of this wall vent results in the doors on this elevation no longer being centered on the wall. The side with the wall vent is now approximately 1' wider than the opposite side. Again, staff questions if this vent could be better incorporated into the doors themselves rather than this more significant change or if a flood vent on this elevation is even necessary.

Staff notes that the Royal St. elevation is still shown as exposed CMU blocks. Staff believes this elevation would be fully visible from the neighboring courtyard at 740 Barracks and recommends that it also be stuccoed.

Staff recommends deferral of this phase of the application to allow the applicant time to make minor changes as noted in the report.

ARCHITECTURAL COMMITTEE ACTION:
DRAFT

03/25/2025

Mr. Albrecht read the staff report with Ms. Harmon present on behalf of the application. There was no public comment.

Ms. Steward made the motion for the conceptual approval of the massing and location with the application forwarded to the full commission with a positive recommendation. Mr. Fifield seconded the motion, and the motion passed unanimously.

Architecture Committee Meeting of

02/25/2025

DESCRIPTION OF APPLICATION:
Permit # 24-22947-VCGEN

02/25/2025

Lead Staff: Nick Albrecht

Proposal to demolish existing garage structure and to construct new garage structure in the same footprint, per application & materials received 01/30/2025.

STAFF ANALYSIS & RECOMMENDATION:

02/25/2025

The existing garage structure proposed for demolition is on the Bourbon St. side of the property with direct street access from Bourbon St. The applicant proposes to completely demolish this brown-rated structure and to construct a new garage in the same footprint. Staff suspects that some elements of this structure date to the ca. 1900 construction of the main building. The 1908 Sanborn shows the main building with an open-air rear structure in the current location of the garage. By the 1940 Sanborn, the garage is shown as fully enclosed. Still, this structure is brown-rated and eligible for demolition as per the Guidelines.

The proposed new construction would occupy the same footprint as the existing structure but is proposed to be taller than the existing. The existing garage is shown as being approximately 9'8" tall, while the proposed new garage is shown at 12' tall. Two existing HVAC condensers are shown as being contained within the existing garage and being relocated to the roof of the new construction, which will add slightly more height to the structure. The location of the proposed rooftop HVAC units and the small proposed parapet of the new construction should make the units minimally visible.

The Gov. Nicholls side of the proposed new garage is shown with folding aluminum doors which, if fully opened, would create an 18' wide opening between the courtyard and the structure and would really allow the structure to act as an extension of the courtyard. Staff finds an opening of this width to be atypical and notes a series of doors may be more appropriate. Still, given this is new construction, a large opening may be approvable.

Material wise, the existing structure appears to be constructed from wood and sheet metal, while the proposed is concrete block finished with stucco. The Guidelines recommend that new secondary buildings and structures be designed "*to complement the period and style of the principal building and other buildings on the site – This includes using similar form, materials, colors, and simplified detailing.*" (VCCDG: 14-19) Given that the main building here is wood frame with typical turn of the century wood detailing, staff questions if the new structure shouldn't follow that direction more closely in terms of materials and simplified detailing.

The proposed new garage door is noted as being a overhead wood door with 4" wide beaded boards. Staff requests additional details regarding any new garage door as the detailing of modern garage doors is difficult to fit into traditional architecture.

Staff also notes that the Royal St. elevation of the structure is shown with exposed CMU blocks without the stucco finish. Staff seeks clarification if this wall would be constructed against existing material which would hide the exposed CMU or if the CMU would be exposed to the neighboring property, in which case it should be properly stuccoed, if the use of CMU is ultimately approved.

Conceptually, staff finds the proposal to demolish the existing brown-rated structure and to construct a new building in the same footprint to be approvable per the Guidelines. However, staff requests commentary from the Committee regarding some of the aspects of the proposed new construction including the use of CMU and stucco, the large opening to the courtyard, and the increased height of the structure.

ARCHITECTURAL COMMITTEE ACTION:

02/25/2025

Mr. Albrecht read the staff report with Ms. Harmon and Mr. Skinner present on behalf of the application. Ms. Harmon stated that the existing building is all metal and that they increased the height to hide the HVAC and they were within the allowable height requirement per zoning. She went on to say that they decided on CMU as it would be fire rated but that they would be happy to stucco it.

There was no public comment.

Ms. Steward stated the front elevation proportions were off. Mr. Fifield agreed and stated that the large piece at the top was disproportionate. Mr. Block asked why the garage door was not centered. Ms. Harmon stated that there was a knee wall inside so the door had to be offset. Mr. Bergon stated that he was ok with the demo. Mr. Fifield stated that he liked the idea of the parapet hiding the HVAC, but that the Bourbon Street façade needed to be more proportional. He went on to say that he agreed with the stucco finish. Mr. Bergeron and Ms. Steward also agreed with the stucco finish. Mr. Fifield stated that he liked the courtyard design and that he would not object to an awning. Mr. Block stated that the new doors in the courtyard seemed flat and should be recessed.

Mr. Bergeron made the motion for the conceptual approval of the demolition and new garage with all details to return to the Architecture Committee. Ms. Steward seconded the motion, and the motion passed unanimously.



229 Royal

ADDRESS:	229 Royal St.	APPLICANT:	John Rupley
OWNER:	229 Royal Street, LLC	SQUARE:	65
ZONING:	VCC-2	LOT SIZE:	3,485 sq. ft.
USE:	Vacant		

ARCHITECTURAL / HISTORICAL DESCRIPTION OF PROPERTY

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

This four-story brick with plaster store is part of a ca. 1856 row of five buildings built by Jamison and McIntosh, builders for Romanzo Warwick Montgomery. Originally, the detailing of these Italianate style stores had iron shutters on their upper openings, heavily bracketed cornices, cast iron pilasters and shop doors on the ground floor, casements on the second, double hung sashes on the third and fourth floors, and an iron gallery supported on iron posts (a feature which extended across all five buildings). The first and 2nd floors of this particular building were “modernized” most likely circa 1950.

Architecture Committee Meeting of **04/22/2025**

DESCRIPTION OF APPLICATION: 04/22/2025
Permit # 24-28525-VCGEN **Lead Staff: Nick Albrecht**

Proposal to renovate building including the installation of a new first floor storefront, per application & materials received 09/18/2024 & 04/09/2025, respectively.

STAFF ANALYSIS & RECOMMENDATION: 04/22/2025

This application was last before the Architecture Committee at the 01/28/2025 meeting where the Committee granted conceptual approval “noting the stipulation of cast iron columns being key to the design concept for restoring the ground floor.” The applicant has submitted revised materials with a proposal to use alternative materials including aluminum plates and fiberglass capitols.

Staff is concerned about this change in material to one that is not authentic or matching the historic storefronts at neighboring buildings. Although the Design Guidelines recommend “*replacing a missing storefront feature*” they also note that, “*the VCC does not allow installing an inappropriate building material at a storefront.*” (VCC DG: 13-12)

Staff finds the use of aluminum panels at the columns less problematic compared to the proposed fiberglass capitols. Staff suggests that if these capitols could be sourced or produced in cast aluminum, this may be an acceptable alternative to cast iron but ultimately defers to the Committee regarding preferred materials.

Staff recommends denial of the alternative materials as proposed with the applicant to revise the proposal to feature more typical materials.

ARCHITECTURAL COMMITTEE ACTION: 04/22/2025

Architecture Committee Meeting of **01/28/2025**

DESCRIPTION OF APPLICATION: 01/28/2025
Permit # 24-28525-VCGEN **Lead Staff: Nick Albrecht**

Proposal to renovate building including the installation of a new first floor storefront, per application & materials received 09/18/2024 & 01/13/2025, respectively.

STAFF ANALYSIS & RECOMMENDATION: 01/28/2025

This application was conceptually approved at the 10/08/2024 meeting with the motion requiring the application to return to the Architecture Committee for review of the final details. The applicant has submitted section details for the new storefront. The details show new cast iron wrapped masonry columns to match those seen on neighboring buildings. The new doors are set immediately behind these new columns, approximately 1’5” back from the face of the columns. Staff questions the detail of the millwork terminating into wood blocking and trim behind the columns rather than dying into the columns themselves or being flush behind the columns. Staff finds this gap of 1-3/4” atypical. Looking at the existing storefronts at the neighboring buildings, it appears those storefronts are butted flush to the back of the columns with the exception of transom level windows at 231 Royal St. which are set slightly behind the columns. This creates a gap that staff does not find desirable or that should be replicated with

the new storefront.

The glazing is noted as being large missile impact glazing. Staff finds this type of glazing to be approvable provided that it is completely clear without any tint or added reflectivity.

No hardware is shown in the plans and staff requests this be included in the final plans prior to permitting. Staff also requests additional detail and section drawings for the cast iron columns.

In summary, staff recommends approval of the proposal provided that the plans be revised to eliminate the setback behind the columns and that additional details are submitted as requested prior to permitting.

ARCHITECTURAL COMMITTEE ACTION:

01/28/2025

Mr. Fifield rejoined the meeting at the start of the hearing of this item. Mr. Albrecht read the staff report with Mr. Rupley present on behalf of application. Mr. Rupley noted the client hasn't bought the building yet but they're exploring what they can do with this first floor façade renewal and that the new storefronts essentially match the neighboring building at 233 Royal also noting this is where he got the offset measurement. Mr. Rupley commented columns to be cast iron clad on 3 sides and looking for 3 operational doors for flexibility of the future tenant. Mr. Rupley noted not included in report the desire for a new tpo roof and removal of the existing torch down roof. Ms. Bourgogne noting that can be handled at the staff level with a separate permit. Ms. Steward repeated again like last time they will need a lot of information about proportions and details etc. Mr. Bergeron noted the typical condition possibly not this case but usually of dealing with out-of-plumb columns. Ms. Bourgogne commented on the belief that the gap at the building referenced is not a historic condition. Mr. Fifield asked about the difficulty revising the detail so millwork ends up flush behind the cast iron column with Mr. Rupley saying it should not be difficult but he would let them know if he runs into any difficulties.

There was no public comment.

Mr. Block put the question to the Committee about if doing cast iron pilaster like this is rather expensive today or somewhat common noting his belief it's a great concept cast iron pilasters but cautious about something that is speculative that gets approved based on an important architectural historic feature that then gets value engineered out and if applicant has investigated the cost of this. Mr. Fifield noted that because they didn't have a discussion about the integrity of the art deco 2nd floor and how the restoration of the ground floor might appear to be in conflict his belief that the integrity of the proposal rests on the ability to actually reproduce the columns in cast iron. Mr. Rupley noted his belief that the client understands this is not going to be cheap. Mr. Bergeron asked if they've been on the other side of this façade with Mr. Rupley stating he has not since he hasn't had access to the building since it's still under different ownership and Mr. Bergeron noting this could be another expense to the whole thing.

Mr. Bergeron made the motion for conceptual approval with revisions to be made per today's discussion to the millwork and additional details to be submitted as requested by staff noting the stipulation of cast iron columns being key to the design concept for restoring the ground floor as discussed today. Ms. Steward seconded the motion and the motion passed unanimously.

Architecture Committee Meeting of

10/08/2024

DESCRIPTION OF APPLICATION:

10/08/2024

Permit # 24-28525-VCGEN

Lead Staff: Nick Albrecht

Proposal to renovate building including the installation of a new first floor storefront, per application & materials received 09/18/2024.

STAFF ANALYSIS & RECOMMENDATION:

10/08/2024

The VCC has reviewed several proposals for this property in recent years that have included the construction of a new gallery while retaining the Art Deco elements of the first and second floors. These proposals have been consistently denied as they were viewed as sort of a hybrid approach to restoring the façade. Now a new applicant has filed a new application that has abandoned the previously proposed gallery but instead proposes to re-work the ground floor storefront.

The applicant proposes to completely demolish the existing ground floor storefront and to install a new three bay storefront similar to others seen in the row of matching buildings. The work would include the installation of two new iron pilasters, three sets of new French doors, and matching transom windows above. The existing second floor Art Deco treatment would remain.

Staff would prefer a proposal to restore both the first and second floors of this building but finds the concept of this new ground floor storefront potentially approvable. Staff finds the arrangement of three matching French doors somewhat atypical and suggests there could be some variation between the openings with a shop window or residential entrance.

Some additional modifications may be needed to the details of the millwork. For example, the plans show “new wood casework” that essentially shrinks the opening for the doors and transom. At similar openings, there are side panels to make a narrower opening for the door, but the transom window extends to nearly the full width of the opening. Staff recommends the applicant look at the details of similar buildings to help steer the design of this millwork.

Staff finds the proposed work largely conceptually approvable but as this proposal would still leave a disconnect between the first and second floors, staff requests commentary from the Committee regarding the proposal.

ARCHITECTURAL COMMITTEE ACTION:
DRAFT

10/08/2024

Mr. Albrecht read the staff report with Mr. Rupley present on behalf of the application. Mr. Rupley stated that he was there representing a potential buyer for the building, and they wanted to get it open asap. Mr. Fifield asked Mr. Rupley how/ where he would have the columns made. Mr. Rupley stated, “we will just go to an ironsmith.” Mr. Fifield stated “so... no plan.” Mr. Block went on to say that he believed this to be a more conceptual applicant, but he did think Mr. Fifield’s question was valid. Mr. Fifield stated that the big question was if the ARC should allow the first floor to return to a more original representation while the top drifted. Mr. Bergeron asked if the prospective buyer just needed info? Mr. Block stated that if this was to be allowed, the details must be accurate with correct historic materials.

There was no public comment.

Mr. Bergeron made the motion for the conceptual approval of the proposal to restore the first floor with details at staff. Mr. Fifield asked for the motion to be amended to state, “details to return to ARC.” Mr. Bergeron agreed with the amended motion. Ms. Steward seconded the amended motion, and the motion passed unanimously.



1025 St Louis

ADDRESS:	1025 St. Louis Street	APPLICANT:	Mike Stanton
OWNER:	1025 St Louis LLC	SQUARE:	99
ZONING:	VCC-2	LOT SIZE:	6080 sq. ft. (irreg.)
USE:	Residential		

ARCHITECTURAL/HISTORICAL DESCRIPTION OF PROPERTY:

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

This circa 1842 2 1/2 story masonry detached house, which ranks as one of the quarter's finest examples of the Greek Revival style, is currently being renovated. As part of the ambitious renovation, an unrated garage has been demolished, and the historic side yard reopened. Additionally, the Vieux Carré Commission has approved the extension of the cast iron balcony to the ground level on the side elevation and the addition of a new masonry porch with wood decking and masonry steps and three elongated windows along this porch.

NOTE: 2/21/96. Information obtained recently from the Friends of the Cabildo's database of building contracts corrects the above description. The house was actually built in 1847 for 1847 form commission merchant Pierre Poutz, who owned the property from 1847 until 1860. The contract is preserved in the notarial archives, conveyance book 130/27, February 6, 1847.

Architecture Committee Meeting of 04/22/2025

DESCRIPTION OF APPLICATION: 04/22/2025
Permit # 25-06583-VCGEN **Lead Staff: Nick Albrecht**

Proposal to construct new in-ground swimming pool in the side yard, per application & materials received 03/01/2025 & 04/15/2025, respectively.

STAFF ANALYSIS & RECOMMENDATION: 04/22/2025

The setting and location of a new pool on this property were conceptually approved at the 03/25/2025 Architecture Committee meeting with the Committee requesting that staff conduct a site visit and that additional drawing be submitted to return to the Committee. The applicant submitted additional drawings on 04/15 and staff was able to visit the property the same day.

The information regarding the pool itself is consistent with the previously submitted information and the drawings help to clarify some of the details. Staff finds the pool itself consistent with the recommendations of the Guidelines.

The drawings help to clarify some of the information regarding the pool equipment location and the hardscaping around the pool. The equipment is shown in a rear area of the yard, set 3' from both the side and rear property lines. Staff confirmed during the site visit that this area is minimally visible from any locations and optimal for mechanical equipment, provided there are not issues with any mechanical codes.

The hardscaping work is more substantial than originally realized and includes the removal of existing stone in the area from the street to the proposed pool area and the installation of new Pennsylvania Blue Stone in its place. Staff suspects that all existing paving on this property dates to the early 90s renovation. The area where this new blue stone is proposed is approximately the same area that featured the inappropriate service station garage building prior to its demolition in the late 80s.

A separate area in front of the service ell currently features stone paving. The applicant proposes to remove this paving and install new St. Louis brick in its place. Again, staff suspects this paving dates to the early 90s renovation as photos prior to the renovation show this area overgrown.

Finally, the existing stone in the area of the pool would be removed and additional St. Louis brick installed. Staff finds the proposed paving materials consistent with the Guidelines and approvable.

This application still requires Vieux Carre Commission review and unfortunately the Commission meeting was cancelled when this application was scheduled for review. Still, staff is pleased with the development of the overall design and recommends approval of the proposal with the application to be forwarded to the Commission for review.

ARCHITECTURAL COMMITTEE ACTION: 04/22/2025

Vieux Carré Commission Meeting of 04/16/2025

DESCRIPTION OF APPLICATION: 04/16/2025
Permit # 25-06583-VCGEN **Lead Staff: Nick Albrecht**

Proposal to construct new in-ground swimming pool in the side yard, per application & materials received 03/01/2025.

STAFF ANALYSIS & RECOMMENDATION: 04/16/2025

The applicant proposes to construct a new 10' wide by 20' long swimming pool in the existing side yard. The closest edge of the pool to the property line is shown at 3'. The pool would be located approximately 52' back from the street and located behind an existing planting bed. Staff notes that for many years prior to ca. 1990, this side yard was filled with an inappropriate ca. 1925 garage.

Regarding new swimming pools, the Guidelines state that water *“features often represent a significant alteration to a courtyard or yard and must be carefully designed to be sensitive to the historic character of a space. The VCC requires a pool or hot tub to be an in-ground installation with the curb flush with the adjacent ground level”* and *“a simple, geometric form for the pool or hot tub such as a rectangle or oval.”* (VCC DG:10-11)

The proposed pool is shown as a simple rectangle with depths varying from 3-1/2' to 4-1/2'. The submittal notes the coping will be a double course of brick. At the end of the pool closest to the property line an 18" tall wall is proposed to be made of brick and topped with granite slabs. The new pool equipment would be located in an existing mechanical alley at the rear of the property, screened from view.

The Architecture Committee conceptually approved the setting and location of the new pool with drawings to return to the Committee for additional review of details. Staff finds this location for a pool consistent with Guidelines and approvable. Staff recommends conceptual approval of the new pool with details to return to the Architecture Committee for additional review.

VIEUX CARRÉ COMMISSION ACTION: 04/16/2025

The Vieux Carre Commission meeting of 04/16/2025 was cancelled due to a lack of a quorum.

Architecture Committee Meeting of 03/25/2025

DESCRIPTION OF APPLICATION: 03/25/2025
Permit # 25-06583-VCGEN **Lead Staff: Nick Albrecht**

Proposal to construct new in-ground swimming pool in the side yard, per application & materials received 03/01/2025.

STAFF ANALYSIS & RECOMMENDATION: 03/25/2025

The applicant proposes to construct a new 10' wide by 20' long swimming pool in the existing side yard. The closest edge of the pool to the property line is shown at 3'. The pool would be located approximately 52' back from the street and located behind an existing planting bed. Staff notes that for many years prior to ca. 1990, this side yard was filled with an inappropriate ca. 1925 garage.

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The submittal notes the use of a LED colored pool light. Typically, the VCC has required all pool or spa lights to only feature solid white lighting. The equipment for the pool would be located behind an existing wall that surrounds this portion of the courtyard. A wood property line fence is set behind this masonry wall forming an equipment alley. Provided that the equipment in this location would have adequate clearances to meet code, staff finds this location for equipment consistent with Guidelines and approvable. A new gas line would be run from the street to the equipment and the applicant has proved a sketch indicating that this line would be run underground.

In summary, staff finds the proposed pool and equipment consistent with the Guidelines in terms of size,

shape, location, detailing, and impact on historic building fabric. Staff requests some additional details including a section drawing of the pool but recommends conceptual approval with the application to be forwarded to the Commission for final approval.

ARCHITECTURAL COMMITTEE ACTION:
DRAFT

03/25/2025

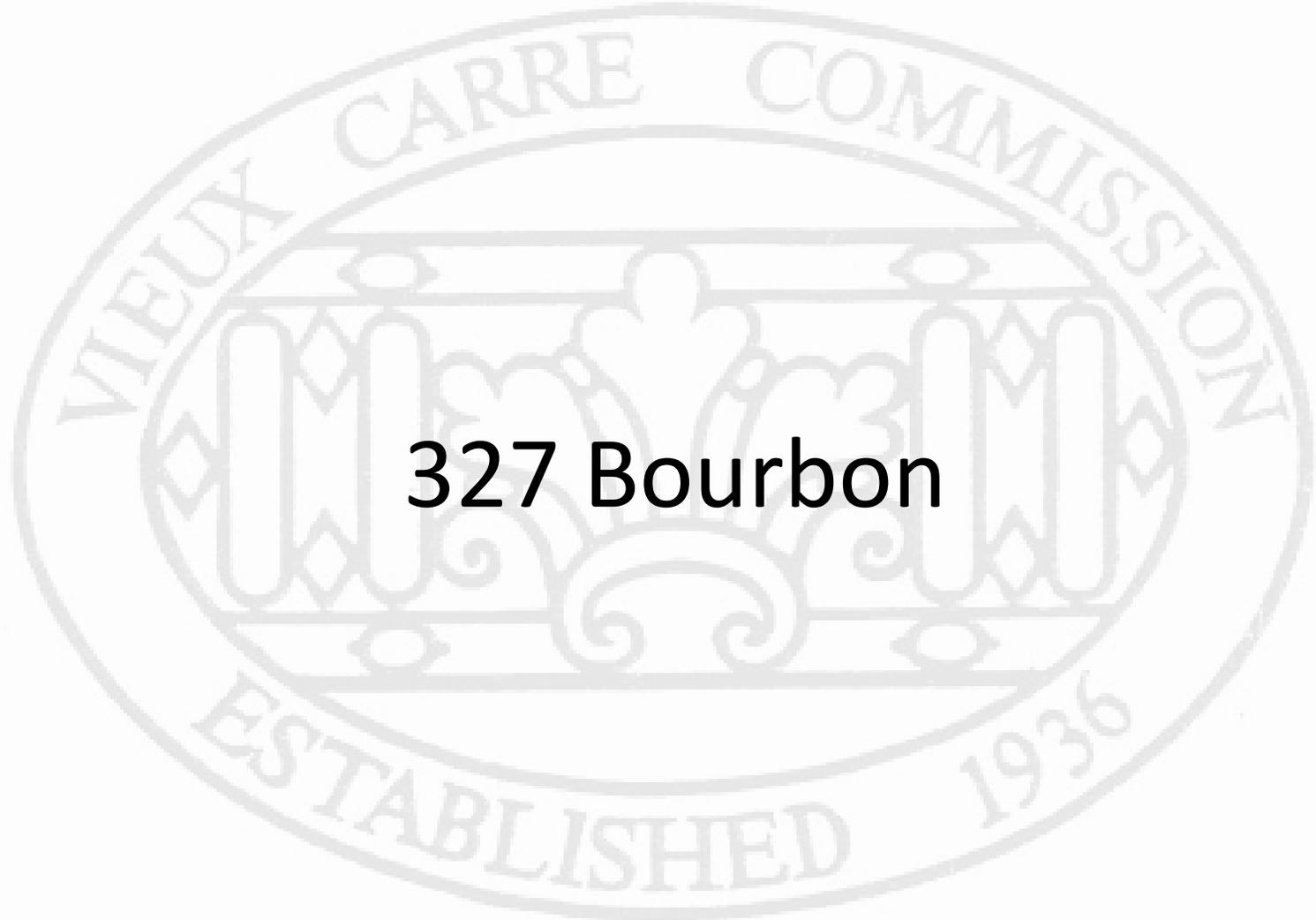
Mr. Albrecht read the staff report with Mr. Stanton present on behalf of the application.

There was no public comment.

Mr. Fifield made the motion for the conceptual approval of the setting and location of the new pool with drawings to return to the ARC and with staff to have conducted a full site inspection. Ms. Steward seconded the motion and the motion passed unanimously.



New Business



327 Bourbon

ADDRESS:	327 Bourbon	APPLICANT:	Myles Martin
OWNER:	327 Bourbon Street, LLC	SQUARE:	69
ZONING:	VCE	LOT SIZE:	5,472 sq. ft.
USE:	Vacant		

ARCHITECTURAL/HISTORICAL DESCRIPTION:

Rating: Blue - of Major Architectural or Historical Importance.

This c. 1835 Greek Revival townhouse is noted for its historical associations as the home of Judah P. Benjamin, as well as for its elegantly detailed features such as the carriageway entrance, main entrance, and "bow and arrow" wrought ironwork. The components of the original complex (house, kitchen, stable) remain intact. The mansard roof is a late 19th century addition.

Architecture Committee Meeting of

04/22/2025

DESCRIPTION OF APPLICATION:

04/22/2025

Permit # 25-10838-VCGEN

Lead Staff: Nick Albrecht

Proposal to install new tension cable guardrail behind existing historic railings, per application & materials received 04/08/2025 & 04/14/2025, respectively.

STAFF ANALYSIS & RECOMMENDATION:

04/22/2025

A new application has been filed to address the railings at the second-floor and third-floor balconies on the Bourbon St. elevation and at the rear connecting stairs between the main building and service ell. All these existing conditions are deficient in terms of building code and any work to these elements was specifically omitted from previous proposal for the overall renovation.

Second-Floor Balcony

The existing second floor balcony guardrail features a "bow and arrow" design and is an important feature of this blue-rated building. The existing railing design however comes nowhere near satisfying the 4" sphere rule of building code. In order to satisfy this requirement and allow for use of the balcony, the applicant proposes two different options for a horizontal tension cable system to be installed behind the historic rail.

The first option would utilize 1x1 painted steel installed directly behind the railing and welded to the historic rail at the top to provide additional support. The second option would feature larger 1.5x1.5 framing but would be completely free standing and independent of the historic rail. The freestanding rail is shown as setback 1" from the historic rail. Both proposed rails would feature seven horizontal tension cables to satisfy the 4" rule.

The only other proposed work for this guardrail is the addition of a ½" metal plate on top of the existing railing. Staff questions if this element would be replacing an existing element or is being proposed to gain slightly more height for the railing.

Staff appreciates the difficulty in bringing this guardrail up to code and believes the proposed tension cables would be minimally visible behind the rail. Of the two options provided, staff strongly prefers the railing that would be independent of the main building.

Third-Floor Balconies

The guardrails at the third-floor balconies are of a different design and come much closer to satisfying the 4" requirement but still feature gaps that are too large. Additionally, the existing guardrail height is only 35-1/2" so adding height is also required. To satisfy codes, the applicant proposes a similar steel framework with horizontal tension cables. Only four cables are shown in this system. A top rail comes up 6-1/2" above the existing top of the railing. The additional rail is noted as being welded to the historic railing at the verticals. Staff typically prefers these kinds of added rails to be independent of historic rails. Staff finds the concept of this guardrail potentially approvable but recommends revisions so that it is independent of the historic rail.

Alternatively, as these balconies are small in size and located at the third-floor level, staff questions how necessary they are to the overall operation of the building. If there was no access to these balconies, these railings could remain as-is.

Rear Stairs

At the stairs connecting the rear reconstruction to the rear service ell, the previously existing rail did not meet modern building code. The Architecture Committee reviewed a proposal at the 03/12/2024 meeting that proposed relocating the historic rail upwards so that the top of the rail would be at code required height. Additional materials were proposed for installation under the historic rail to have a fully code compliant railing.

The applicant now proposes to essentially stretch the historic design to fill the entire height. The plans include a note to match historic proportions in shape and profile. There is also a note about salvaging the top and bottom portions of the railing for use in the new railing but the crisscross design would all be new material.

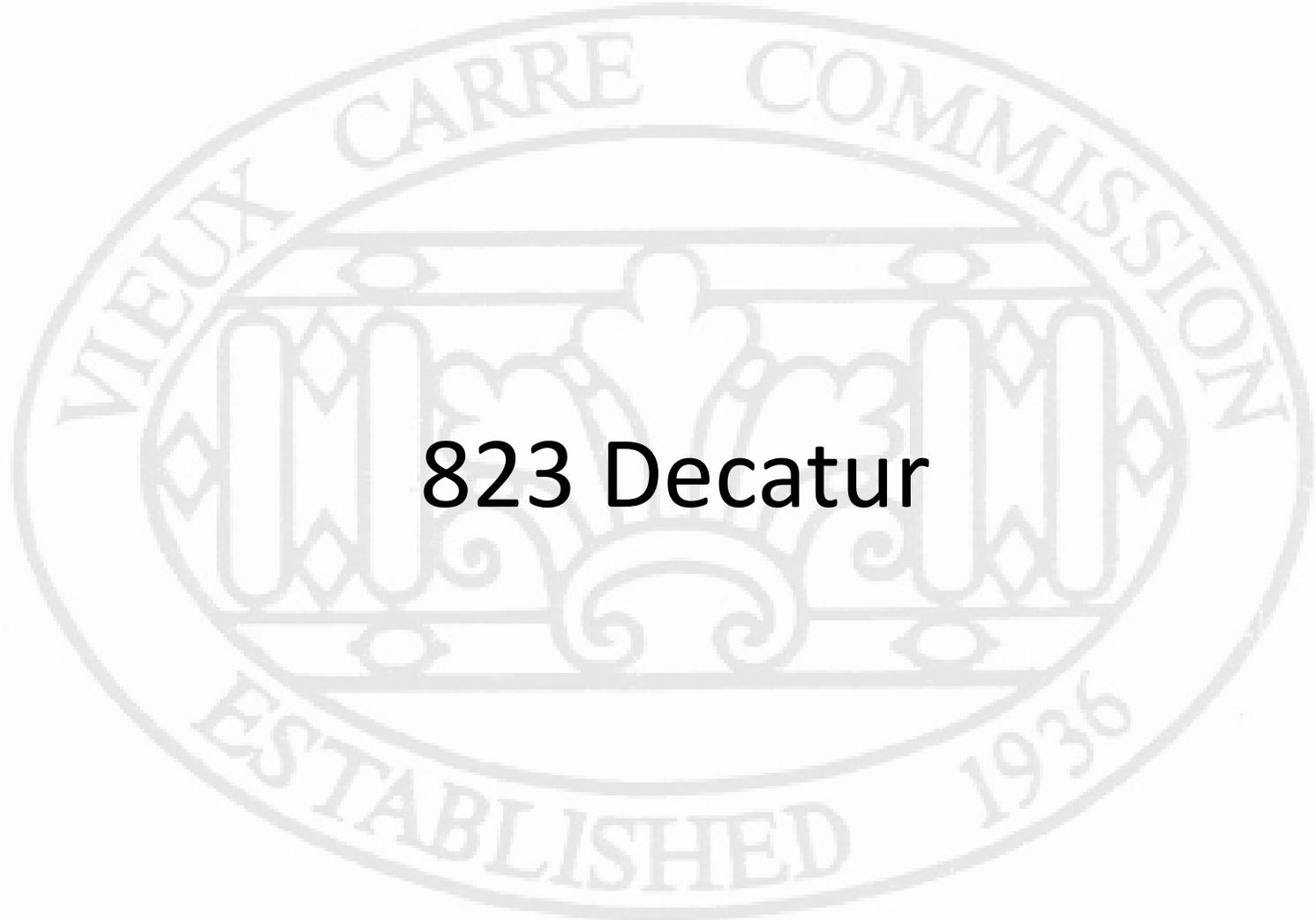
Comparing these drawings to the ones reviewed in 2024, the now proposed railing elements appear to be much thicker than the documented historic pieces. Staff also notes that photographs appear to show this work has already been done.

The new railing certainly lacks a lot of the detailing of the previously existing including the gentle curves of the top and bottom rails and lightness of the intermediate pieces. Still, given the location of this rail and the fact the work has already been completed, staff finds the proposed alternative potentially approvable.

Staff requests commentary from the Committee regarding these proposed railing modifications.

ARCHITECTURAL COMMITTEE ACTION:

04/22/2025



823 Decatur

ADDRESS:	823 Decatur St.	APPLICANT:	Kirk Fabacher
OWNER:	823 Decatur LLC	SQUARE:	22
ZONING:	VCC-1	LOT SIZE:	3,316 sq. ft.
USE:	Commercial (vacant)		

ARCHITECTURAL / HISTORICAL DESCRIPTION OF PROPERTY

Rating: Main building: green, or of local architectural and/or historical importance.
Service building: pink, or of local or major importance but with distracting modifications.
Courtyard infill: brown, detrimental or of no architectural and/or historical importance.

In 1827 Joseph Cheyron bought a portion of the site of the Naval Arsenal from the U.S. Government and built a two-story brick building at the corner of Decatur Street and the newly laid Madison Street. Before 1929 when Cheyron's old building became the home of Tujague's Restaurant, it was popular as Begué's Restaurant. Several significant changes have occurred to the typically Creole building since its construction. The first-floor arches have disappeared; the ground floor façade has been rusticated; and the historic courtyard area has been filled in with inappropriate construction.

Architecture Committee Meeting of **04/22/2025**

DESCRIPTION OF APPLICATION: 04/22/2025
Permit # 25-10378-VCGEN **Lead Staff: Nick Albrecht**

Proposal to demolish existing historic “Tujague’s” blade sign, per application & materials received 04/04/2025 & 04/07/2025, respectively.

STAFF ANALYSIS & RECOMMENDATION: 04/22/2025

The existing sign was designated as an official “Classic Sign” in 2021. The “Classic Signs” article of the CZO notes that “*A sign designated a classic sign may remain on the premises even if the original use to which the sign relates is no longer located on the premises.*”

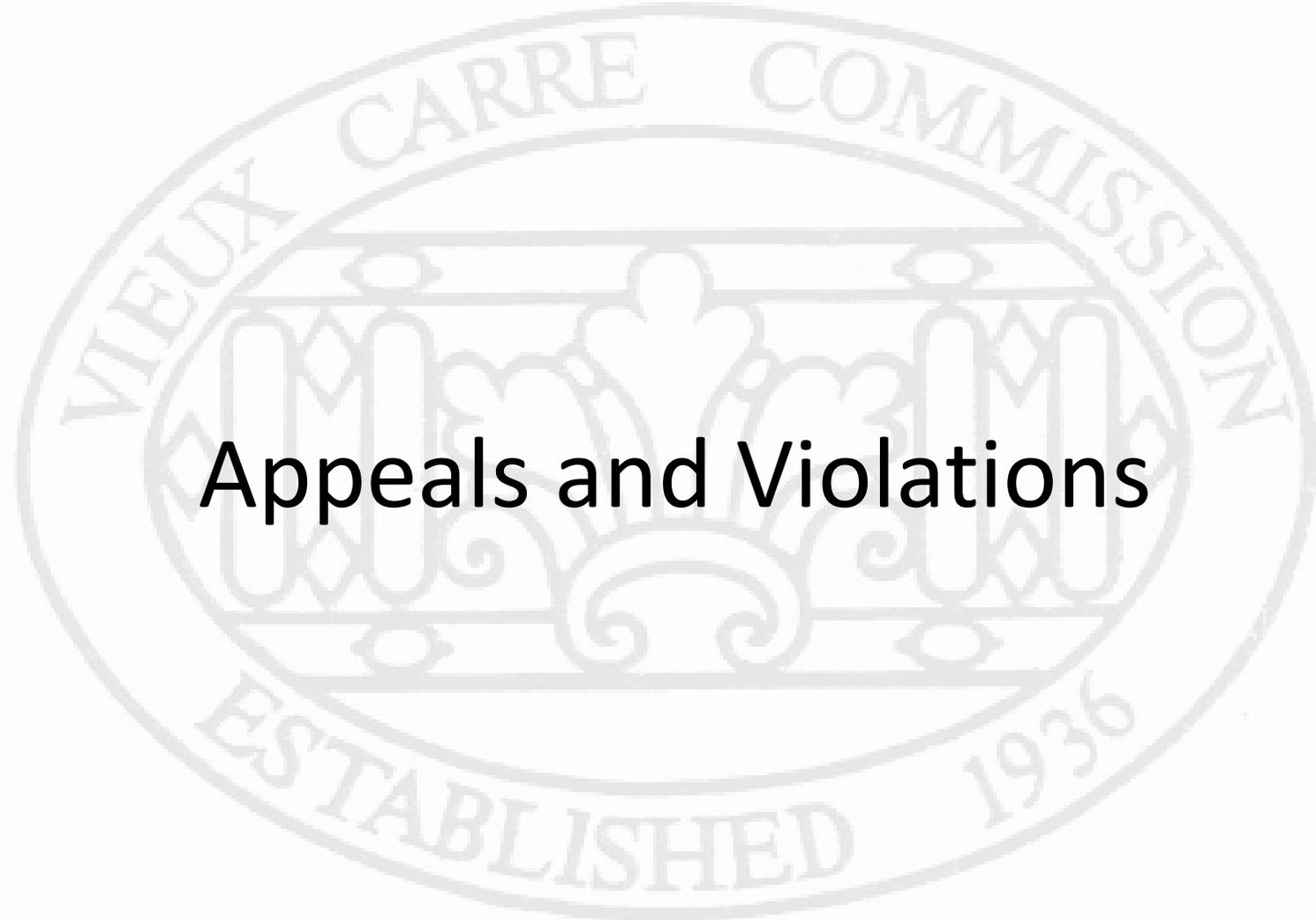
Classic signs cannot be modified but there is nothing intrinsic to that designation that requires them to be maintained. Still, as this classic sign is located within the Vieux Carre, it is also subject to VCC regulations. The VCC Guidelines note that, “*a historic sign is often an architectural feature that reflects the original owner and/or a prior use of a building. Although an abandoned sign from a recent tenant must be removed, the VCC encourages retention of historic signage. Retaining a historic sign does not reduce the amount of allowable signage for a current occupant.*” (VCC DG: 12-4) Staff also consulted the National Park Service’s Preservation Brief 25, which is specifically about the preservation of historic signs. The Preservation Brief notes that, “*historic signs give continuity to public spaces, becoming part of the community memory. They sometimes become landmarks in themselves, almost without regard for the building to which they are attached.*” (NPS Preservation Brief 25)

This situation is somewhat unique in the fact that the business for which this sign previously advertised is not closed, but in fact is operating in a new location about 5 blocks away on the same street. The new location of Tujague’s was allowed to install a new replica sign at their new location because of the Classic Sign designation of the original sign. If the business had completely closed, rather than just relocated to a new nearby location, staff would feel more strongly about the importance of retaining the historic sign at 823 Decatur. With the new sign in the new location, things are more complicated.

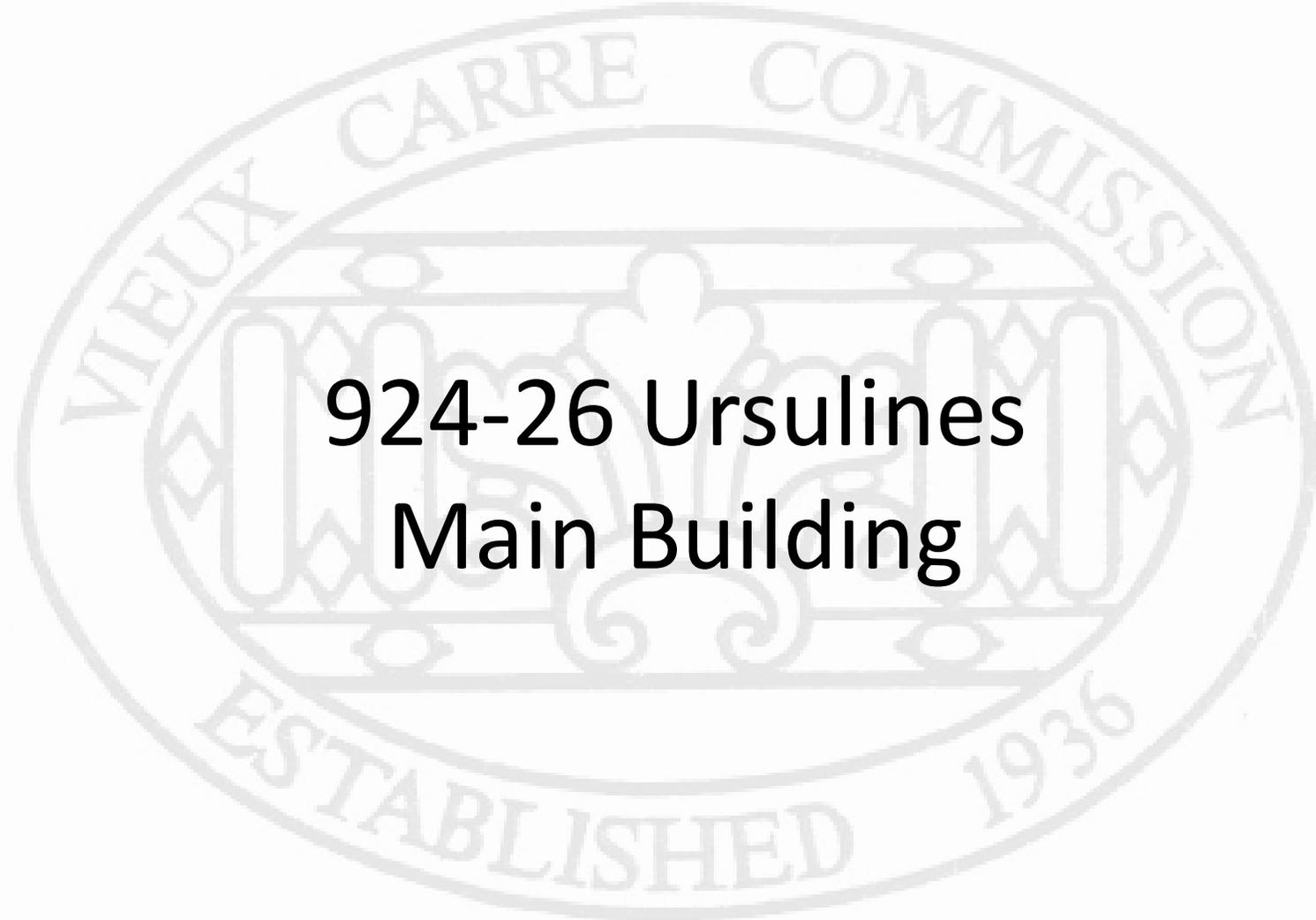
As with any demolition, staff recommends that a sort of redevelopment plan be submitted for review. In other words, what is planned for the historic sign if removal is approved? Staff would encourage the applicant to seek new life for the sign in some kind of museum or private collection as opposed to the sign being simply disposed of.

Staff requests commentary from the Committee regarding the proposal.

ARCHITECTURAL COMMITTEE ACTION: 04/22/2025



Appeals and Violations



**924-26 Ursulines
Main Building**

ADDRESS: 924-26 Ursulines
OWNER: Upstate Investments, LLC APPLICANT: Lynnette Gordon
ZONING: VCR-1 SQUARE: 84

ARCHITECTURAL/HISTORICAL DESCRIPTION OF PROPERTY:

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

C. 1835-40 1½-story brick 4-bay Creole cottage and detached 2-story outbuilding.

Architecture Committee Meeting of **04/22/2025**

DESCRIPTION OF APPLICATION: 04/22/2025
Permit # 21-30568-VCGEN **Lead Staff: Nick Albrecht**
Inspector: Noah Epstein

Proposal to retain deviations from approved plans for renovated main building, per materials received 04/07/2025.

STAFF ANALYSIS & RECOMMENDATION: 04/22/2025

Staff notes that there are two applications for this property with one concerning the main building and one concerning the rear building.

Proposed renovations for this property were reviewed between 2020 and 2022 with permits being issued for renovations to the main building in December of 2022. Recent site visits have shown some deviations from the approved plans. The deviations to the main building are somewhat limited and appear to be limited to the dormer windows, the second-floor French doors, rear elevation doors, entrance keypad and exterior lighting.

Dormer Windows

The approved plans called for arched top wood windows to be installed at all four dormers. The previously existing conditions were square top windows in these openings although the front dormer windows had atypically tall headers and some early exploratory demolition seemed to indicate an arched top window was previously in at least the front dormers.

Instead of the approved arched top windows, square windows were installed at all dormers. The rear dormer windows appear to match the previously existing and staff does not object to their retention. Staff does note that a highly atypical vent has been installed in the header of one of the rear dormers. Staff recommends that this vent be re-routed either out of the roof of the dormer or through the cheek wall.

The front windows, square top windows have been installed but the arches above these windows opened up. It appears the applicant intends to install fixed glass in this space above the windows. A design similar to this was presented at the 05/10/2022 meeting and staff noted that this would be atypical but that a taller double hung window with a square or round head would be considered as a more typical alternative. Staff does not find the current condition of the front dormer windows appropriate.

French Doors

The approved plans showed the second-floor French doors as existing three lite over single panel doors with the doors to be retained. The applicant notes that this was a drafting error, and the existing doors were actually 10 lite doors that were restored and reinstalled. Staff has no objection to this aspect of the proposal.

Rear Elevation Doors

On the rear elevation of the main building, there was previously an atypical arrangement of three openings side by side. The approved plans included infilling the middle of these openings with wood lap siding and repairing the existing doors in the other two openings. Rather than having these existing doors repaired, new single lite over decorative panel doors were installed in these openings. This door was also installed in the rear elevation opening at the stair landing, which at one time would have lead directly upstairs. This door at the landing was approved to be a wood four panel door.

Staff does not find this installed door style appropriate for these rear door openings or for this age of building. The installed doors are much more Victorian in design and would be appropriate for late 19th/early 20th century buildings of similar design, not this not this ca.1835 Creole cottage.

Entrance Keypad

The submitted materials include a proposal for a new entrance keypad and intercom that staff does not

believe have been installed yet. The materials note that once the entrance gate is restored, the intercom access would be installed attached to the left post.

The proposed keypad appears to be of a style that may be approvable, however, staff requests more information on both the keypad and intercom. As there are only four units in this property, staff questions the necessity of an intercom system, or at least one of this size of approximately 12-1/2” tall by 4-1/2” wide.

Lighting

Lighting was not included in the approved plans but has been installed throughout the main building. Fortunately, it appears the lighting locations are fairly consistent with the Guidelines. Provided the fixtures used in these locations are consistent with the lighting Guidelines, staff has no objection to the retention of lighting on the main building.

Roofing

Although not previously discussed with the applicant or included in the proposed retentions, in preparing this report staff noticed an atypical condition where the slate on the rear slope meets the metal of the abatement. A new slate roof was permitted and installed in 2024 but the metal roof remained. It does not appear that the connection between these two materials was properly flashed.

Photos from prior to the installation of the new roof show that there was previously a wood board in this location with flashing installed under the slate and over the board. Now it appears the slate roof simply ends and there is a drop down to the metal roof with the exposed materials being simply roofing wrap. Staff recommends that this condition be improved to prevent water intrusion.

Summary

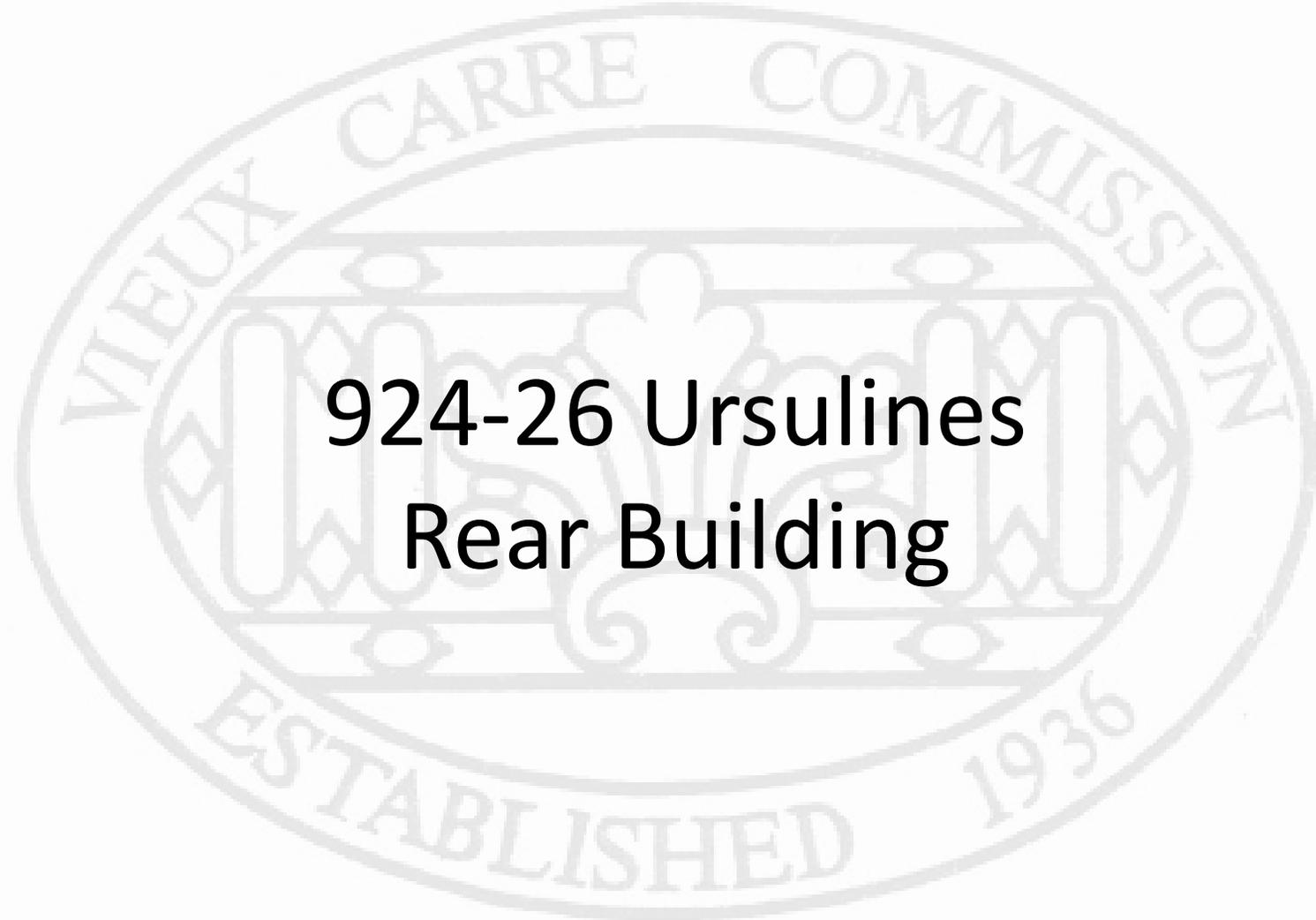
In summary, staff biggest concerns regarding deviations from the approved plans are:

- The front elevation dormer windows with faux arched heads
- The atypical vent at the rear dormer header
- All three doors on the rear elevation
- The atypical roof connection between slate and metal roofing

Staff recommends denial of the retention of these elements in their current forms and recommends that the applicant revise these elements to be consistent with the approved plans.

ARCHITECTURAL COMMITTEE ACTION:

04/22/2025



**924-26 Ursulines
Rear Building**

ADDRESS: 924-26 Ursulines
 OWNER: Upstate Investments, LLC APPLICANT: Lynnette Gordon
 ZONING: VCR-1 SQUARE: 84

ARCHITECTURAL/HISTORICAL DESCRIPTION OF PROPERTY:

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

C. 1835-40 1½-story brick 4-bay Creole cottage and detached 2-story outbuilding.

Architecture Committee Meeting of **04/22/2025**

DESCRIPTION OF APPLICATION: 04/22/2025
Permit # 22-33427-VCGEN **Lead Staff: Nick Albrecht**
Inspector: Noah Epstein

Proposal to retain deviations from approved plans for renovated rear building, per materials received 04/07/2025.

STAFF ANALYSIS & RECOMMENDATION: 04/22/2025

Staff notes that there are two applications for this property with one concerning the main building and one concerning the rear building. Like the main building, proposed renovations for this property were reviewed between 2020 and 2022 with permits being issued for renovations to the main building in December of 2022. The deviations from the approved plans on the rear building are more widespread and significant compared to the main building and include major changes to the balcony, changes to doors, and exterior lighting.

Balcony

Unpermitted changes to this balcony include the removal of the second-floor columns, installation of an inappropriate guardrail, enclosing the underside of the balcony, and installing atypical gutters around the outside of the balcony.

Columns

The approved plans called for the existing historic columns at the rear building to be repaired. Instead, the applicant notes that there would have been a walkway width of less than 24” with the columns in their historic locations so they chose to completely remove the historic 8x4 columns and install new 6x6 rail posts for egress purposes. As no measured drawings were provided regarding this detail, it is unclear what the realized change in width on the balcony ended up being. When measured on the approved plans, this width measured at 3’6”. Either way, staff notes that the width of this balcony was never discussed and staff has no record of this being some requirement from Safety & Permits. The removal of the columns completely changes the look of this important rear building.

Guardrail

The approved plans called for the installation of a typical birds beak style railing, very similar to hand rail #2 from VCC standard detail sheets. Staff notes that prior to renovations of this property, remnants of this style of guardrail were present on the building. Rather than install this type of guardrail, something very similar to what is labeled in the Guidelines as a “wood ‘deck’ balustrade” was installed. This style of balustrade is explicitly noted as not approvable in the Guidelines. (VCC DG: 08-7)

Balcony Underside and Gutters

The only work noted in the approved plans regarding the underside of the balcony was typical repair and paint and the installation of three new light fixtures. Instead, the underside of the balcony was enclosed in beadboard and four new recessed light installed. It appears this work significantly increased the depth of the balcony structure. This is particularly evident when looking at the wall height above the openings comparing before and after photos.

Although it is not uncommon to see the underside of certain balconies enclosed, this detail was never discussed and the added structure has a ripple effect on other aspects of the building.

In addition to these unpermitted changes to the balcony, gutters have been installed around the balcony fascia. The submitted materials note that these gutters were installed to reduce the amount of dripping on the 1st floor entrance area and the courtyard. Staff notes that there are gutters at the roof level directly above so these balcony level gutters would only catch wind driven rain blown into them or onto the balcony. Staff finds the functional effect of the gutters is likely minimal and it is highly atypical to have gutters wrapping a balcony in this fashion.

Doors

Like at the rear of the main building, new matching single lite over decorative panel doors were installed in all door openings of the rear building. The approved plans called for this installation of typical wood French doors in these openings. Early site visit photographs show that this door style was present in the building and is the typical door style seen on this building type.

Just as with the main building, staff does not find this installed door style appropriate for these door openings or for this age of building.

Exterior Lighting

The approved plans for this building did include new exterior lighting with three fixtures approved for installation centered between the balcony posts at the second floor and three fixtures in matching locations under the balcony. The submitted materials note that the lights in the locations as approved would have been shadowed by the columns. Instead, four fixtures were installed at each level with the fixtures centered over the openings at the second floor and three of the four fixtures at the first floor over openings. The fourth first-floor fixture appears to be centered between openings.

If there were no columns on this building, the lighting guidelines would recommend locating fixtures in similar locations as installed here. However, this building had columns so the Guidelines recommend locating fixtures between the column bays.

Summary

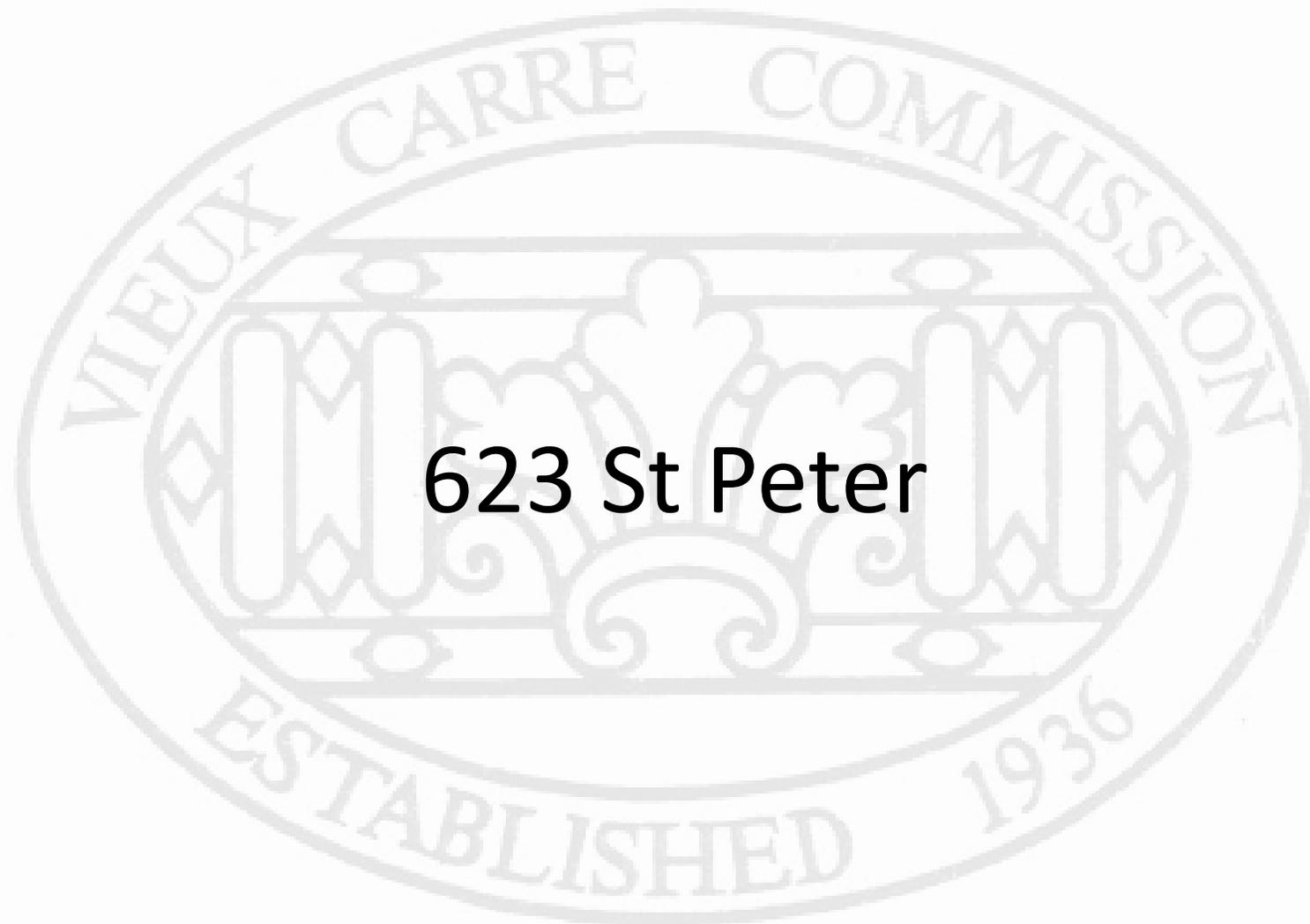
In summary, staff biggest concerns regarding deviations from the approved plans for the rear building are:

- The numerous unpermitted changes to the balcony
- All new doors on the rear building

Staff recommends denial of the retention of these elements in their current forms and recommends that the applicant revise these elements to be consistent with the approved plans.

ARCHITECTURAL COMMITTEE ACTION:

04/22/2025



623 St Peter

ADDRESS: 623 St. Peter Street
 OWNER: Nasir H Khan
 ZONING: VCC-2
 USE: Commercial
 APPLICANT: Khan Nasir
 SQUARE: 44
 LOT SIZE: approx. 1078 sq.ft.

ARCHITECTURAL/HISTORICAL DESCRIPTION OF PROPERTY:

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

This building is one in the row of eleven 3½-story brick structures, which were constructed c. 1839-40 for the widow of Jean Baptiste Labranche. Eight of the Labranche Row Buildings face St. Peter, one faces Royal and two face Cabildo [Exchange] Alley. Although the structures have detailing in the Greek Revival style (such as the attic windows in frieze of the entablature), the original arched ground floor openings for commercial occupancy, the narrow side passageways to the courtyards and stairways were all continuations of the French building tradition. Also the buildings originally had simple wrought iron balcony railings, most of which have been replaced by cast iron galleries or balconies.

Architecture Committee Meeting of **04/22/2025**

DESCRIPTION OF APPLICATION:
Permit #24-12098-VCGEN
Violation Case 24-01822-VCCNOP
Violation Case 21-08329-DBNVCC

04/22/2025
Lead Staff: Erin Vogt
Inspector: Noah Epstein
Inspector: Tony Whitfield

Appeal to retain work, installed without benefit of VCC review and approval, including doors and windows, and proposal to replace rear dependency railings, per application and materials received 04/25/2024 & 03/28/2025. [Notices of Violation sent 02/21/2014, 03/09/2017, 06/19/2018, 05/23/2019, 11/18/2020, 11/23/2021 & 03/12/2024.]

STAFF ANALYSIS & RECOMMENDATION: 04/22/2025

The applicant has submitted a proposal to address violations at the property, many of which can be handled at staff level. Two violation cases are currently open: 21-08329-DBNVCC addresses the front and roof of the building, while 24-01822-VCCNOP was opened following an inspection of a neighboring property where the rear of 623 St. Peter was highly visible. It appears that the scope of work of this application is primarily focused on the 2024 violation. The following items require Committee review and approval:

Windows and doors:

At the rear elevation of the main building, the applicant is appealing to retain the existing stock windows, which appear to be vinyl and are all different styles, and the stock door, which is likely to be a hollow core metal. None of the windows fit into their openings, which have had to be modified to accommodate them.

The VCC Design Guidelines state:

WINDOW REPLACEMENT GUIDE

The VCC will only consider the use of an aluminum or aluminum clad wood window for an Orange and Brown rated building or new construction. For all other rated buildings and their additions, new windows must be compatible with the appropriate window for the historic building style and period of construction in material, type, configuration, proportions and profiles. **The VCC does not permit the installation of a vinyl window.** Each replacement window must have exterior, profiled muntins and, if double-glazed, a black spacer bar between the panes of glass.

THE VCC REQUIRES:

- Matching the original size, shape, configuration, type, operation, materials, muntin pattern, dimensions, profiles and detailing with a salvaged or new replacement window
- Installing clear glass at all openings unless replacing historic colored, beveled or frosted glass in-kind
- Retaining historic design elements and trim, especially a rare or unique example

THE VCC RECOMMENDS:

- Installing a replacement window in a less visible area
- Installing a quality wood replacement window
- Reusing serviceable trim, hardware and components or using appropriate salvaged materials

THE VCC DOES NOT ALLOW:

- Replacing a window component or unit if repair and maintenance will improve its performance and preserve a historic element
- Decreasing a window's size or changing its shape with infill to allow for installation of stock unit size
- Installing an inappropriate window type, such as a casement in a former double-hung window location, creating a false sense of history
- Increasing a window size or altering the shape to allow for a picture or bay window, or a garage or carriage door

(VCC DG: 07-09)

The Guidelines for doors are similar regarding matching existing conditions and materials, appropriate opening sizes, etc., and can be found under VCC DG: 07-13. Given that this property is Blue rated, and part of the only square made up entirely of Blue rated buildings, staff finds retention of the windows and doors to be prohibited by the Guidelines and recommends **denial**.

Staff notes that several of the doors on the rear service ell have also been inappropriately modified or replaced, and have not been addressed in this proposal.

Balcony millwork:

The balcony railings and soffits were removed and replaced with unfinished lumber. The applicant proposes to install new tongue and groove soffits; staff notes that these should be beaded boards with no simulated beads. New railings will also be installed, and will be code compliant at 42" tall. Staff has recommendations for minor profile and dimension revisions to make the rails and newel posts more appropriate. Since the rail is not original, staff finds reconstruction of the rail at 42" to be conceptually approvable instead of building it shorter with an obvious extension, since this will signal that it is not historic material.

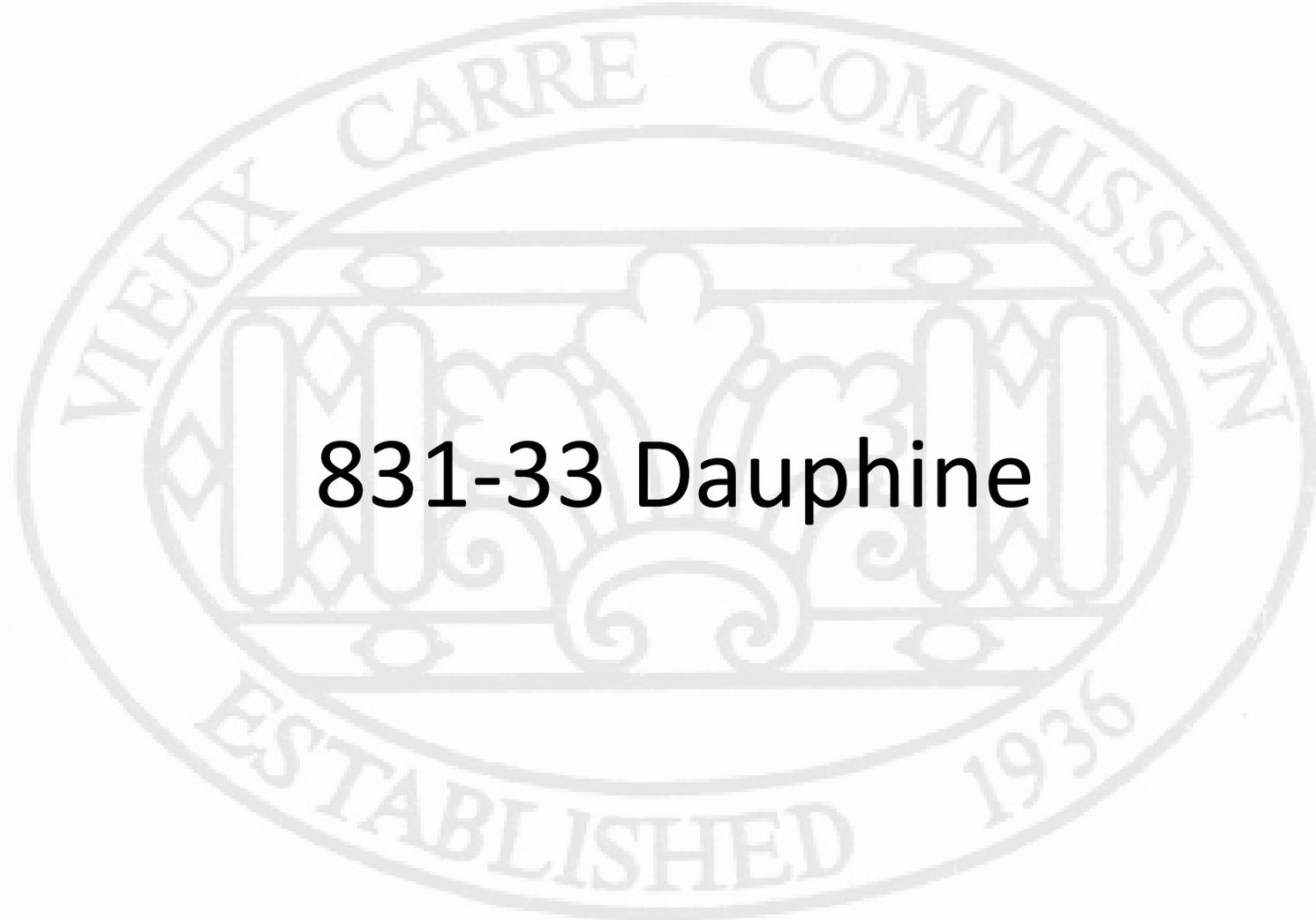
Overall:

Several items that can be handled at staff level need to be expanded; for example, the service ell rear wall needs to be included for vegetation abatement, while parapet repair should include repointing the service ell and main building parapets.

Staff recommends **denial** of the appeal to retain the doors and windows, and **deferral** of the overall proposal, with the applicant to resubmit. The scope of work must be expanded to include the 2021 case in order to avoid administrative adjudication, as both cases remain open and the violations are non-duplicative and unabated. The 2021 case includes significant violations, including an asphalt roof, chimney damage, and deteriorated balconies, as well as standard items that can typically be handled at staff level, including paint, lighting, and cameras. Careful review should be taken by the applicant to ensure that all open violations, for both the 2021 and 2024 cases, will be abated.

ARCHITECTURAL COMMITTEE ACTION:

04/22/2025



831-33 Dauphine

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

ARCHITECTURAL/HISTORICAL DESCRIPTION OF PROPERTY:

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

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

Architecture Committee Meeting of **04/22/2025**

DESCRIPTION OF APPLICATION:
Permit #24-12654-VCGEN

04/22/2025
Lead Staff: Erin Vogt

Appeal to retain metal parapet cap flashing, per application & materials received 04/29/2024 & 04/08/2025, respectively. **[Notice of Violation sent 02/01/2018]**

STAFF ANALYSIS & RECOMMENDATION: 04/22/2025

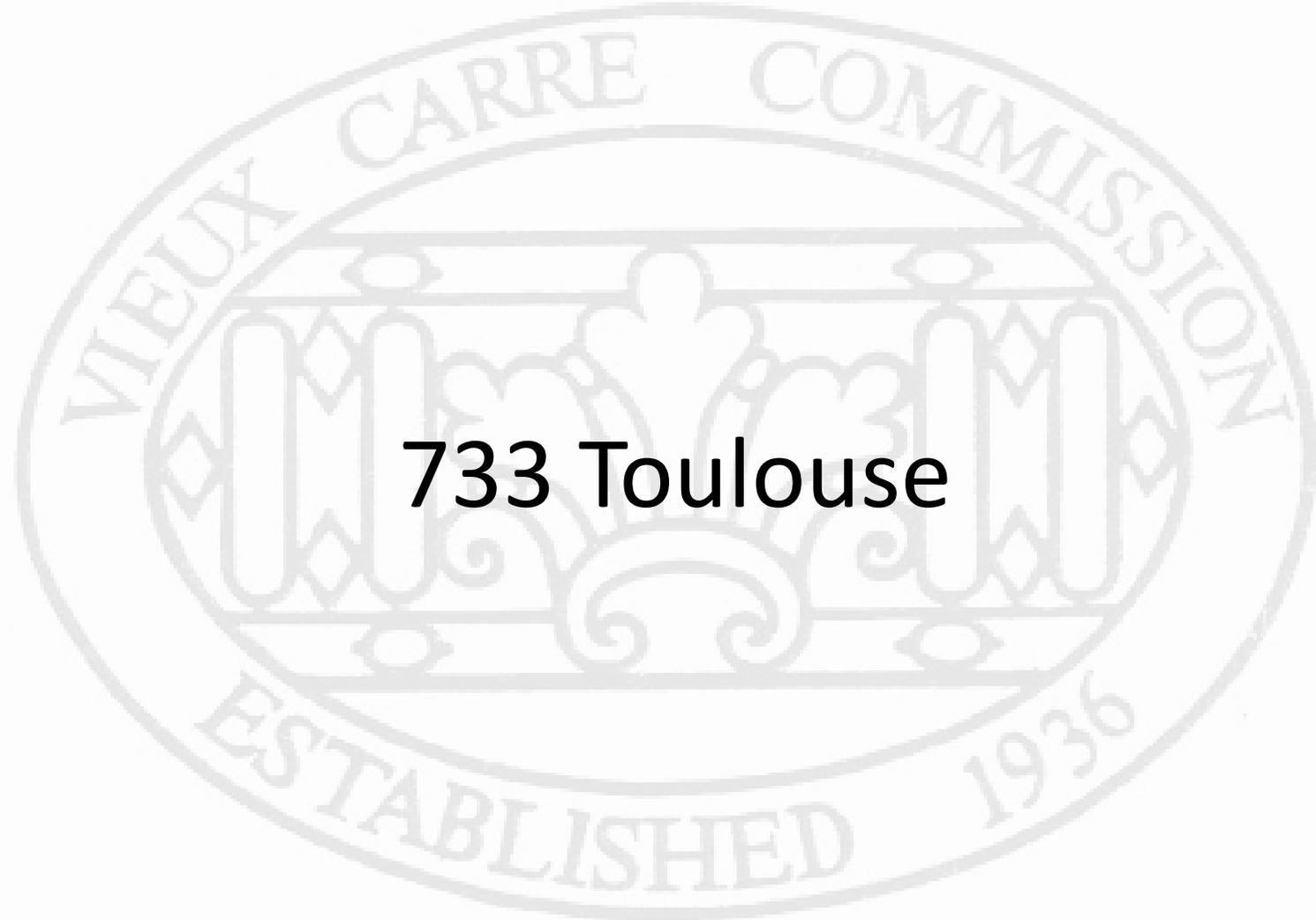
As noted by staff when the application for renovation was submitted, the existing metal cap flashing remains in violation on the detached kitchen buildings and must be addressed as part of this submittal. The applicant is appealing to retain the cap flashing, as no significant roof work is proposed as part of the scope.

In 2018, the former owner appealed to retain the metal cap flashing on all three buildings. As a test case on the main building, the Committee approved a proposal to remove the horizontal “boot” portions of the metal cap to inspect the underlying conditions, with this portion to be replaced with a mortar cap. This was considered successful, as it greatly improved the appearance and ensured that no water intrusion was occurring at the horizontal portions of the wall. The sloped portion of the main building cap was approved for temporary retention in 2019, until either the cap flashing or the roof requires replacement. The cap flashing on the rear of the main building and the kitchen building was not addressed.

Staff notes that, because of the Blue rating of the property, Commission approval is required for any appeal to retain, but the Commission requests comment on the architectural appropriateness of the appeal from the Architecture Committee. Staff does not find retention of the metal cap flashing as-is to be in keeping with the Design Guidelines. Metal cap flashing is not considered to be approvable for historic buildings in the District, as it is historically inappropriate, visually obtrusive, and often leads to water intrusion, since sheet metal is not adequate to keep water out of a wall built from irregularly sized masonry. However, since no significant roof work is being performed at this time, staff does not find it inappropriate to recommend the Committee’s decision from 2019 be completed throughout the property. If the horizontal, “boot” portions of the cap flashing are removed from the rear of the main building, and from each of the detached kitchen buildings, and is replaced with a mortar cap, the sloped portions of the metal cap may be temporarily approved for retention until the roof requires replacement. Staff seeks the guidance of the Committee regarding

[Note: Loose metal flashing and terracotta ridge tiles were observed on the ridges of the kitchen buildings during a previous inspection. The ridge tiles should be removed, as they are inappropriate in this application, and the metal flashing should be secured. This repair should be noted on the roof plan, even if other roof repairs are not needed at this time.]

ARCHITECTURAL COMMITTEE ACTION: 04/22/2025



733 Toulouse

ADDRESS:	733 Toulouse	APPLICANT:	Bourbon 2 Louse Bettencourt
OWNER:	Bourbon 2Louse, LLC	SQUARE:	61
ZONING:	VCC-2	LOT SIZE:	1860 sq. ft.
USE:	Commercial	OPEN SPACE	
DENSITY		Required:	558 sq. ft.
Allowed:	1 unit	Existing:	456 sq. ft.
Existing:	none	Propose:	431 sq. ft.
Proposed:	no change		

ARCHITECTURAL / HISTORICAL DESCRIPTION OF PROPERTY

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

This address features a c. 1860 2 ½ story masonry building with front gallery and side balconies and a small detached 2-story service building, which is presently used for suites by the Hotel Maison de Ville.

Architecture Committee Meeting of **04/22/2025**

DESCRIPTION OF APPLICATION: 04/22/2025
Permit # unassigned **Lead Staff: Erin Vogt**

Appeal to retain work without permit, including millwork, metal cap flashing and HVAC equipment, and proposal to modify millwork, fence, and hardware, per application & materials received 06/18/2024 & 11/19/2024, respectively. [Notices of Violation sent 12/26/2018 & 08/19/2019]

STAFF ANALYSIS & RECOMMENDATION: 04/22/2025

The applicant is proposing the following work to address violations at the property, as follows:

- A fence separating 733 Toulouse from 727 Toulouse is proposed for removal, with a new gate to be installed at 727. Staff notes that an application for this work must be submitted under the 727 Toulouse address, and detailed, dimensioned and scaled drawings must be submitted for the new gate.
- The applicant is appealing to retain multiple HVAC units scattered around the property, including three mini-splits installed on a large platform mounted to the side wall of 733 Toulouse, under the balcony. This platform was previously approved by the Committee, but was supposed to include screening. A 5-ton unit is on a wood platform behind the gate and fence proposed for removal. No specs or sound data have been provided.
- Metal cap flashing was installed on the main building and service ell by a previous owner. The applicant stated that it is functioning and that they wish to retain it. Staff finds it to have been haphazardly installed and at risk of allowing water intrusion.
- Partial specs have been provided for a keypad, but it is unclear where the hardware is proposed to be installed, or how many. The manufacturer is not noted, but from preliminary review of the unit, it may be approvable.
- A diagram for camera placement has been provided, but no specs for equipment. It appears from the diagram that wall mounted locations are being proposed, but that they are all below balconies or galleries. The equipment should be soffit mounted if possible, and any dome cameras that are less than 6" diameter are likely to be approved..
- Specs have been provided for light fixtures, which are too large per the Design and Lighting Guidelines. It is also unclear where these are to be installed. Staff recommends the applicant select a fixture that is within the 3" diameter x 7" L requirement, and provide a lighting plan.
- Millwork modifications are proposed in numerous locations, but it is unclear where they will be taking place, if the millwork that is there is approvable for retention or modification, or if the proposed work meets Guidelines. Staff requests a more complete proposal for review.
- An opening at the side, first floor elevation of the main building has been bricked in, which the applicant is appealing to retain. Removal and enclosure of openings is discouraged per the Guidelines:

MODIFYING OR ADDING AN OPENING

The arrangement, size and proportions of window and/or door openings are key components of a building's style and character.

As a result, the modification or addition of window or door opening, is discouraged, particularly on a more prominent building façade. This includes the infill of all or part of an opening to make it smaller or to remove it. It also includes increasing the size of a door opening to provide a larger opening for a display window, garage or other use.

Staff finds the proposal to be confusing and incomplete, and has asked that the applicant consult a design professional to provide a complete scope of work, with corresponding drawings and supplemental materials, as needed. Several items, including lighting and cameras, can be handled at staff level if the proposal is clear and comprehensive. All items involving HVAC, millwork, cap flashing, and wall enclosure will require Committee review once a complete proposal is submitted.

ARCHITECTURAL COMMITTEE ACTION:

04/22/2025