

Vieux Carré Commission Architecture Committee Meeting

Tuesday, June 24, 2025



Old Business



616 Conti

ADDRESS: 614-16 Conti Street
 OWNER: Conti Street Holding LLC APPLICANT: Terri Dreyer
 ZONING: VCC-2 SQUARE: 37
 USE: Vacant LOT SIZE: 1696 sq. ft.

ARCHITECTURAL/HISTORICAL DESCRIPTION OF PROPERTY:

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

This three-story masonry structure with four bays on the two upper floors and an altered ground floor dates from c. 1830.

[A three-story detached dependency was demolished between c. 1908 & c. 1940-51; the courtyard was infilled and a partial second floor was added on the Decatur side, mimicking a service ell. A third floor was illegally added sometime between 2009-10. All courtyard infill was demolished in 2020, and the rear of the site is now open space.]

Architecture Committee Meeting of **06/24/2025**

DESCRIPTION OF APPLICATION: 06/24/2025
Permit #24-24430-VCGEN **Lead Staff: Erin Vogt**

Proposal to construct courtyard infill and three-story addition at rear of property, in conjunction with a **change of use** from *vacant* to *commercial restaurant*, per application & materials received 08/09/2024 & 06/11/2025, respectively.

STAFF ANALYSIS & RECOMMENDATION: 06/24/2025

At the last AC meeting on 6/10, the Committee conceptually approved the proposed massing, which is consistent with the previous proposals reviewed over the last several years. Staff requested that the applicant provide elevations of the rear “service ell” prior to further AC review and forwarding the application to the full Commission. Elevations show the rear of the main building unchanged, with its irregular fenestration pattern. The proposed second and third story additions no longer have the contemporary metal doors and windows of previous approvals, with the only opening being a flush door accessing the roof of the courtyard infill. The roof still overhangs the infill, where roof access was previously approved from a third-floor balcony, which is no longer in the proposal.

Staff notes that the lack of openings appears to be in expectation that the courtyard infill rooftop will be used as a mechanical yard, as mentioned by the applicant at the 6/10 AC review, but the top of the service ell still indicates equipment and a safety rail. The lack of any balcony or rhythm of openings gives the new massing a stark utilitarian appearance, with none of the character of a true service ell. While staff is highly motivated to see this building return to commerce, as it has been vacant and at extreme risk over the last 15 years, the massing, as proposed, does not meet the design principles for new construction as laid out in the Design Guidelines.

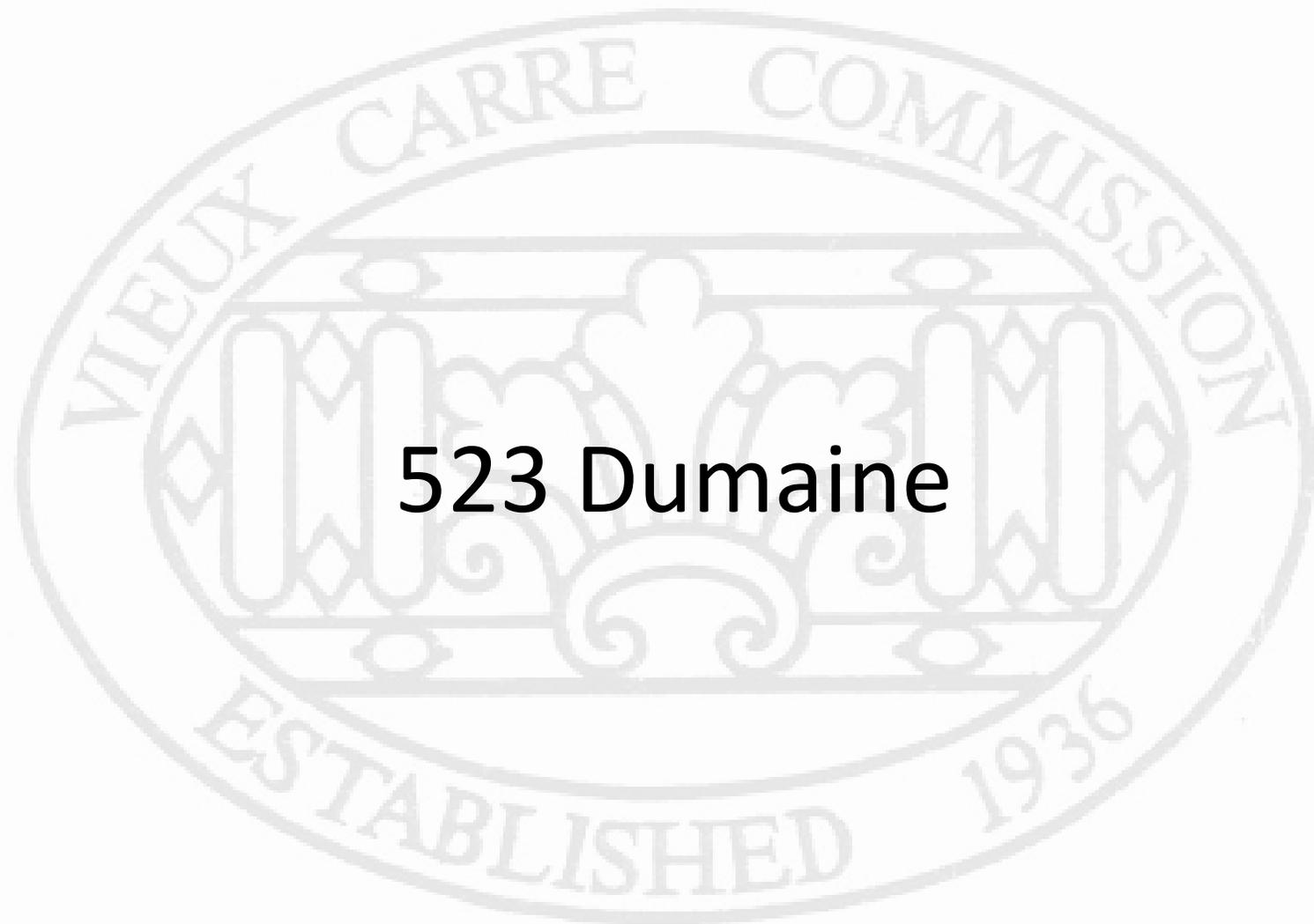
DESIGN PRINCIPLES	NEW CONSTRUCTION & ADDITIONS
Scale: Height & Width	Proportions and size of the new building/addition compared with neighboring buildings/existing building
Building Form & Massing	The three-dimensional relationship and configuration of the new building/addition footprint, its walls and roof compared with neighboring buildings/existing building
Setback	Distance of the new building/addition to the street or property line when compared with other buildings on the block/existing building
Site Coverage	Percentage of the site that is covered by a building/addition, when compared to nearby sites of compatible size
Orientation	Location of the front of the new building/addition and principal entrance relative to other buildings on the block
Alignment, Rhythm & Spacing	Effect the new building/addition will have on the existing patterns on its block
Architectural Elements & Projections	Size, shape, proportions and location of each entrance, balcony, gallery, porch, roof overhang, chimney, dormer, parapet and other elements that contribute to the building’s overall shape and silhouette relative to neighboring buildings
Façade Proportions: Window & Door Patterns	Relationship of the size, shape and location of the new building/addition façade and building elements to each other, as well as when compared to other buildings on the property, block/existing building
Trim & Detail	Mouldings, decorative elements and features of a building that are secondary to major surfaces such as walls and a roof and how they relate to the neighboring buildings/existing building
Materials	Products with which an addition or new building is composed or constructed and how these relate to neighboring buildings/existing building

While staff does not find it appropriate to add unused windows or a balcony as faux elements, their inclusion now would allow for greater, more appropriate use of the service ell in future, when the building houses other tenants.

Staff seeks the guidance of the Committee.

ARCHITECTURAL COMMITTEE ACTION:

06/24/2025



523 Dumaine

ADDRESS:	521-23 Dumaine		
OWNER:	Bopp Enterprises #I, LLC	APPLICANT:	Studio West
ZONING:	VCR-2	SQUARE:	21
USE:	Residential/Commercial	LOT SIZE:	5,200 sq. ft.

ARCHITECTURAL/HISTORICAL DESCRIPTION:

This c. 1828 large three-story Creole style building (side passageway, ground floor arched openings, wrought iron balcony) was altered, most noticeably on its rear facades, in the Spanish Revival style.

Rating: main - green, or of local architectural and/or historical importance;
rear building—yellow, or contributory to the district.

Architecture Committee Meeting of**06/24/2025****DESCRIPTION OF APPLICATION:**

06/24/2025

Permit # 25-14001-VCGEN**Lead Staff: Nick Albrecht**

Proposal to relocate existing mechanical equipment to the roof of an existing courtyard structure and a new courtyard mechanical rack, per application & materials received 05/07/2025 & 06/10/2025, respectively.

STAFF ANALYSIS & RECOMMENDATION:

06/24/2025

This application was deferred at the 05/20/2025 meeting due to concerns with the impact the proposed units may have on the small existing courtyard structure. The applicant has submitted a revised proposal that splits to relocated units between the roof of the structure and on a new courtyard mechanical rack.

As a reminder, this proposal is being made in an attempt to bring the mechanical equipment for this property actually on to the property itself. Currently, the equipment is located on the neighboring property's roof and crosses the property line.

The revised proposal shows four mechanical units on the roof of the small structure, down from the previously proposed five units. A single large unit is shown on a new wood framed mechanical rack constructed above the two existing mechanical units at grade. The screening around the units has been revised from previously proposed 1x4 boards to larger scale 2x12s. The screening is noted as being painted to match the existing concrete and plate surfaces.

Besides the change in screening and the now proposed courtyard mechanical structure, the proposal is fairly consistent with the previously proposed work. Staff finds the proposed new mechanical rack at grade to be conceptually approvable but questions the overall impact of the equipment and screening proposed for the roof of the existing courtyard structure. Staff questions if relocating the existing rooftop planters to be on top of the screening and if the screening material was somehow more consistent with the rest of the structure if this would be a more successful approach.

Staff requests commentary from the Committee regarding the proposal.

ARCHITECTURAL COMMITTEE ACTION:

06/24/2025

Architecture Committee Meeting of**05/20/2025****DESCRIPTION OF APPLICATION:**
Permit # 25-14001-VCGEN

05/20/2025

Lead Staff: Nick Albrecht

Proposal to relocate existing mechanical equipment to the roof of an existing courtyard structure, per application & materials received 05/07/2025.

STAFF ANALYSIS & RECOMMENDATION:

05/20/2025

As seen on the roof plan on A104, the mechanical equipment that services portions of 521-523 Dumaine is actually located on the roof of the neighboring building at 525-527 Dumaine. Although these buildings are currently under the same ownership, these are distinct and separate properties and the current condition is not code compliant. In order to avoid any future complications, the owners are proactively seeking an approvable and code compliant alternative.

The applicant is proposing to relocate five existing condensing units from the roof of 527 Dumaine to the roof of an existing small courtyard structure. The structure is a masonry gazebo type structure located at one end of the courtyard measuring about 8-1/2' wide by 6' deep and 12'3" tall. As the elevations facing this courtyard are noted as being altered in the Spanish Revival style, staff suspects that this structure was constructed at the same time as those alterations. Although the dates of this work is unknown, staff notes that the popularity of the Spanish Revival style peaked in the 1920s.

The five units would be spread out on the roof of the structure with clearances between the units measuring only about 1' or less. New horizontal 1x4 wood screening is proposed around the units and the units are shown as being essentially even with the top of the existing property line wall behind the structure.

Although staff finds the gazebo structure to be a contributing element of this unique space, staff does not find the placement of mechanical equipment on top of it to be overly objectionable and staff appreciates the applicant's desire to correct the existing conditions. Staff has some concerns about the close proximity of the units to each other, as well as the proximity to the property line. Noting that there are two existing condensers at grade in the courtyard adjacent to this structure, staff questions if some kind of stacked condition above these existing units would be preferred in order to provide more clearance between units on the roof of the gazebo and from the property line.

Staff notes that the only likely alternative to siting units in this courtyard is to install them on the roof of the main building, which currently does not feature any equipment. Staff finds that the concept of locating additional mechanical equipment into this courtyard space is worthy of additional exploration but would like to see some additional options or alternatives.

Staff requests commentary from the Committee regarding the proposal.

ARCHITECTURAL COMMITTEE ACTION:
DRAFT

05/20/2025

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

Mr. Bergeron made the motion to defer the application to allow the applicant time to further details the proposal based on today's discussion. Ms. Steward seconded the motion, and the motion passed unanimously.



622 Conti

ADDRESS: 622-24 Conti Street
 OWNER: Lewis C Ramel Jr APPLICANT: John C Williams
 ZONING: VCC-2 SQUARE: 38
 USE: Commercial/Residential LOT SIZE: 4931.6 sq. ft.

ARCHITECTURAL/HISTORICAL DESCRIPTION OF PROPERTY:

Main building – **Green**, of local architectural and/or historic significance.
Rooftop addition – **Brown**, of no architectural and/or historic significance.

C. 1830 three story masonry building with a modern construction rooftop penthouse and roof deck. Although the ground floor has been altered over the years, extant original features include a side passageway in the Creole tradition, decorative lintels, triple-hung windows on the second floor, and a balcony that was restored in a recent renovation. 1837 by DePouilly. Ground floor was altered probably in the 1850's.

Architecture Committee Meeting of **06/24/2025**

DESCRIPTION OF APPLICATION: 06/24/2025
Permit #25-12289-VCGEN **Lead Staff: Erin Vogt**

Proposal to modify first floor millwork, per application & materials received 04/22/2025 & 06/10/2025, respectively.

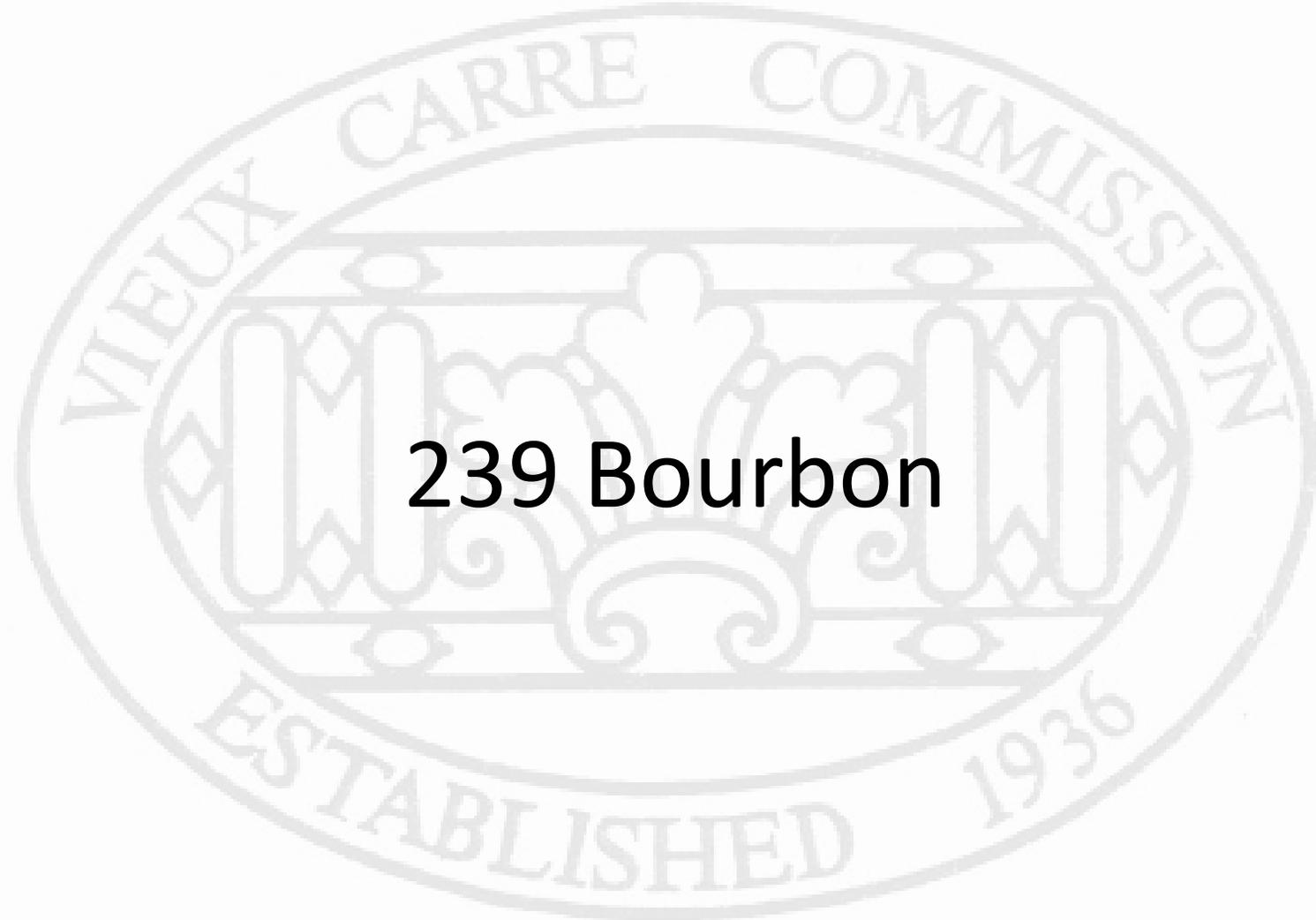
STAFF ANALYSIS & RECOMMENDATION: 06/24/2025

The applicant has abandoned the previous proposal to install bifold French doors at all three openings on the main building, and is now proposing to install outswinging eight-lite, double panel French doors in each opening. They appear to be shown in the same plane as the existing storefront, which is only set back a couple of inches from the masonry wall. This condition is not atypical for storefronts, but would appear too surface mounted for millwork. Staff is concerned that outswinging millwork of this size will greatly impede the sidewalk, particularly if it is left open as the applicant indicated it would be, and will not be found approvable by the Department of Public Works.

An elevation also shows four of the top and lockrail panels removed from the alley door, with wrought iron bars installed. The lockrail panels should remain wood, but it would not be atypical to have a cast iron panel in the upper panels. Staff will work with the applicant to develop this further.

Overall, staff is still concerned about the size, detail, operation, and appropriateness of the millwork at the first floor, and recommends **deferral**.

ARCHITECTURAL COMMITTEE ACTION: 06/24/2025



239 Bourbon

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

ARCHITECTURAL / HISTORICAL DESCRIPTION OF PROPERTY

Rating: Main and service buildings: green: or of local architectural and/or historical importance.
Courtyard infill: brown: objectionable, or of no architectural and/or historical importance.

This application pertains to two in a row of three Greek Revival buildings, constructed in 1843 by the builder Benjamin Howard. Constructed for residential use on the upper floors and commercial use on the ground floors, these simply detailed buildings have ground floor openings which were altered in the 20th century while being used as a restaurant.

Architecture Committee Meeting of **06/24/2025**

DESCRIPTION OF APPLICATION: 06/24/2025
Permit # 25-18025-VCGEN **Lead Staff: Nick Albrecht**

Proposal to install new synthetic rooftop paver system on roof of courtyard infill, per application & materials received 05/28/2025.

STAFF ANALYSIS & RECOMMENDATION: 06/24/2025

The location of the proposed paving system is on the Bienville side of the building at the second floor level. This is on the roof of existing courtyard infill construction which previously housed some mechanical equipment for the building. The treatment of this area has slowly evolved with the overall project. The overall approved renovation plans for this building noted the existing condensers being removed from this location, but no other changes noted for this roof. Part of the roof area was shown as being used as part of the egress path for the second-floor commercial space but no changes were proposed for the railing or walking surface.

This space is now being proposed to become more activated with the installation of Aspire rooftop pavers. These pavers are described by the manufacturer as being *“made from post-consumer recycled materials, primarily rubber tires and plastic containers.”* The system installs with a grid system on the roof and then the composite pavers lock into the grid. The pavers are available in a variety of different colors and sizes to allow for different layouts or paving patterns.

The location of this system is somewhat unique as although it is the roof of long-ago constructed courtyard infill, a portion of this flat roof would have historically been a balcony for the service ell. Staff finds that the proposed material may be more acceptable for a truly contemporary space, such as adjacent to a new rooftop penthouse style addition, but questions if something more inline with typical balcony decking would be more appropriate here. Staff finds that this location would satisfy the recommendations for approval of synthetic tongue and groove balcony decking.

Staff notes that because of the position of the roof level and the existing parapet wall, there would not be visibility of any decking or paving material in this location except from actually in the property itself. Additionally, the applicant noted that the paving materials is also proposed for use within the small vestibule space adjacent to this flat roof area. This vestibule area is open air but is within the building envelope and essentially serves as a landing for the adjacent door. Staff is less concerned regarding the material choice here but suggests more typical materials in this kind of location could be tile or wood decking.

Staff requests commentary from the Committee regarding the proposed paving system and the possible alternative of utilizing synthetic tongue and groove decking on the flat roof or vestibule floor.

ARCHITECTURAL COMMITTEE ACTION: 06/24/2025



221 Royal

ADDRESS:	221 Royal Street		
OWNER:	The Henry AT Royal LLC	APPLICANT:	Loretta Harmon
ZONING:	VCC-2	SQUARE:	65
USE:	Commercial	LOT SIZE:	3,834.9 sq. ft.

ARCHITECTURAL/HISTORICAL DESCRIPTION OF PROPERTY:

Main building: **Yellow**, contributes to the character of the District.
Rear infill: **Brown**, detrimental, or of no architectural and/or historic significance

C. 1884 commercial structure.

Architecture Committee Meeting of **06/24/2025**

DESCRIPTION OF APPLICATION: 06/24/2025
Permit #25-12273-VCGEN **Lead Staff: Erin Vogt**

Proposal to install new balconies and gallery, modify millwork, install rooftop addition, and renovate building in conjunction with a **change of use** from *art gallery/vacant* to *art gallery/residential (commercial)*, per application & materials received 04/22/2025 & 06/18/2025, respectively.

STAFF ANALYSIS & RECOMMENDATION: 06/24/2025

At the 06/10/2025 meeting, the applicant requested a deferral to consult with their client before returning to the Committee for further discussion. Revised materials were not submitted until eight days after the deadline, leaving staff very little time for any review, particularly given the recent holiday and Commission meeting.

A covered roof deck area is now proposed on the main building, but the rear balconies also remain in the proposal. Staff’s analysis is unchanged since the 06/10/2025 *Staff Analysis and Recommendation*. Staff maintains that rear balconies are completely inappropriate and cannot be approved per the Guidelines.

ARCHITECTURAL COMMITTEE ACTION: 06/24/2025

Architecture Committee Meeting of**06/10/2025****DESCRIPTION OF APPLICATION:**

06/10/2025

Permit #25-12273-VCGEN**Lead Staff: Erin Vogt**

Proposal to install new balconies and gallery, modify millwork, and renovate building in conjunction with a **change of use** from *art gallery/vacant* to *art gallery/residential (commercial)*, per application & materials received 04/22/2025 & 05/06/2025, respectively.

STAFF ANALYSIS & RECOMMENDATION:

06/10/2025

On the Royal elevation, the applicant proposes to install a new second floor gallery, with full width balconies on the third and fourth floors. The center window at each floor is shown converted to a pair of single lite, single panel French doors with single lite transom above. On the rear, Bourbon elevation an occupied roof deck is shown on the single-story Brown rated infill. A second floor window will be restored, and mechanical equipment is relocated to the roof. Balconies are proposed on the third and fourth floors. The windows closest to Iberville are shown converted to French doors with transoms as proposed on the front elevation. All of the proposed balconies and galleries have the same decorative trefoil cast iron panel, with a plain steel top rail above, mimicking a historic rail height with an added rail extension.

On the roof, an existing elevator penthouse on the Bienville side will be removed and replaced with a new one on the Iberville side, set further back from Royal. Condensers and a roof hatch are shown towards the middle of the roof.

The VCC Design Guidelines for Balconies and Galleries states:

A NEW BALCONY, GALLERY OR PORCH

Adding a new balcony, gallery, porch or overhang will greatly alter the appearance of a building. In select cases, the VCC might approve the installation of a new balcony, gallery, porch or overhang provided that:

- There is documentary evidence supporting a balcony, gallery, porch or overhang previously existed
- The installation is appropriate for the building type
- The installation does not destroy or conceal an important architectural feature or detail
- The proposed design is compatible in size, scale and design to the building and surrounding streetscape

When installing a new balcony, gallery, porch or overhang, great care should be taken to minimize the removal of existing building fabric during its installation and attachment. In addition, the design of the components should be simple and visually minimized to allow the wall surfaces beyond to remain visible. When installing a new metal gallery, simple posts located along the curb with a plain balustrade are generally most appropriate. (Refer to *Guidelines for New Construction, Additions & Demolition* for information regarding the reconstruction or installation of a new balcony, gallery, porch or overhang.)

(VCC DG: 08-09)

Sanborn maps indicate that there was an overhang over the sidewalk historically, and balconies and/or galleries can be seen on sister buildings in a photo from 1889. Using this same evidence, the VCC approved construction of a new gallery at the adjacent building at 217 Royal in 2019. It is likely that at least some sort of balconies can be considered on the front elevation, whether or not they take this form, but a gallery is unlikely to be found approvable by the Encroachments Committee due to existing subterranean conditions. Some revisions are needed to make the front balconies more appropriate, and an engineer's report and more detailed drawings must be provided before further review. However, staff finds the balconies proposed on the rear elevation to be unapprovable for the building age, type, and style. If this proposal is motivated by a need for outdoor space, it would be more appropriate and in keeping with the Guidelines to entertain a proposal for a residential rooftop deck at this site than it would be to approve balconies on the rear elevation.

The second floor roof deck at the Brown rated addition meets most of the Guidelines for this type of

installation:

ROOFTOP ADDITIONS

THE VCC REQUIRES:

- Compliance with the Comprehensive Zoning Ordinance (CZO) – A rooftop addition shall not require a variance for height limit or floor area ratios
- Review of all exterior items located on a roof surface including paving, railings and built-in furnishings

THE VCC DOES NOT RECOMMEND:

- A rooftop addition on a Green, Pink or Yellow rated building
- A rooftop addition on a building of less than three full stories in height

THE VCC DOES NOT ALLOW:

- A rooftop addition on a Purple or Blue rated building
- A rooftop addition on a building originally constructed as a residential building
- A rooftop addition on a roof with a pitch greater than 3-inches vertically in 12-inches horizontally and an existing parapet less than 18-inches in height – Except at a camelback shotgun
- A roof addition greater than one story and/or 12'-0" in height or with a roof form other than a flat or low-sloped roof – Excluding an elevator override

While rooftop additions are not recommended on a building of less than three full stories in height, they can be considered, particularly when discretely located such as this one. Staff has no concerns regarding the roof deck as proposed.

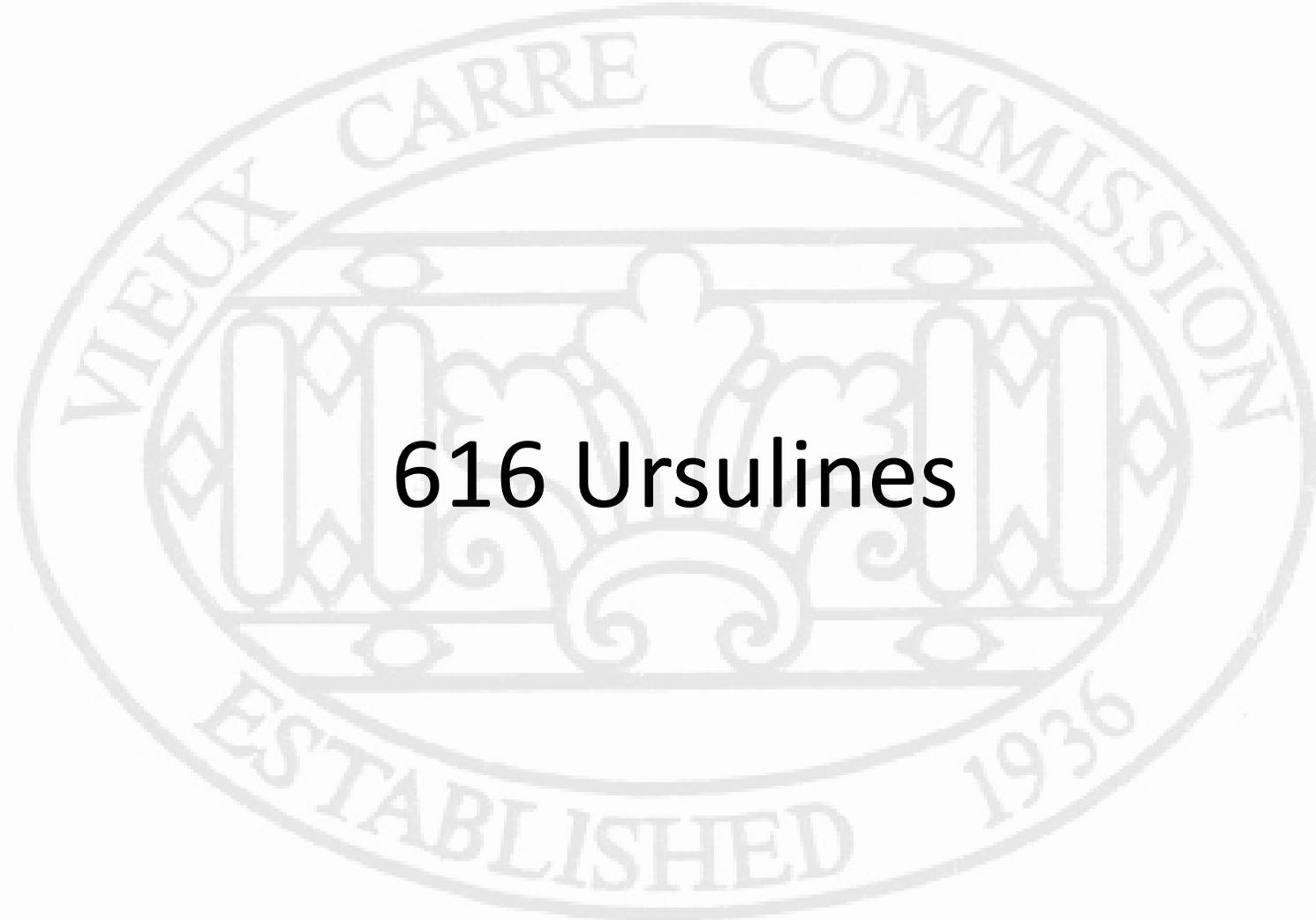
Overall, staff recommends **deferral** of the proposal. However, balcony additions on Royal may be found conceptually approvable if developed further. The rear balconies should be removed from the proposal. A roof deck on the main building could be proposed, as a rooftop addition and deck were approved at the sister building next door, provided that the above Guidelines are met.

ARCHITECTURAL COMMITTEE ACTION:

06/10/2025



New Business



616 Ursulines

ADDRESS: 616 Ursulines Street
 OWNER: Hotel Villa Convento, Inc. APPLICANT: Katherine Harmon
 ZONING: VCR-2 SQUARE: 49
 USE: Guest House/Hotel LOT SIZE: 3,965 sq. ft.

ARCHITECTURAL/HISTORICAL DESCRIPTION:

Rating: Main Building - Green, of Local Architectural or Historical Importance.
 Infill Building - Orange, 20th Century Construction.

C. 1840 3-1/2 story masonry side-hall plan house with a Greek Revival entrance of pilasters and entablature, cast iron galleries and a detached kitchen. Its side yard on the Chartres Street side has been filled in with a two-story brick structure, which while not of an offensive design is inappropriate in that it fills in the open space.

Architecture Committee Meeting of

06/24/2025

DESCRIPTION OF APPLICATION:
Permit # 25-17254-VCGEN

06/24/2025

Lead Staff: Nick Albrecht

Proposal to make repairs to the building walls including the installation of new structural wall plates, per application & materials received 06/05/2025.

STAFF ANALYSIS & RECOMMENDATION:

06/24/2025

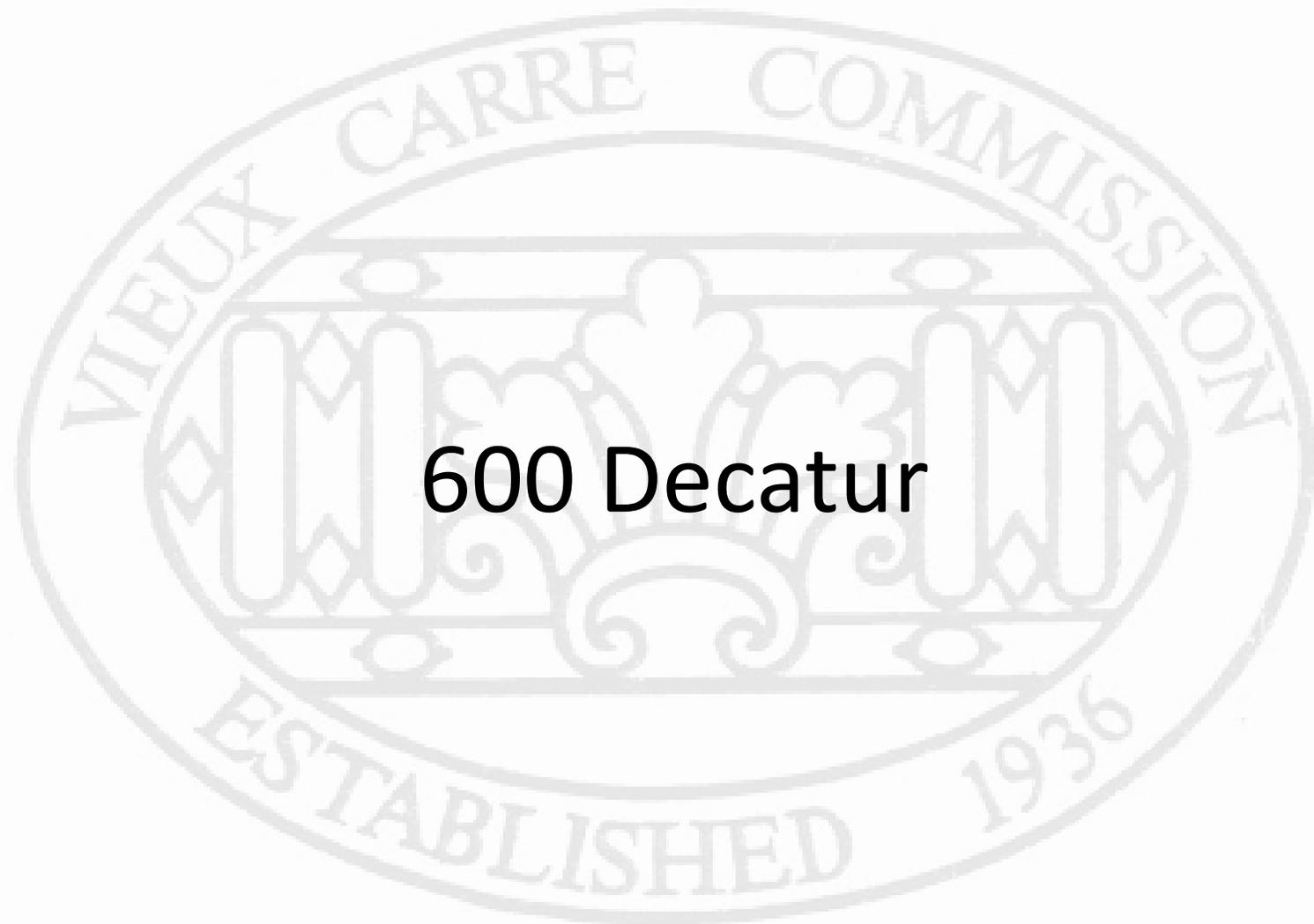
The applicant has submitted plans and an engineer's report and proposes to make several structural repairs to the building, the majority of which are strictly interior. Proposed work includes shoring heavy timber beams in the attic space and tying the beams to the rafters, restoration of masonry within the attic, repairs to any termite damage, and the installation of new wall plates on the exterior of the building. A total of four new 9" wall plates are proposed with two on the Chartres St. elevation and two on the Royal St. elevation, all at the attic level. These appear to be fairly typical installations and will tie the masonry to existing beams in the attic.

Details in the engineer's report also include the proposed use of helical ties across an existing stucco crack on the Chartres elevation of the building. The ties are noted as being installed within horizontal mortar joints with the joints refilled with typical VCC mortar mix. The entire area would then be re-stuccoed to match the adjacent wall area. Staff finds this use of helical ties to be consistent with other proposals that have been approved.

Overall, staff finds the proposed work to be a somewhat "light touch" that will provide some much-needed additional stability for this building. Staff recommends approval of the proposal with any final details to be finalized at the staff level.

ARCHITECTURAL COMMITTEE ACTION:

06/24/2025



600 Decatur

ADDRESS:	600 Decatur St.		
OWNER:	Jackson Brewery Millhouse LLC	APPLICANT:	Rebecca Hurst
ZONING:	VCS	SQUARE:	5 C
USE:	Commercial	LOT SIZE:	29,207 sq. ft.

ARCHITECTURAL / HISTORICAL DESCRIPTION OF PROPERTY

The Jackson Brewery Millhouse was constructed in 1986.

Rating: Orange - post 1946 construction.

Architecture Committee Meeting of

06/24/2025

DESCRIPTION OF APPLICATION: **Permit # 24-33390-VCSGN**

06/24/2025

Lead Staff: Nick Albrecht

Proposal to install second floor blade sign, per application and materials received 10/31/2024 & 06/10/2025, respectively.

STAFF ANALYSIS & RECOMMENDATION:

06/24/2025

This proposal is for a new second floor business in the complex. Staff notes that this business will have no street frontage on Decatur St. The CZO is specific regarding signage in this zoning district stating, that “tenants on interior and upper floors may utilize canopy hanging (blade) signs. These signs may not exceed (8) square feet.” As the proposed sign is approximately 18 sq. ft. a BZA waiver is required for this sign. The applicant received approval for that waiver at the BZA’s 06/09/2025 meeting. The Architecture Committee still needs to review the architectural appropriateness of the proposed sign.

The VCC last approved a blade sign on this building for Café Beignet in 2017, which was ultimately approved after some modifications. Staff notes that the Café Beignet business operates on the ground floor. This proposed sign, for a new business called Museum of Illusions, is nearly identical in size and proposed installation location compared to the Café Beignet sign, although at the opposite end of the building. The proposed Museum of Illusions sign is shown with illuminated channel letters and an illuminated logo, which may be approvable and is also similar to the design of the Café Beignet sign.

With the BZA size waiver in place, staff does not find the proposed sign design or installation location objectionable for this building and when compared to the previously approved Café Beignet sign. If installed, this sign would require a hold harmless agreement with Property Management.

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

ARCHITECTURAL COMMITTEE ACTION:

06/24/2025



814 St Philip

ADDRESS:	812-14 St. Philip	APPLICANT:	Quality One Contractor LLC
OWNER:	Walter L Bringaze	SQUARE:	76
ZONING:	VCR-1	LOT SIZE:	2496 sq. ft.
USE:	Residential		

ARCHITECTURAL/HISTORICAL DESCRIPTION OF PROPERTY:

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

This address features a ca. 1870 2 1/2 story masonry Italianate townhouse

Architecture Committee Meeting of **06/24/2025**

<u>DESCRIPTION OF APPLICATION:</u>	06/24/2025
Permit #25-15178-VCGEN	Lead Staff: Erin Vogt

Proposal to remove planter and install mechanical screening, per application & materials received 05/19/2025.

STAFF ANALYSIS & RECOMMENDATION: 06/24/2025

Planter:

The Guidelines require Committee approval for removal of an appropriate planter. This planter does not appear to be historic, and includes a French drain through the courtyard. The applicant proposes to remove the planter and install brick pavers to match. It is unclear if the courtyard is currently permeable or not, but the CZO will not allow for any decrease in permeability.

Screening:

The applicant initially requested to install a vertical board wood fence with cap at the rear of the property, to screen the mechanical equipment, which would be accessed through a gate. Staff explained that a solid fence would take up more of the courtyard than if they installed screening that allows for greater airflow, since maintenance space would need to be included for each unit. Staff recommended the applicant revise their proposal to have freestanding posts with removable lattice panels. The applicant submitted schematic drawings on 6/23, but height is not indicated. Staff has some minor suggested revisions, such as less decorative caps on the posts, but is confident that this can be handled at staff level and recommends **conceptual approval**.

ARCHITECTURAL COMMITTEE ACTION: 06/24/2025



917 St Ann

ADDRESS:	915-17 St. Ann Street	APPLICANT:	Cypress Building Conservation
OWNER:	Victor F III Trahan	SQUARE:	86
ZONING:	VCR-1	LOT SIZE:	3673.5 sq. ft.
USE:	Vacant	OPEN SPACE:	
DENSITY:		REQUIRED:	1102 sq. ft.
ALLOWED:	4 units	EXISTING:	Unknown
EXISTING:	None	PROPOSED:	No change
PROPOSED:	Unknown		

ARCHITECTURAL/HISTORICAL DESCRIPTION OF PROPERTY:

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

This very fine example of a Creole cottage was constructed in 1824 for Raymond Gaillard, Jr., one of the charter members of the Association of Colored Veterans. From the 1940s until his death in 1988, Boyd Cruse, painter and founding director of the Historic New Orleans Collection, made his home here. This cottage is especially prized because it is essentially intact.

Architecture Committee Meeting of **06/24/2025**

DESCRIPTION OF APPLICATION: 06/24/2025
Permit #25-15855-VCGEN **Lead Staff: Erin Vogt**

Proposal to reconstruct and repair courtyard walls, per application & materials received 06/06/2025.

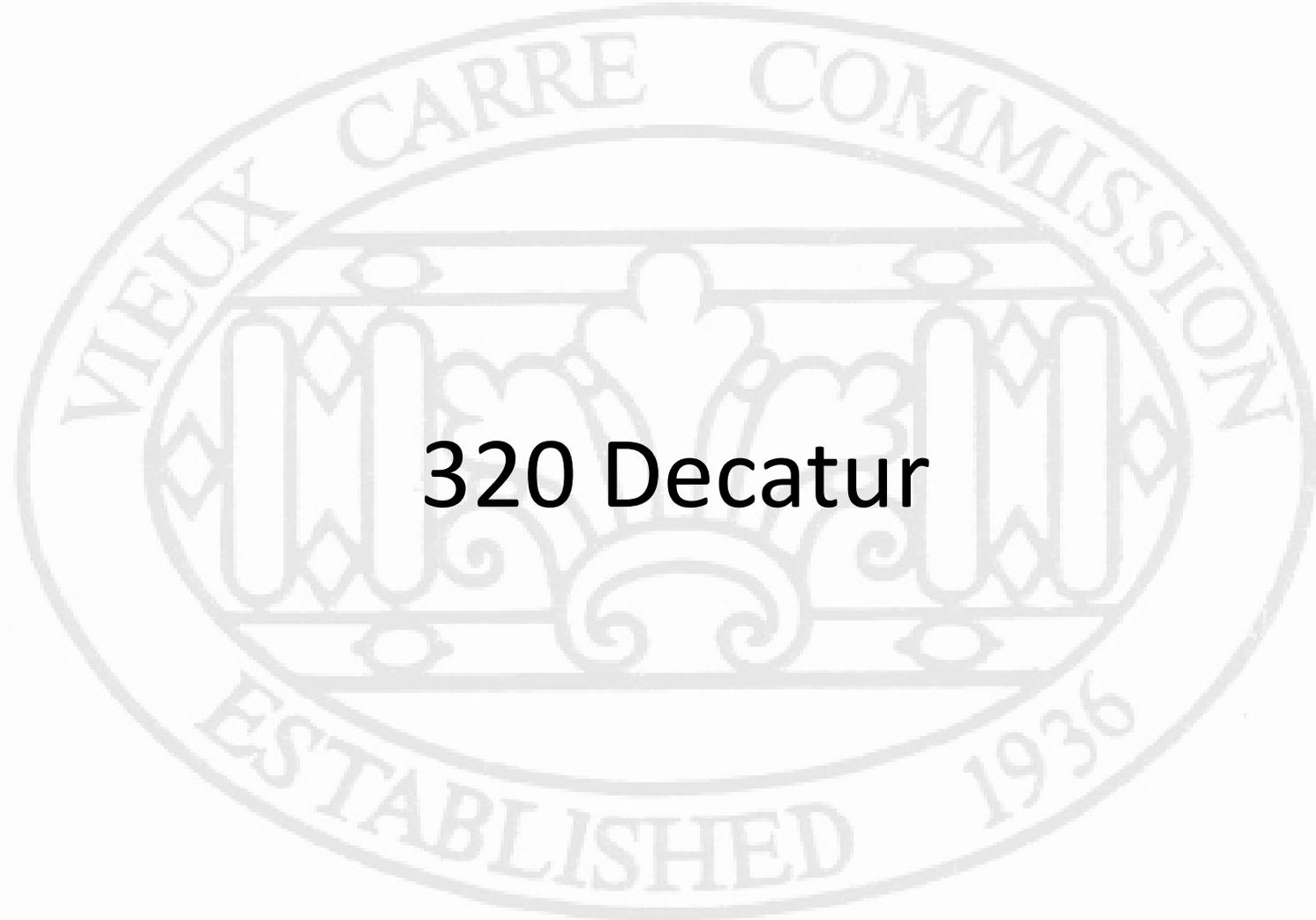
STAFF ANALYSIS & RECOMMENDATION: 06/24/2025

The rear courtyard fences are in poor condition and need repair and/or replacement, as follows:

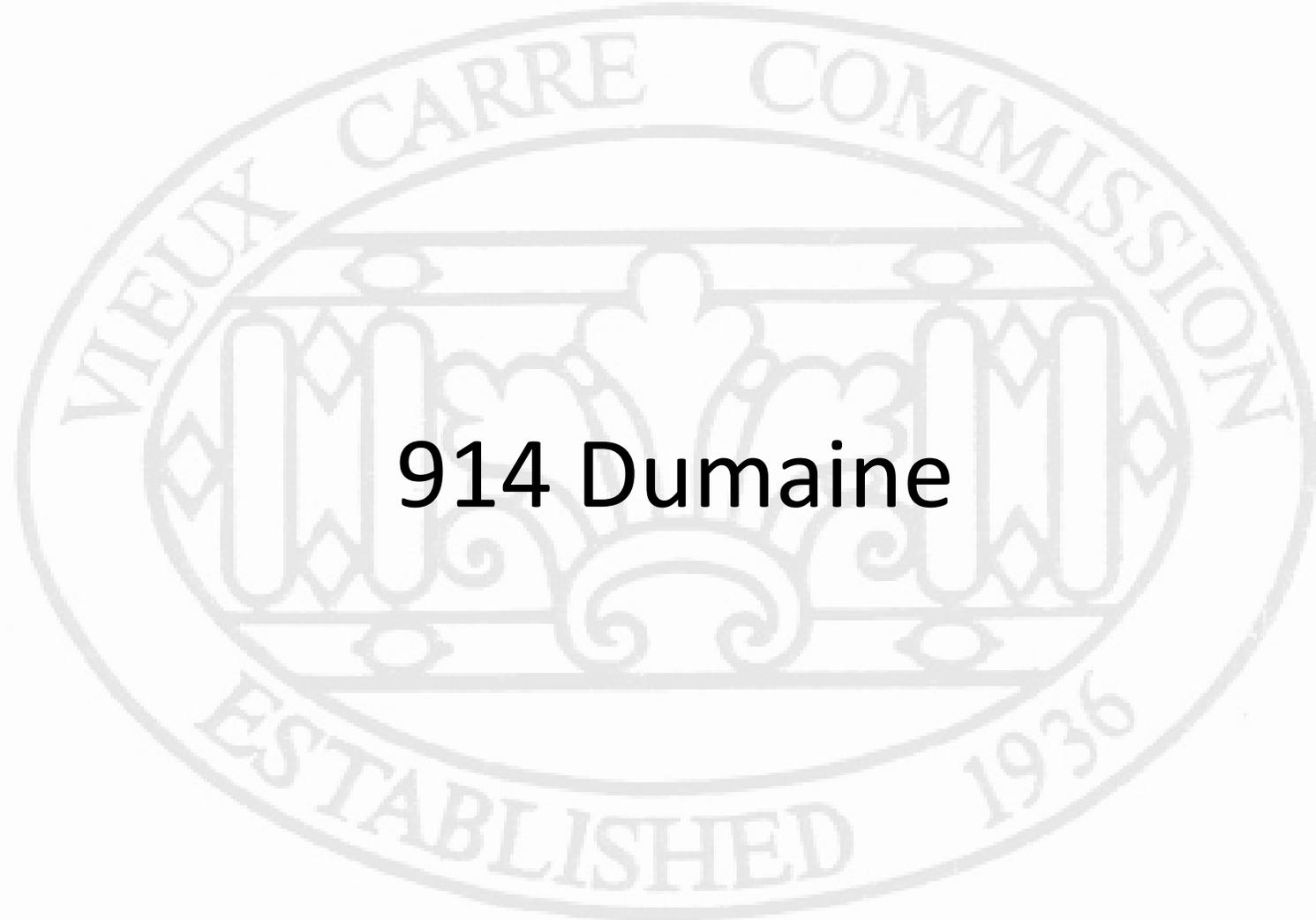
- The Dauphine-side fence is currently CMU and the survey provided indicates that it is solely owned by 917 St. Ann. It will be rebuilt in brick to match the existing height and will be finished in stucco. The 4'-0" wide footer will be located entirely on the 917 St. Ann property. Rebar is shown installed in the brick wall to reinforce it. The masonry will be toothed in to the rear dependency and the rear, masonry courtyard wall on the Dumaine side.
- The rear, Dumaine-side masonry fence is irregular in height and partially owned by the neighboring property. The taller side of the fence will be lowered, and bricks added to the lower side of the fence to align the overall height of this wall with the Dauphine-side fence. It will then be stuccoed. Staff is unsure from courtyard photos if the wall was previously stuccoed and has deteriorated, or if it was painted, and seeks clarification from the applicant on the current conditions. Staff notes that written consent from all owners will be necessary before permits can be issued.
- The Burgundy-side masonry fence is in exceptionally poor condition and will be rebuilt using existing brick, and then stuccoed. It is difficult to determine if this is one thick wall with an irregular height on the outer wythes, or if it is two brick walls built against each other. Staff requests comment from the applicant on the source of failure, and whether or not the foundation detail for the Dauphine-side fence can be used for the Burgundy-side foundation, if it has failed and requires replacement. If this is one fence and not two adjacent fences, then consent from the neighboring property owners will also be required for this wall, as the survey indicates that it crosses the property line.

Overall, staff finds the proposed work **conceptually approvable**.

ARCHITECTURAL COMMITTEE ACTION: 06/24/2025



320 Decatur



914 Dumaine

ADDRESS: 912-14 Dumaine St.
 OWNER: Billy E Clifton, Michael N
 Rabel, Sins George F III APPLICANT: Ryan Moran
 ZONING: VCR-1 SQUARE: 86
 USE: Residential LOT SIZE: 4165 sq. ft.

ARCHITECTURAL/HISTORICAL DESCRIPTION OF PROPERTY:

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

This c. 1836 2 ½ story masonry building, which is divided into two living units by a central passageway, has two attached service ells. Also included in the property is a detached 2-story service building, located at the rear of the side yard, on the Dauphine Street side. An 1841 notarial act states that this property included a “two-story house, kitchen and appurtenances,” which were constructed for Thomas Urquhart and his wife Caroline Trudeau, after they purchased the site in 1836.

Architecture Committee Meeting of **06/24/2025**

DESCRIPTION OF APPLICATION: 06/24/2025
Permit #25-16994-VCGEN **Lead Staff: Erin Vogt**

Proposal to replace roof, per application & materials received 06/04/2025.

STAFF ANALYSIS & RECOMMENDATION: 06/24/2025

The applicant’s proposal is largely within Design Guidelines; the FireFree shingles will be removed from the main building and rear dependency, with new plywood decking, storm guard underlayment, and natural slate to be installed. The scope of work calls for copper flashing and counterflashing, with a mortar cap on all parapets. The flat roof systems will have the existing membrane removed, with a high density ISO board and a white 60 mm TPO membrane to be installed. Staff notes that VCC Design Guidelines require the use of medium gray materials for roofs, so white is not approvable.

While reviewing the application, staff noted some unusual conditions in satellite imagery and scheduled a site inspection with the applicant. Several significant work without permit violations were found, as follows, most of which appear to have been in place for some time:

- A wooden roof deck at the rear dependency, including rooftop installation of mechanical equipment that must be moved and reinstalled for the roof replacement to be done. This roof deck does not meet the Design Guidelines (particularly given the building’s low height), and appears to be just wood decking over a membrane roof. It is likely that the roof deck contributed to the roof’s failure, since an authorized roof deck would have been detailed very differently to avoid some of the issues with rot and damage that are present here.
- A torch down roof is present at the rear slope of the main building, which is significant in size and has a railing surrounding it. It is accessed through the unoccupied attic. The rear dormers were modified at some point, replacing the double hung sashes with stock doors. The area between the two dormers was also inappropriately enclosed as attic space, with a simulated muntined wall and a metal roof, significantly altering the rear roof geometry.

Since roof replacement will require interacting with these violations (which have not yet been formally cited), and they were not included in the application as appeals to retain, staff hopes to discuss these items with the applicant and Committee so a path forward to permit issuance can be determined as quickly as possible to get the building watertight.

ARCHITECTURAL COMMITTEE ACTION: 06/24/2025



905 Royal

ADDRESS:	905 Royal St.		
OWNER:	The Sam and Nori Lee	APPLICANT:	Lawrence Lupin
	Revocable Trust		
ZONING:	VCC-1	SQUARE:	57
USE:	Hotel	LOT SIZE:	2,585 sq. ft.

ARCHITECTURAL / HISTORICAL DESCRIPTION OF PROPERTY

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

C. 1897 late Victorian version of the double-level galleried frame townhouse.

Architecture Committee Meeting of 06/24/2025

DESCRIPTION OF APPLICATION: 06/24/2025
Permit # 25-18817-VCGEN **Lead Staff: Nick Albrecht**

Proposal to construct property line wall in CMU and proposal to install plywood sheathing under lap siding, per application & materials received 06/20/2025 & 06/12/2025, respectively.

STAFF ANALYSIS & RECOMMENDATION: 06/24/2025

Property Line Wall

The applicant contacted staff approximately two months ago with concerns over the condition of the masonry property line separating this property and the neighboring properties at 903 Royal St. and 707 Dumaine St. After inspecting the fence and agreeing that it was in a very dangerous condition, staff issued a permit for the emergency demolition of the masonry wall, noting that any changes for a reconstructed wall would require additional review.

The applicant is proposing to reconstruct the property line wall in CMU on a new foundation. Approximately the first 14' of the historic brick fence starting at Royal St was retained and the new CMU wall would tie into this wall. The detail of this connection is not included in the plans. The rest of the wall is noted as being stuccoed on both sides with a metal lath used. The top of the wall would feature a stucco band to match existing and a stucco cap.

In discussion with the applicant, it was noted that the portion of the wall facing the 707 Dumaine property may be an exposed brick to match the previously existing condition in this section of the fence, but this is not noted on the plans. Staff seeks confirmation from the applicant that the entire new wall is proposed to be fully stuccoed.

The VCC Guidelines note that, "*the VCC does not allow the construction of a new wall or piers with exposed concrete block. A new wall or pier must have either a full-size brick or a stucco finish.*" (VCC DG: 10-4) Additionally, the Guidelines state that, "*the VCC does not allow removal of an existing historically appropriate fence in good condition – An application will be reviewed on a case by case basis.*" (VCC DG: 10-7)

Although the Guidelines state that a fully stuccoed concrete block wall may be approvable, the VCC generally strongly encourages, if not requires, matching the historic material in any situation. With a fully stuccoed wall, the proposed material change would be much less noticeable.

Plywood Sheathing

The second aspect of the proposal is the complete removal of the wood lap siding from both sides and the rear of the building and the installation of plywood sheathing under new lap siding. The previously approved plans called for selective replacement as needed with an estimated 30-40% of the siding in need of replacement. After work began, the applicant found that the siding damage was more extensive.

The VCC typically discourages the addition of sheathing on the exterior sides of the building framing due to the domino effect it has on trim reveals and at the building corners. To address the added thickness at windows, the applicant proposes to reset the existing windows 3/4" to the exterior of the wall and add a jamb extension on the interior side of the window to accommodate the new thickness of the wall. Although this approach may make for a slightly atypical appearance on the interior side of the wall, the exterior proportions should be maintained and this approach may be successful.

Where the side walls meet the front wall, the siding currently dies into the backside of typical quoin details. To address the added thickness of the side walls, the applicant proposes adding a new 5/4" vertical wood trim board on the side elevations and a new vertical piece of quarter round to connect the new vertical board to the existing quoins. The applicant provided some photographs of other buildings in the district that feature similar corner detailing. Staff cannot confirm if all these conditions are historic

but at least some of them appear to be.

Although this corner detailing may be a historic condition at other buildings, it would be a new detail for this building at 905 Royal St.

Summary

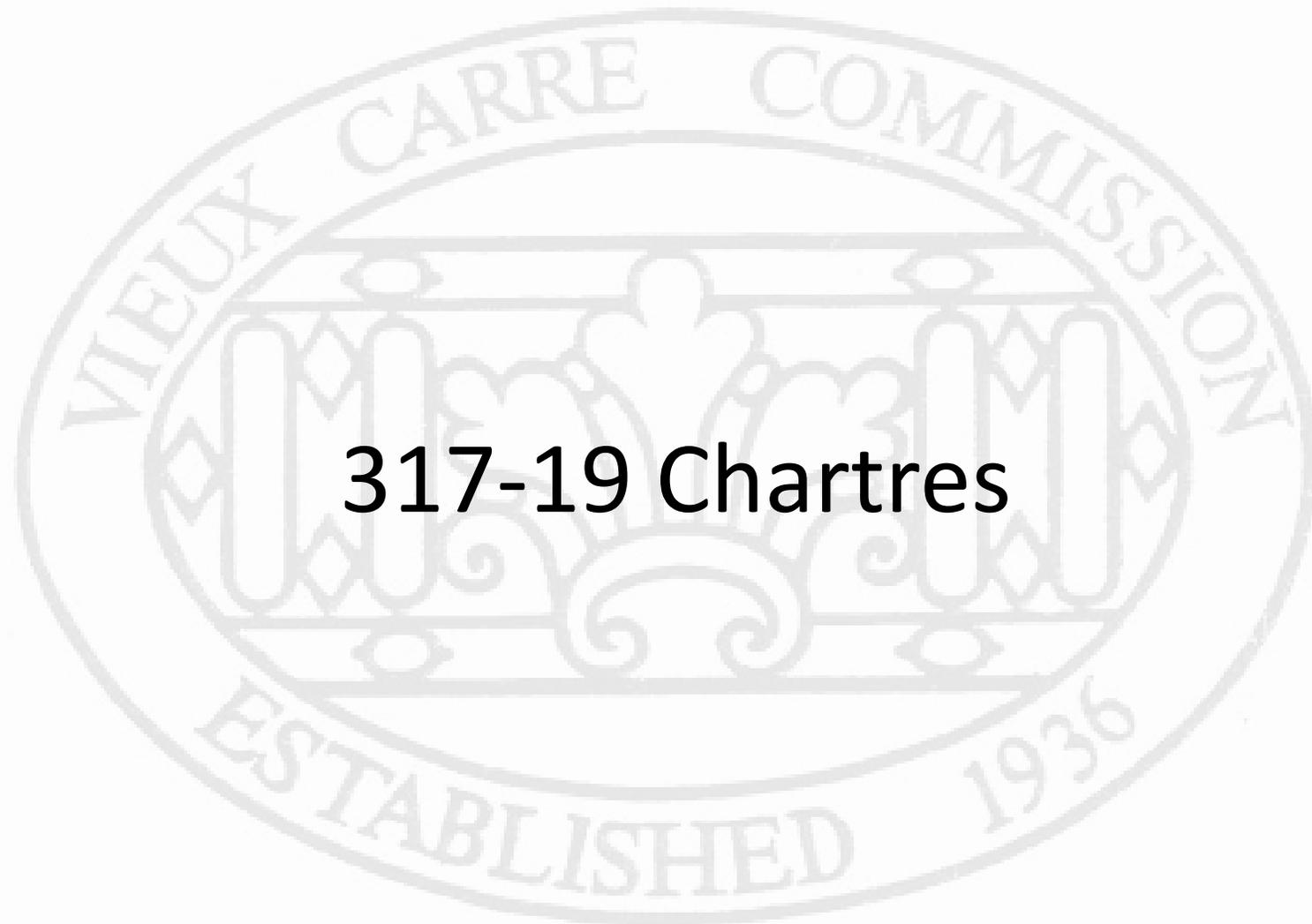
Both aspects of the proposal hypothetically should be minimally noticeable but are potentially significant. Staff requests commentary from the Committee regarding the proposal.

ARCHITECTURAL COMMITTEE ACTION:

06/24/2025



Appeals and Violations



317-19 Chartres

ADDRESS:	317-19 Chartres	APPLICANT:	Steven J Finegan Architects
OWNER:	SA Mintz, LLC	SQUARE:	37
ZONING:	VCC-2	LOT SIZE:	2,517 sq. ft.
USE:	Commercial	OPEN SPACE:	
DENSITY:		REQUIRED:	755.1 sq. ft.
ALLOWED:	4 units	EXISTING:	None
EXISTING:	Unknown	PROPOSED:	No change
PROPOSED:	Unknown		

ARCHITECTURAL/HISTORICAL DESCRIPTION OF PROPERTY:

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

C. 1840 3-story brick commercial building with its lintels and double-hung windows intact on the upper floors.

ADDRESS:	316-18 Exchange Place	APPLICANT:	Steven J Finegan Architects
OWNER:	Albert Mintz	SQUARE:	37
ZONING:	VCC-2	LOT SIZE:	1380.3 sq. ft.
USE:	Unknown	OPEN SPACE:	
DENSITY:		REQUIRED:	414.1 sq. ft.
ALLOWED:	2 units	EXISTING:	None
EXISTING:	Unknown	PROPOSED:	No change
PROPOSED:	Unknown		

ARCHITECTURAL/HISTORICAL DESCRIPTION OF PROPERTY:

Main building: **Yellow**, contributes to the character of the district.

Rear infill: **Brown**, detrimental, or of no architectural and/or historic significance

C. 1890 1-story masonry warehouse with denticulated cornice and parapet. The site never had one of the Exchange Alley arcaded buildings but in 1876 was still the site of an open yard.

AFTER PROPOSED RESUBDIVISION:

ADDRESS:	317-19 Chartres, 316-18 Exchange Place	APPLICANT:	Steve Finegan
OWNER:	D.A.A. Holdings, LLC	SQUARE:	37
ZONING:	VCC-2	LOT SIZE:	3897.3 sq. ft. (approx.)
USE:	Unknown		

Architecture Committee Meeting of **06/24/2025**

DESCRIPTION OF APPLICATION: 06/24/2025
Permit #21-24905-VCGEN **Lead Staff: Erin Vogt**

Appeal to retain decorative lighting and electronic keypads installed without benefit of VCC review and approval, per application & materials received 08/25/2021 & 05/30/2025.

STAFF ANALYSIS & RECOMMENDATION: 06/24/2025

This property has been under renovation since 2022, and has nearly been completed. Staff was called out for a final inspection and noted that decorative light fixtures and keypads were installed without benefit of VCC review and approval.

A note on the stamped materials explicitly stated that exterior door hardware must be submitted for review at staff level prior to purchase and installation. Two of the openings on the Chartres elevation and two openings on the Exchange Alley elevation have brushed nickel Kwikset keypads with separate lever handles, while the other two openings on Chartres are fixed in place and have no hardware. The keypads are not approvable for retention per the Guidelines, which prohibit mechanical buttons. A keypad with a blank screen may be found approvable at staff level, if the Committee allows. The finish of this hardware is not approvable, and lever handles are not preferred, since thumb-latch handles do meet building code requirements for accessibility and are more historically appropriate. Staff is willing to work with the applicant on appropriate alternatives at staff level.

Decorative light fixtures were added to the rear elevation of the main building when the final set was submitted. Since this location is against Guidelines for decorative fixtures, and in the interest of moving the permit forward without causing delays for revisions, staff added another note that stated “non-decorative light fixtures @ rear elevation not approved. Submit non-decorative fixture spec to staff for review and approval prior to purchase and installation.” However, inspection showed that two rectangular decorative sconces were installed on the rear elevation of the main building, at the small roof deck area, and two lantern sconces were installed on the main façade on Exchange. The Guidelines 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**

(VCC DG: 11-7)

The sconces on the Exchange Alley elevation may be considered approvable, but those on the rear elevation of the Chartres-side building are not, and must be replaced with functional lighting.

Staff recommends:

- **denial** of the appeal to retain the hardware, with review of alternatives (including keypads with non-mechanical buttons) to be handled at staff level,
- **denial** of the appeal to retain the decorative sconces at the rear of the Chartres-side building, and
- retroactive **approval** of the two fixtures on Exchange Place.

ARCHITECTURAL COMMITTEE ACTION:

06/24/2025



427-33 Royal

ADDRESS:	427-33 Royal Street	APPLICANT:	John C Williams
OWNER:	Nuper Royal Rue, LLC, et al.	SQUARE:	63
ZONING:	VCC-2	LOT SIZE:	irreg=6823.03 sq.ft.
USE:	Commercial/Residential	OPEN SPACE	
DENSITY		REQUIRED:	2046.9 sq.ft.
ALLOWED:	11 UNITS	EXISTING:	0
EXISTING:	12	PROPOSED:	no change
PROPOSED:	No change		

ARCHITECTURAL / HISTORICAL DESCRIPTION OF PROPERTY

Rating: Main and kitchen building - **Green**, Of Local Architectural or Historical Importance
Infill – **Brown**, objectionable or of no architectural/historical significance

This masonry 3 ½-story double building was constructed circa 1859 for Auguste Coudreau by the builder Joliet. Despite its late construction date for the Vieux Carré, this Classical style building follows traditional building patterns, and includes a central pedestrian passageway, a detached three-story service building, double cast iron galleries on the front facade and cast iron balconies on the Canal Street side. Today located in the heart of the Quarter's Antique Strip, the building housed a "second-hand furniture store" as early as 1896. The bay windows at the ground level of both sides of the building's street facade, however, are not historical but date within the past twenty-five years.

Architecture Committee Meeting of

06/24/2025

DESCRIPTION OF APPLICATION:

06/24/2025

Permit #25-13846-VCCGEN

Lead Staff: Erin Vogt

Violation Case 19-07959-VCCNOP

Inspector: Anthony Whitfield

Proposal to address work without permit and demolition by neglect violations, per application & materials received 05/07/2025 & 05/30/2025, respectively. [Notices of Violation sent 01/25/2013, 11/4/2013, 11/10/2014, and 08/06/2019]

Permit #25-16524-VCCGEN

Lead Staff: Erin Vogt

Violation Case 19-07959-VCCNOP

Inspector: Anthony Whitfield

Appeal to retain alcove gate installed in deviation from approved materials, and proposal to modify roof drain at sidewalk, per application & materials received 05/30/2025.

STAFF ANALYSIS & RECOMMENDATION:

06/24/2025

Staff has issued permits multiple times over the last several years to address the longstanding violations at this property. Each time, only partial work has been undertaken to correct the issues, leaving the building in a state of demolition by neglect. The applicant split their most recent proposal into two phases: one they intended to be handled at staff, and one to address items requiring Committee.

25-13846-VCCGEN: The DbyN issues can largely be handled at staff, but the architectural set does not include drawings for millwork replacement, nor does it call for replacement of all the vinyl windows present. When reviewing the 2021 application, staff noted that that scope of work did not fully address all violations, including unpermitted and inappropriate roof repair/replacement. The applicant must submit a full scope of work to address all violations at this property, or it will be scheduled to return to administrative adjudication.

This application also includes a proposal to install mechanical screening at the courtyard infill rooftop platform, after staff informed the applicant at a recent site visit that inappropriate screening had been installed without permit. The lattice is shown as ¾ x 1-1/2” pressure treated lath, with a pressure treated 2x4 wood frame, fastened to 4x4 posts. No information is provided about how or where the screening is attached, either to the roof or the platform. Staff will work with the applicant on the details of the screening, but finds it **conceptually approvable**.

25-16524-VCGEN: The alcove gate was reviewed and approved in 2022 but was installed with an inappropriate closer bar and mechanism above, which the applicant is appealing to retain. Staff finds it visually obtrusive and would not have considered it approvable if proposed in advance. As such, staff recommends **denial** of the appeal to retain the upper bar and closer.

The entire rear roof drains through the building and evacuates at a PVC drain on the sidewalk, which was installed without benefit of review and approval below one of the storefront bulkheads. The 2022 permit included a flap on a piano hinge that would screen the drain from view, and only open when water was actively draining. The applicant now proposes to install a prefinished aluminum downspout nozzle with a perforated hinged flapper, which will still drain onto the right of way. Staff is unsure if a system that would tie in to subsurface drainage has ever been explored, but it is unclear if any of this would be considered approvable by Public Works. Staff has no objection to this nozzle if it is painted to be less visually obtrusive, but any **conceptual approval** should be conditional upon approval by any other applicable agencies.

ARCHITECTURAL COMMITTEE ACTION:

06/24/2025



505 Dauphine

ADDRESS:	505-515 Dauphine, 909 St. Louis		
OWNER:	509 Rue Dauphine, LLC	APPLICANT:	J Hospitality & Development LLC
ZONING:	VCR-1	SQUARE:	90
USE:	Commercial (Hotel)	LOT SIZE:	11,355

ARCHITECTURAL / HISTORICAL DESCRIPTION OF PROPERTY

505-07 Dauphine: main and 1-story kitchen: green. One of two double brick-between-posts cottages constructed in 1827 for Charlotte Morand, f.w.c.

509-11 Dauphine: cottage and rear kitchen; green. Double brick-between-posts Creole cottage and fine detached service building (with turned colonettes topped by small Ionic capitals). One of two cottages constructed in 1827 for Charlotte Morand, f.w.c. Although this cottage was not constructed until 1827, John James Audubon is said to have lived here with his family during a portion of the 1820s.

513-15 Dauphine: green. C. 1830 double masonry Creole cottage, which was integrated as a complex with two neighboring cottages in 1951 by Clay Shaw. Today all three buildings are known as the Audubon Cottages. The pool house, added in the 1960s, is rated orange.

909-13 St. Louis: green. C. 1846 1 1/2 story brick double Creole cottage.

Architecture Committee Meeting of **06/24/2025**

<u>DESCRIPTION OF APPLICATION:</u>	06/24/2025
Permit # 25-15034-VCGEN	Lead Staff: Nick Albrecht
Violation Case #25-04598-DBNVCC	Inspector: Marguerite Roberts

Proposal to address violations including proposed modifications to unpermitted attic access door, per application & materials received 05/20/2025 & 06/02/2025, respectively.

STAFF ANALYSIS & RECOMMENDATION: 06/24/2025

This property includes several different addresses and buildings, nearly all of which are green-rated. This application exclusively addresses the green-rated main building at 505 Dauphine. An application was recently filed to address several minor violations at this property including removing vegetation, minor repointing, and repairs to shutters. The one item in need of Architecture Committee review is regarding an opening at the attic level of the St. Louis elevation.

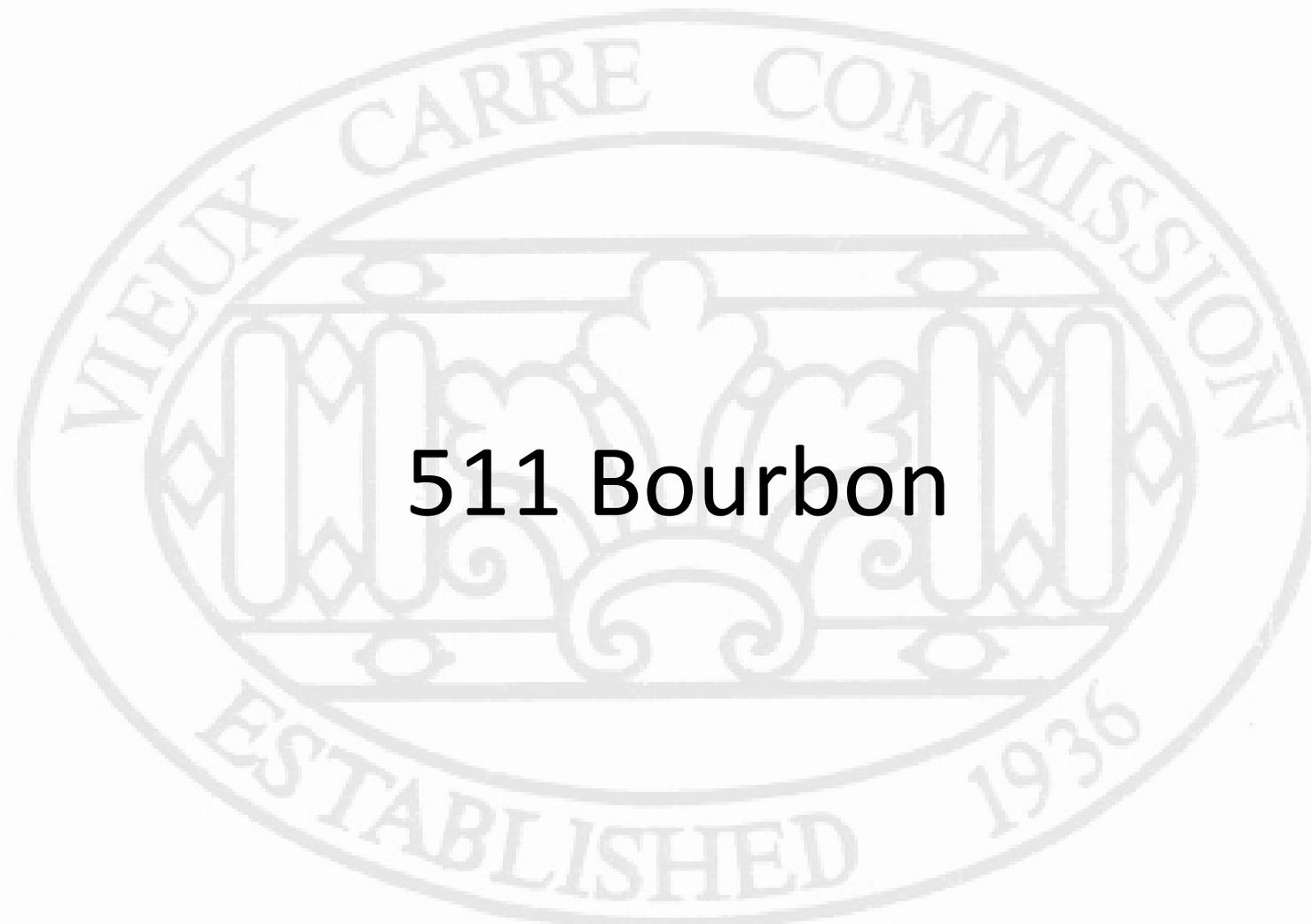
Sometime around 2014, a typical louvered attic vent was removed and a new concealed door installed. The applicant confirmed that this door was constructed in order to access mechanical equipment located in the attic space. The unpermitted door was designed to match the adjacent siding. This strategy was somewhat successful, although atypical.

In order to address this violation, the applicant proposes a new smaller access door in approximately the same location. The new door is shown with a wood frame measuring 3' wide by 4' tall. Inside the frame, a louvered access door would sit. A new copper awning is proposed above the door to offer some weather protection and is shown as projecting 13" from the building.

Staff finds the proposal a much more typical condition compared to the existing unpermitted condition. These types of attic access doors and vents are fairly commonly seen in the district, particularly in less prominent locations. This proposal also restores an attic vent in this gable wall, which the current condition lacks.

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

ARCHITECTURAL COMMITTEE ACTION: 06/24/2025



511 Bourbon

ADDRESS:	511-13-15 Bourbon Street		
OWNER:	Brevort Enterprises, LLC	APPLICANT:	L. Katherine Harmon
ZONING:	VCE	SQUARE:	71
USE:	Commercial	LOT SIZE:	8,322 sq. ft.

ARCHITECTURAL / HISTORICAL DESCRIPTION:

This early 19th century Creole cottage, known as the "Mellieur House," historically was divided into three units. Photographs from the early 1900s show that the cottage today retains the original rhythm of openings on the front facade, i.e., window-door-window-door-window-door-window. The shop window (vitrine) on the front facade of the main building dates from the early 20th c.

Main and rear buildings – Blue
 Courtyard Bar Building – Unrated (In need of official rating)

Architecture Committee Meeting of **06/24/2025**

DESCRIPTION OF APPLICATION:

06/24/2025

Permit # 25-16874-VCGEN**Lead Staff: Nick Albrecht**

Proposal to retain two drop arm style security cameras, per application & materials received 06/03/2025 & 06 18/2025, respectively.

STAFF ANALYSIS & RECOMMENDATION:

06/24/2025

An application was recently filed for the installation of five new security cameras at this property following a staff site visit where staff noted their unpermitted status. Three of the cameras are typical dome style cameras and staff approvable. The last two cameras feature a drop arm that holds the cameras well below the soffit and makes them more visible. Staff informed the applicant that this style of camera is not staff approvable but two additional installations of the dome style cameras would be approvable. Staff noted that the applicant also had the option of appealing to the Architecture Committee regarding the proposed retention of the cameras as installed.

The Guidelines for security cameras encourage the “*selection of the smallest camera possible to meet security needs*” and that “*it is important to balance the need to provide the necessary camera view with an effort to minimize the visual obtrusiveness of the camera unit, its mounting bracket, lighting, and wiring.*” (VCC DG: 11-10 & 11-11) The Guidelines also state that, “*whether mounting on the underside of a projection or on a wall surface, the housing, hood, and bracket of each camera should be as small and unobtrusive as possible and painted to match the adjacent building material.*” (VCC DG: 11-11)

Based on these Guidelines, staff does not find the drop arm bracket to be appropriate and recommends that a less visually obtrusive camera be utilized. Staff also notes that the TVs attached to the rear of the main building and the soffit mounted fans are not approvable. The most recent approved renovation plans for this building called for the removal of a similar fan.

Staff recommends denial of the proposed retention.

ARCHITECTURAL COMMITTEE ACTION:

06/24/2025