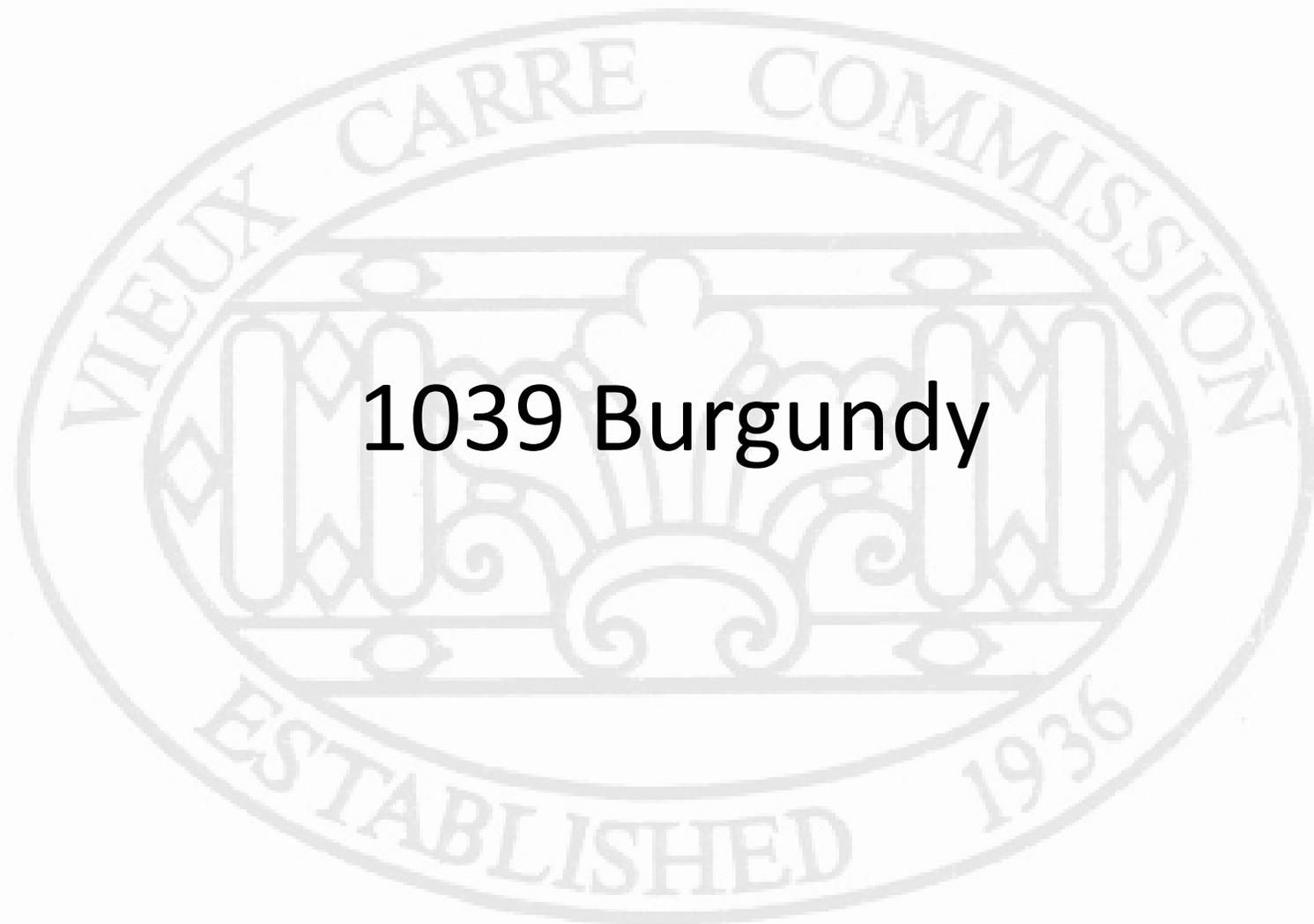


Vieux Carré Commission Architecture Committee Meeting

Tuesday, July 15, 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 **07/15/2025**

DESCRIPTION OF APPLICATION: 07/15/2025
Permit #22-15634-VCGEN **Lead Staff: Erin Vogt**

Proposal to security hardware including cameras and keypads, per applications & materials received 05/27/2022 & 06/18/2025, respectively.

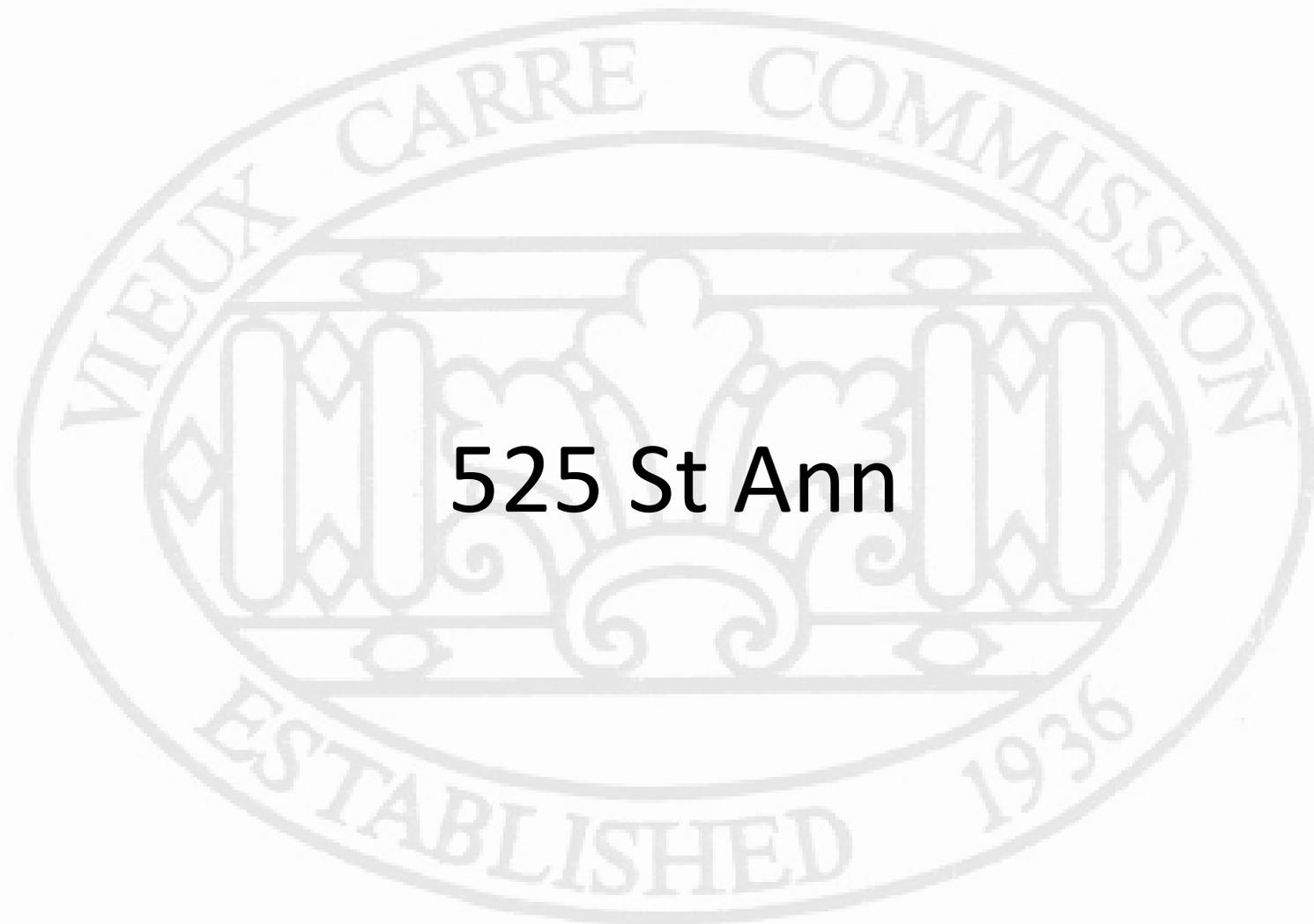
STAFF ANALYSIS & RECOMMENDATION: 07/15/2025

Previously existing security cameras will be installed in locations that are compliant with the Design Guidelines. Staff notes that conduit should be avoided where possible, and discreetly located when required. All housing and wiring must be painted to match the adjacent surface.

Two “Control4 DS2 Door Station” keypads will be installed: one at the Ursulines-side courtyard wall, adjacent to the gate, and the other to be installed in the face of the mailbox at the front entry alcove gate. Both are listed as being surface mounted and measuring 4.21” x 9.21” x 1.1”. The keypad is only backlit when in use, but an integrated camera and intercom result in a larger keypad than the Committee typically prefers. Both the black and bronze finishes have been highlighted on the submitted spec sheet; it should be clarified if different finishes are proposed in different locations.

Staff finds the proposed work **conceptually approvable**, but questions if a flush-mount keypad can be used at the front entry alcove, since it will be mounted into a mailbox. The masonry fence on the Ursulines side is also not historic, so flush mounting may be a better option in this location as well.

ARCHITECTURAL COMMITTEE ACTION: 07/15/2025



525 St Ann

ADDRESS:	525 St. Ann	APPLICANT:	Blake Bergeron
OWNER:	La. State Museum	SQUARE:	23
ZONING:	VCC-1	LOT SIZE:	32,580 sq. ft.
USE:	Commercial/Residential		

ARCHITECTURAL / HISTORICAL DESCRIPTION OF PROPERTY

Rating: Purple: Of National Architectural or Historical Importance.

Henry Howard finalized James Gallier, Sr.'s plans for Baroness Pontalba's twin buildings, which were constructed in 1850.

Architecture Committee Meeting of **07/15/2025**

DESCRIPTION OF APPLICATION: 07/15/2025
Permit # 24-12586-VCGEN **Lead Staff: Nick Albrecht**

FOR RECOMMENDATION ONLY: Proposal to modify previously approved plans including proposed addition into courtyard space, per application & materials received 04/29/2024 & 07/01/2025, respectively.

STAFF ANALYSIS & RECOMMENDATION: 07/15/2025

This application was deferred at the 05/20/2025 meeting with the recommendations that the applicant explore possible interior solutions and find a remedy that is more sensitive to the historic fabric. Following the Architecture Committee meeting, staff met with the applicant to discuss the proposal, including possible alternatives and ideas to make the current proposal more approvable.

The applicants provided alternative plans that kept everything within the existing building footprint but expressed concerns that these layouts would create bad bottleneck points between staff moving through the rear door and guests waiting for the restroom. As such, the applicant is proposing the small bump out addition as previously proposed.

In meeting with staff, staff recommended that some other work could be proposed to sort of clean up the area around the proposed addition. Primarily, removing the steel I-beams and post that is in place. The applicant was open to that idea but has since provided information from their engineer that the steel is "being used to shore up the gallery above and will need to remain." Staff would still encourage ways to improve and minimize these atypical structural supports.

With the addition itself, staff questions if the existing wall opening that currently features the louvers could be utilized as the door opening to the addition. Currently, the plan shows the demolition of this opening and a significant portion of the masonry wall on either side of it. As this masonry wall is likely an original portion of the purple rated building, staff would be much more comfortable with a proposal that minimized any changes to the existing masonry.

Ultimately, this proposal is for recommendation only. The proposed work would clean up some existing elements, including exposed plumbing and conduits in this area. The location is at the rear of the building and not visible except from within the space. Still, this is a highly rated building, and care should be taken to minimize the impact on historic fabric and the overall space.

Staff seeks commentary from the Committee regarding the proposal.

ARCHITECTURAL COMMITTEE ACTION: 07/15/2025

Architecture Committee Meeting of **05/20/2025**

DESCRIPTION OF APPLICATION: 05/20/2025
Permit # 24-12586-VCGEN **Lead Staff: Nick Albrecht**

FOR RECOMMENDATION ONLY: Proposal to modify previously approved plans including proposed addition into courtyard space, per application & materials received 04/29/2024 & 04/28/2025, respectively.

STAFF ANALYSIS & RECOMMENDATION:

05/20/2025

This application went before the Architecture Committee and full Commission about a year ago. At that time, the most impactful exterior aspects of the proposal included a proposed new wall opening between two existing courtyard spaces and a new hood vent exhaust. That proposal was ultimately conceptually approved, although no permits were ever issued.

The applicant has returned with a proposal for an addition of approximately 57-1/2 sq. ft. into the courtyard. The addition would align the first floor wall with what is very likely existing infill construction above. The addition would house only a single bathroom. The expansion into this courtyard space would involve the removal of an atypical louvered vent opening, which was likely previously a window, as well as the removal of a fair amount of masonry from the wall.

Staff notes that the previously approved plans showed two complete ADA bathrooms in this area of the building, as well as a small service station. The revised interior floorplans show the service station significantly increased in size, a small storage room added, and the two ADA bathrooms including the one located in the proposed addition. The storage room measures around 44 sq. ft. and the bathroom setups have been changed to feature a shared sink setup in a foyer space rather than sinks in the bathrooms themselves.

Although this infill construction appears to be an existing condition in the courtyard of 529 St. Ann, staff finds this proposal to be a big request for what is a relatively minor interior gain. Staff appreciates that these are tight spaces but believes that with some minor reworking of the interior space, possibly including the removal of the new storage room, something similar to the desired layout could be achieved without the need for the proposed addition.

Staff recommends a negative recommendation of the current proposal.

ARCHITECTURAL COMMITTEE ACTION:

05/20/2025

DRAFT

Mr. Albrecht read the staff report with Mr. Bergeron, Ms. Baldwin and Mr. Quintal present on behalf of the application.

Mr. Fifield asked if the applicant had explored alternate designs. Mr. Bergeron stated that they had but they needed additional storage space for the use. Mr. Fifield then asked, "as an owner have you considered how this will effect the space?" Mr. Quintal stated that they felt this was necessary to expand the business. Ms. Bourgoigne stated, "I just want to point out the previous application was for the sister building, and they were trying to get rid of courtyard infill in order to return the space to previous conditions." Mr. Bergeron stated that he agreed with staff on using the interior storage area. Ms. Steward agreed. Mr. Bergeron stated that they would like to look for alternative solutions.

There was no public comment.

Mr. Bergeron made the motion to defer the application in order to allow time for the applicant to find a remedy more sensitive to the historic fabric. Ms. Steward seconded the motion, and the motion passed unanimously.

Vieux Carré Commission Meeting of**06/04/2024****DESCRIPTION OF APPLICATION:**

06/04/2024

Permit # 24-12586-VC GEN**Lead Staff: Nick Albrecht**

Proposal to install new restaurant hood exhaust and create new door opening in courtyard wall, per application & materials received 04/29/2024.

STAFF ANALYSIS & RECOMMENDATION:

06/04/2024

The proposed work is in conjunction with the proposed expansion of an existing restaurant into the adjacent ground floor space next door. The proposed exterior work is limited to the removal of a built-in planter, creation of a new wall opening in the courtyard wall, and installation of exterior ducting for a kitchen hood exhaust. Staff does not find the proposed removal of the planter to be problematic but the other two elements required a more thorough review by the Architecture Committee and final review from the Commission.

Wall Opening

The applicant proposes a new wall opening to connect the rear service ell of 525 St. Ann with the courtyard of the adjacent 531 St. Ann. Although given different addresses, the entirety of the Pontalba sits

on one lot of record so there should not be any complications from other departments regarding crossing property lines. The new opening measures approximately 3'4" wide by 11'6" tall and would contain a door as well as the base of the hood vent duct. The applicant has discussed with staff installing an appropriately detailed door in this opening as well as setting the door further recessed in the new opening.

The Guidelines discourage the addition of a window or door opening, particularly on a more prominent building façade (VCC DG: 07-20). This opening is not at all in a prominent location, however, the opening and associated duct work will dramatically change the character of this small courtyard and this is a highly rated building.

Hood Vent

The proposed new hood vent would utilize the same opening to exit the kitchen and begin running upward. After initial feedback from staff, an alternative showing an inline fan was submitted. The inline fan alternative is shown terminating even with the top of the adjacent chimney and would have much less impact on the roovescape of the surrounding area compared to the mushroom style hood.

The duct measures approximately 3'2" wide by 10" deep and is shown strapped to the masonry wall in the same path as the chimney. If approved, the duct and strapping should be painted to match the adjacent masonry. Staff inquired about the possibility of utilizing the actual chimney for the chase and the applicant responded that they felt installing in the chimney would be more invasive as it would require the partial demolition of a large part of the chimney as well as three existing fireplaces. The applicant feels the current proposal could be more easily removed if needed in the future. Staff agrees that the current proposal for the hood vent could be fairly easily reversible and should not be visible except from within this courtyard.

Summary

Staff finds the proposed work minimally visible and generally in keeping with the recommendations of the Guidelines. The Architecture Committee found the proposed work approvable and requested that a clause be included in the lease that the hood vent would be removed and the door opening infilled with brick if the restaurant moves out of this space.

VIEUX CARRÉ COMMISSION ACTION:

06/04/2024

Mr. Albrecht read the staff report with Mr. Blake Bergeon and Mr. Quintal present on behalf of the application. Ms. Shilstone questioned the possibility of using the chimney for the hood exhaust.

Mr. Blake Bergeron noted that any work that will be done will also be reviewed by the state. Mr. Weaver asked if the fireplaces were ever used. Mr. Quintal noted that the first floor one was closed and he was unsure about the ones above. Mr. Weaver asked if there were any flooding concerns with creating a new wall opening. Mr. Blake Bergeron noted that the existing floor level was elevated. Mr. Quintal noted there are existing trench drains.

Public comment: Erin Holmes with VCPORA noted that not all tenants fit all spaces. She expressed concern regarding the 50+ years of restaurant additions to the building and stated that If we allow permanent modifications, that is concerning. She concluded that she was very glad, in this case, that the applicant is working with staff.

Mr. Pearson made the motion for the conceptual approval of the alterations as submitted with an addendum to the lease that the door and vent would be removed upon the current tenant leaving. Mr. Weaver seconded the motion and the motion passed unanimously.

Architecture Committee Meeting of

05/14/2024

DESCRIPTION OF APPLICATION:

05/14/2024

Permit # 24-12586-VCGEN

Lead Staff: Nick Albrecht

FOR RECOMMENDATION ONLY: Proposal to install new restaurant hood exhaust and create new door opening in courtyard wall, per application & materials received 04/29/2024.

STAFF ANALYSIS & RECOMMENDATION:

05/14/2024

The proposed work is in conjunction with the proposed expansion of an existing restaurant into the adjacent ground floor space next door. The proposed exterior work is limited to the removal of a built-in planter, creation of a new wall opening in the courtyard wall, and installation of exterior ducting for a kitchen hood exhaust. Staff does not find the proposed removal of the planter to be problematic but the other two elements require a more thorough review.

Wall Opening

The applicant proposes a new wall opening to connect the rear service ell of 525 St. Ann with the courtyard of the adjacent 531 St. Ann. Although given different addresses, the entirety of the Pontalba sits on one lot of record so there should not be any complications from other departments regarding property lines. The new opening measures approximately 3'4" wide by 11'6" tall and would contain a door as well as the base of the hood vent duct. The door is shown plain in elevation but the applicant has discussed with staff installing a historically appropriate door in this opening.

The door is shown in plan near the exterior plane of the wall and swinging out into the courtyard. Typically, the VCC recommends doors be set further into the wall and staff recommends that this door be more recessed. The Guidelines discourage the addition of a window or door opening, particularly on a more prominent building façade (VCC DG: 07-20). This opening is not at all in a prominent location, however, the opening and associated duct work will dramatically change the character of this small courtyard and this is a highly rated building.

Hood Vent

The proposed new hood vent would utilize the same opening to exit the kitchen and begin running upward. Initially, the applicant showed the exhaust terminating in a mushroom hood but after initial feedback from staff, an alternative showing an inline fan was submitted. The inline fan alternative is shown terminating even with the top of the adjacent chimney and would have much less impact on the roofscape of the surrounding area compared to the mushroom style hood.

The duct measures approximately 3'2" wide by 10" deep and is shown strapped to the masonry wall in the same path as the chimney. If approved, the duct and strapping should be painted to match the adjacent masonry. Staff inquired about the possibility of utilizing the actual chimney for the chase and the applicant responded that they felt installing in the chimney would be more invasive as it would require the partial demolition of a large part of the chimney as well as three existing fireplaces. The applicant feels the current proposal could be more easily removed if needed in the future. Staff agrees that the current proposal for the hood vent could be fairly easily reversible and should not be visible except from within this courtyard.

Summary

Staff finds the proposed work minimally visible and generally in keeping with the recommendations of the Guidelines. Given the purple rating of this building, any approvals would also require review by the full Commission at next week's meeting. Staff requests commentary from the Committee regarding the proposal.

ARCHITECTURAL COMMITTEE ACTION:

05/14/2024

Mr. Albrecht read the staff report with the architect, Mr. Blake Bergeron, and the restaurant owner, Mr. David Hecht present on behalf of the application. Mr. Hecht stated that he was able to secure and lease the adjacent space to open a restaurant 2 years ago. The adjacent space has recently become for rent and this is an opportunity to expand the restaurant, but they would need a back of house connection. The interior of the courtyard is in fair condition. A partial demolition is required on the masonry wall to make the door and hood vent opening and where they plan to add a lintel. Mr. Hecht concluded noting that they were seeking VCC feedback prior to going to the state museum.

Mr. Fifield asked what would happen to the existing kitchen equipment. Mr. Blake said the existing kitchen is very small and will be retained as a service station. Mr. Fifield then asked if they planned on removing anything from the building to which Mr. Blake stated minor furniture but other than that no. Mr. Bergeron asked why this was noted as being for recommendation only and not fully under VCC review. Mr. Block responded that he has an update regarding this situation and recommended that the VCC not push that issue too hard with this application. Mr. Fifield asked how long the typical lease was for these spaces and Mr. Blake said the leases could be 15-20 years long. Mr. Fifield noted some concerns about conjoining the two units – what happens if one or both of the units are abandoned, the issue of putting the duct from one to the other. Mr. Hecht responded that the leases would be concurrent for both units. Mr. Fifield asked if it could be a lease requirement that the door opening closed and the duct removed at the end of the lease. Mr. Hecht was agreeable to that condition.

There was no public comment.

Mr. Bergeron stated that the interior is not in the VCC jurisdiction, however, the new interior masonry opening is a structural change and asked what the staff's concerns are. Mr. Block stated that an engineer's report is needed. Mr. Bergeron asked if this item was a change of use, Mr. Block said it would be verified before going to the Commission.

Mr. Bergeron made the motion to conceptually approve with all details to be worked out with the staff and the lease to contain a clause of removal once vacated. Mr. Fifield seconded the motion and the motion passed unanimously.



227 Chartres

the required size to serve the hotel full time. The applicant proposes installing a new, larger cooling tower on the roof of the two-story 227 Chartres, with lines to run across Exchange Place to the hotel. The proposal was diagrammatic and did not address all properties involved, so the Committee deferred the application to allow the applicant to begin the Board of Building Standards and Appeals process for work crossing multiple property lines and the right of way. On 6/27/2025, BBSA approved allowing utilities to cross property lines, with the stipulation that the applicant obtain a utility cross-easement/legal servitude signed and recorded to run with the properties. The applicant has resubmitted their proposal to the VCC for review of the cooling tower at 227 Chartres, along with applications for work at 614 Bienville and 200 Royal.

While there is no engineer's report for the condition of 227 Chartres, drawings provided show that the equipment will have its own independent foundation and support system within the building. The overall size of the equipment is not provided, but a rough scale of the drawings by staff indicates that the cooling towers and platform are approximately 30' x 50', with the top of the equipment approximately 20' above the surface of the roof. It appears that about 35% of the roof's overall area will be occupied with this equipment. Sightline studies indicate that the tower will not be visible from Chartres, but has some significant visibility from a portion of Bienville, near Exchange Place.

The (2) 12" chilled water pipes will penetrate the roof and run inside 227 Chartres, then through the interiors of three buildings owned by the hotel that are part of the combined 610-14 Bienville parcel. The lines will exit the Green rated building formerly addressed as 220 Exchange Place below the second-floor bridge across Exchange Place to 200 Royal.

Staff is pleased to see that the penetrations and lines do not have a significant visual impact. However, the equipment itself is still very prominent and highly visible from certain points on the public right of way, given its unavoidable large size. Staff wonders if it is possible to split the load between multiple, smaller chillers, but ultimately seeks the guidance of the Committee regarding the approvability of this proposal. If found conceptually approvable, Commission review will also be required per the Design Guidelines for rooftop mechanical equipment.

ARCHITECTURAL COMMITTEE ACTION:

07/15/2025



New Business



1016 St Louis

ADDRESS:	1016 St. Louis	APPLICANT:	Kurt Werling
OWNER:	Mercier Realty	SQUARE:	98
ZONING:	VCC-2	LOT SIZE:	7,000 sq. ft.
USE:	Vacant		

ARCHITECTURAL / HISTORICAL DESCRIPTION OF PROPERTY:

Rating: **Blue**, of major architectural/historical importance.

A fine complex of a 2½ story hard brick townhouse with an attached service ell and a stable building constructed in 1831 by builder Daniel Twogood for the notary A. Mazureau. The detailing of this building, done by the same builder as Julia Row, is in the Federal style. On the Burgundy St. side, there was a pilastered carriageway entrance leading back to the rear of the yard, today being partially filled in.

Architecture Committee Meeting of

07/15/2025

DESCRIPTION OF APPLICATION:

07/15/2025

Permit # 25-07471-VCGEN

Lead Staff: Nick Albrecht

Violation Case #23-03554-VCCNOP

Inspector: Marguerite Roberts

Proposal to install single leaf simulated French doors in four separate locations, per application & materials received 03/12/2025 & 07/04/2025, respectively.

STAFF ANALYSIS & RECOMMENDATION:

07/15/2025

The Architecture Committee approved extensive renovations for this property at the 03/25/2025 meeting. That approval was essentially a renewal of work that had previously been approved in 2019. One item from the previously approved plans that was called out as in need of separate review was the treatment at four separate door openings. The approved plans called for only shutters at those openings with no door proposed at that time.

The four openings are located with one on the first floor of the service ell, one on the second floor of the service ell, and one on each the first and second floor of the rear stable building. Each of these doors serves a different apartment unit. In discussion with staff regarding the need for egress compliant doors in these openings, staff recommended simulated French doors to match the appearance of the adjacent French doors.

The proposed doors vary in size depending on the openings but are detailed to match the adjacent French doors including a vertical bead. No hardware is shown on the proposal and the hardware generally gives the illusion away for these types of doors, but staff appreciates that this condition is limited to only four openings with the rest in the large complex remaining true French doors.

Staff's only question regarding the overall proposal is regarding door marked 68 in the rear stable building. Near this opening is approved millwork marked as 66 and 67 with opening 66 showing what appears to be a code compliant door entering this apartment unit. It appears the proposed door 68 would be a second code compliant door and the apartment may be code compliant if door 68 remained true French doors. Staff seeks clarification from the applicant regarding these conditions. Whether required or not, staff does not find a single door in this location to be objectionable and appreciates the desire to have a full width door in close proximity to the bedroom.

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

ARCHITECTURAL COMMITTEE ACTION:

07/15/2025

Architecture Committee Meeting of

03/25/2025

DESCRIPTION OF APPLICATION:

03/25/2025

Permit # 25-07471-VCGEN

Lead Staff: Nick Albrecht

Violation Case #23-03554-VCCNOP

Inspector: Marguerite Roberts

Proposal to renovate property and correct violations, per application & materials received 03/11/2025.

STAFF ANALYSIS & RECOMMENDATION:

03/25/2025

Proposed renovations of this property date back to 2015-2017 when a similar proposal came before the Architecture Committee and Commission at several meetings. A permit for renovation work was ultimately issued in 2019 and work began on the buildings. The work unfortunately stalled prior to completion and given the amount of time that has elapsed since the work was approved by the Committee, the application requires Architecture Committee review.

The proposed plans are very similar to the ones approved in 2019 with some elements, such as the roof that has been installed, removed for clarity. Staff notes that previous references to a sprinkler system, mechanical equipment, and exterior lighting have all been removed from the scope of work. As staff does not believe any of this work has been completed, these elements would need to return to the Architecture Committee if they are proposed in the future.

From previous reports, staff notes that the majority of this work will be to repair/replace materials to match existing. No use is currently proposed for the property. There are a few minor items that require additional review and approval.

Main Building

The proposal for the main building includes repairing/replacing/returning louvered shutters to every window of this building. All other work for the main building is repair/replacement to match existing and approvable such as repair and paint to existing shutters, cornice, guardrail, balcony decking, etc. Staff notes that unfortunately in the time since these plans were first developed and approved, the large entablature above the primary entrance door has gone missing. If this element is not in the possession of the owner, additional detail drawings of this element would be needed in order to properly replicate the previously existing element.

Connector

Between the main building and the service wing there is a small, frame, connecting element. A small new staircase is proposed to be constructed at the second floor to accommodate the change in floor heights between the main building and the service wing. At the St. Louis side of the service wing, adjacent to these new stairs, an existing opening is proposed to be infilled with masonry to match the adjacent walls. As this opening is very likely a later modification, the Architectural Committee found the infilling of this opening approvable.

Service Wing

The proposed work for the service wing is again primarily repair/replacement work to match existing. Board and batten shutters are proposed for all window and door openings except for the two doors of the former privy where louver over panel shutters are proposed.

New stairs are proposed to serve the second-floor balcony. The proposed new stairs for the balcony of the service wing are located at the Conti end of the service wing with a switchback. Staff notes that the 1896 Sanborn map appears to show a staircase in a very similar location and arrangement to what is being proposed.

Carriage Building

The most significant changes are proposed for the blue-rated carriage building. The two archways on the St. Louis elevation are proposed to be enclosed to create new interior space, the staircase in this area demolished, and a new staircase constructed against the Rampart side property wall.

This proposed new stair is a single run located against the Rampart side property wall. Staff notes previously the stairs for this building have been located on the interior of the building (although still open to weather) and there is no evidence that an exterior stair ever existed for this building. The proposal to add an exterior stair is in conjunction with the proposal to demolish the existing stair and enclose the carriage space converting it to interior occupiable space.

In regards to infilling the archways, the guidelines state that, *“The VCC recommends adapting functionally obsolete building for new use such as converting a service building into additional living space or a shed into a laundry facility.”* The VCC has previously approved enclosing of loggia archways with various treatments to create additional interior space from areas open to outside air. As this former carriage building meets these requirements, the enclosure of the archways to create additional interior space may be found approvable.

During previous reviews, the Architectural Committee ultimately approved infilling the archways with a series of three French doors under a transom bar. Staff still finds this treatment to be successful compared to alternatives such as a very modern approach.

Misc.

On sheets A104 and A105, which show the service ell building, there are notes for one opening on each floor to receive shutters but no other millwork. However, in elevation on sheet A301, these openings appear to have typical French doors. Staff had previously made a note in the 2019 approved plans about needing to review these openings separately. Similarly, on sheets A106 and A107, which show the first and second

floors of the rearmost building, there are also notes for one opening on each floor to receive shutters but no doors. Staff questions the proposal to not include typical millwork in these openings.

Summary

Staff is encouraged by this renewed push to fully weatherproof and secure the buildings of this important property and hopes that this work will bring the property one step closer to being occupied again. Although some additional details or clarifications may be needed, staff recommends conceptual approval of the proposal with any final details to be worked out at the staff level.

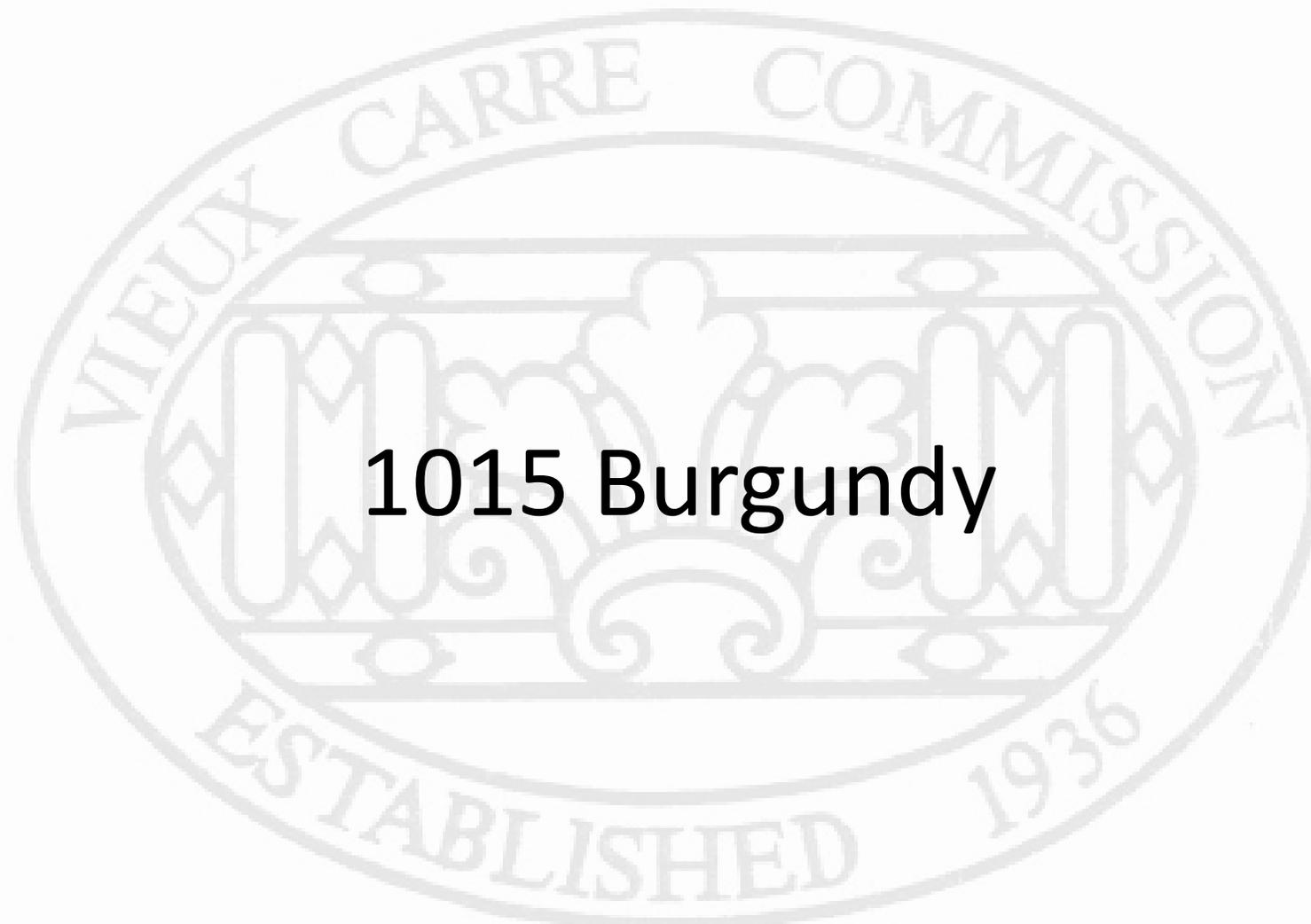
ARCHITECTURAL COMMITTEE ACTION:

03/25/2025

Mr. Albrecht read the staff report with Mr. Werling and Mr. Lambert present on behalf of the application. Mr. Werling stated that they were trying to get things up and running again post-Covid and post insurance. Mr. Werling continued that he believed the entablature was stored in the building but he would need to confirm. Mr. Fifield asked Mr. Werling if they were open to a site inspection to discuss current conditions. Mr. Werling stated yes.

There was no public comment.

Ms. Steward made the motion for the conceptual approval of the proposal with any details at staff and for the applicant to allow an inspection to determine existing conditions. Mr. Fifield seconded the motion, and the motion passed unanimously.



1015 Burgundy

ADDRESS: 1015 Burgundy
 OWNER: Alan M Claghorn, Colleen Calhoun Fuller, Walter Blake Costello, Bryan J Watson, Nancy G Moragas, Colleen C Fuller
 APPLICANT: Marvin L Weaver Drywall, Inc
 ZONING: VCR-1
 SQUARE: 105
 USE: Residential
 LOT SIZE: 4064 sq. ft.

ARCHITECTURAL/HISTORICAL DESCRIPTION OF PROPERTY:

Main building: **Green**, of local architectural and/or historic significance.
Rear additions: **Orange**, 20th century construction.

A c. 1855, 2-story brick townhouse, which has a porte-cochere, a recessed entrance with crossette enframingent, a gallery, granite lintels, and an attached service ell, the last of which is new construction.

Architecture Committee Meeting of **07/15/2025**

DESCRIPTION OF APPLICATION: 07/15/2025
Permit #25-09754-VCGEN **Lead Staff: Erin Vogt**

Proposal to install Aeratis decking and modify stringers on front gallery, per application & materials received 06/30/2025 & 07/02/2025, respectively.

STAFF ANALYSIS & RECOMMENDATION: 07/15/2025

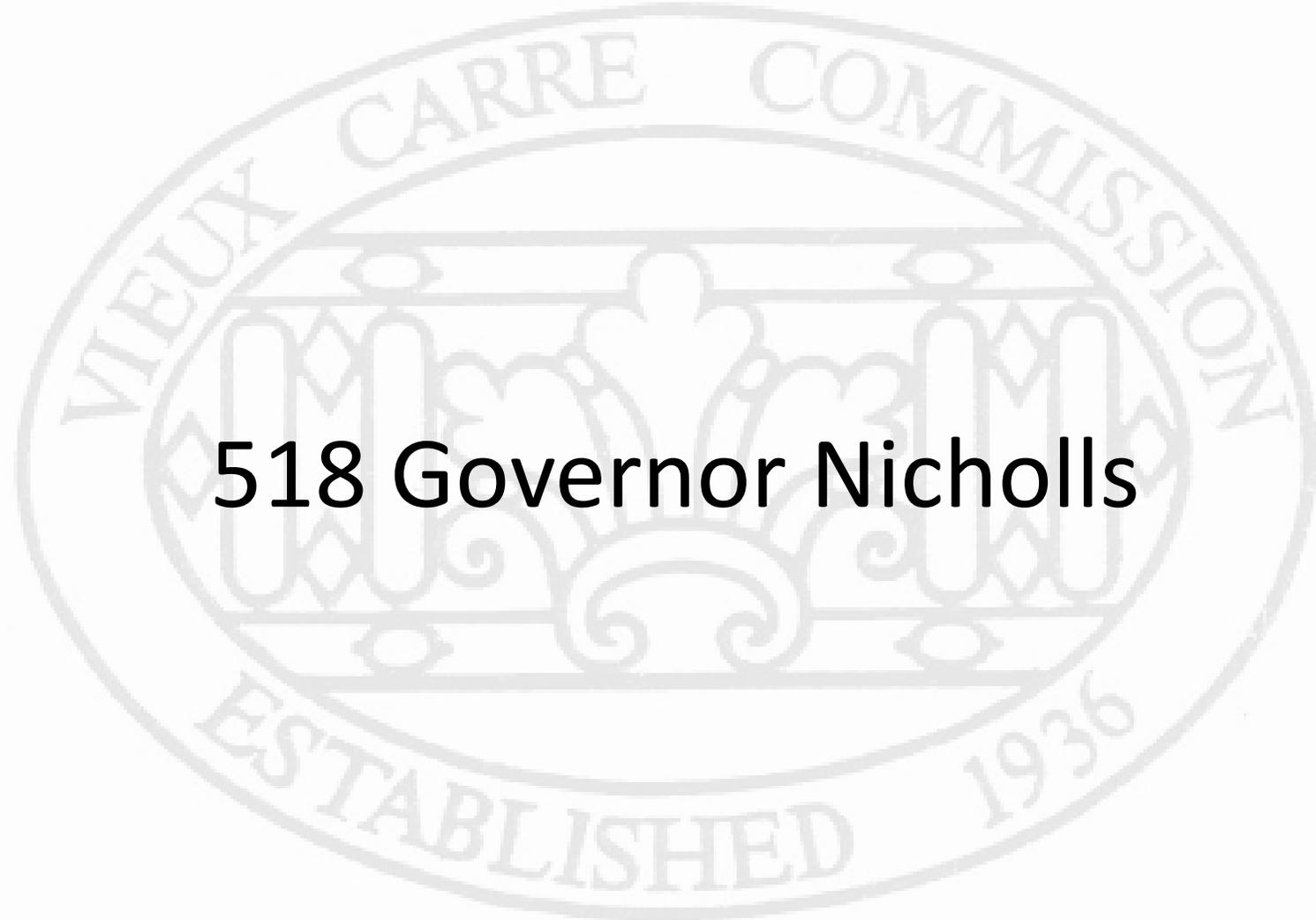
Since synthetic decking started being approved in the District on a limited basis, the Committee has used the following guidelines, limiting their installation to:

- Brown, Orange, and Yellow-rated properties
- Locations above the first floor
- Areas where decking is not protected by any kind of overhang and generally open to the sky
- Installations that required no or limited modifications to the supporting structure, if exposed (i.e. the installation of additional stringers)

The submittal shows the use of Aeratis Heritage decking on the front gallery, which is covered by a roof. Since Aeratis decking is only able to span 16” o.c., and the current span between stringers is 2’-3”, the applicant proposes to add three additional stringers, which will give them an on center spacing of 1’-1 ½”.

Given the building’s Green rating, gallery roof, and the modifications to the structure needed, staff does not find this application consistent with the Committee’s previous approvals and recommends **denial**.

ARCHITECTURAL COMMITTEE ACTION: 07/15/2025



518 Governor Nicholls

ADDRESS:	518-520 Governor Nicholls		
OWNER:	801 Patterson Owner LLC	APPLICANT:	801 Patterson Owner LLC
ZONING:	VCR-2	SQUARE:	19
USE:	Residential	LOT SIZE:	2,176 sq. ft.

ARCHITECTURAL / HISTORICAL DESCRIPTION OF PROPERTY

Rating: Green , of Local Architectural or Historic Importance

This is one in a row of three c. 1836-38, 3½ story masonry buildings with attached two-story masonry service wings. The facades of these Transitional style buildings, which perhaps were constructed by Claude Gurlie, who owned the property between 1836-38, present a symmetrical arrangement of arched openings on the ground floor and square-headed openings with French doors leading onto balconies on the upper floors. This building contains an exterior passageway, (arranged back-to-back with that of 516, to create the appearance of a carriageway), that leads to the rear court and semi-attached service wing.

Architecture Committee Meeting of **07/15/2025**

DESCRIPTION OF APPLICATION: 07/15/2025
Permit # 25-13021-VCGEN **Lead Staff: Nick Albrecht**

Proposal to remove existing water feature and to install new inground swimming pool, per application & materials received 05/08/2025 & 06/23/2025, respectively.

STAFF ANALYSIS & RECOMMENDATION: 07/15/2025

An application was submitted for a new pool in this shared courtyard space back in May. Staff and the Zoning Department noted that the proposed pool crossed the property line and would require the two properties to be re-subdivided in order to install a pool in this location. The applicant is in the process of re-subdividing now, including having already received a positive recommendation from the full Vieux Carre Commission.

With that re-subdivision underway, staff began reviewing more of the details of the proposed pool. The new pool would replace an existing water feature and raised planter. The pool is shown as 20’ long by 10’ wide with a small corner clipped off around an existing brick planter and established tree. The pool is shown with a maximum depth of 60”. Clearances from each of the service ells to the pool are shown at 7’ and the distance from the rear wall of the courtyard to the pool is shown at 10’.

Details for the pool include brick coping flush with the existing courtyard paving and a steel reinforced gunite shell. The applicant notes that a waterline tile has not been chosen yet but that it will be a typical light or darker blue tile. Lighting is noted as being two LED pool lights. These will be required to be white light only.

Mechanical equipment for the pool is shown in the Chartres and Ursulines corner of the building consisting of only a typical filter. No heater or other equipment is proposed. No screening is shown around the equipment and staff questions if screening would be beneficial in this instance.

Staff finds the proposed pool generally in keeping with the Guidelines and appreciates the relatively restrained pool size and adequate distances between other existing features of the property. Staff recommends conceptual approval of the proposal with final details to be worked out at the staff level.

ARCHITECTURAL COMMITTEE ACTION: 07/15/2025



320 Decatur

ADDRESS: 312-32 Decatur Street
 OWNER: New Hotel Monteleone Inc APPLICANT: Leo Duvernay
 ZONING: VCE-1 SQUARE: 8
 USE: Hotel LOT SIZE: 17,639.57 sq. ft.

ARCHITECTURAL / HISTORICAL DESCRIPTION OF PROPERTY

Rating: 312 & 322 Decatur - **Green** or of local architectural and/or historical importance;
 320 Decatur - **Orange**, post 1946 construction.
 330-32 Decatur – **Yellow**, contributes to the character of the district.

The Bienville House hotel complex consists of a late 1960s three-story building which emulates a historic French Quarter style and an early 20th-century masonry warehouse and several other neighboring structures.

Architecture Committee Meeting of **07/15/2025**

DESCRIPTION OF APPLICATION: 07/15/2025
Permit #25-16623-VCGEN **Lead Staff: Erin Vogt**

Proposal to replace and reinforce structural elements on gallery, per application & materials received 06/02/2025.

STAFF ANALYSIS & RECOMMENDATION: 07/15/2025

See Staff Analysis & Recommendation dated 06/24/2025.

ARCHITECTURAL COMMITTEE ACTION: 07/15/2025

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

DESCRIPTION OF APPLICATION: 06/24/2025
Permit #25-16623-VCGEN **Lead Staff: Erin Vogt**

Proposal to replace and reinforce structural elements on gallery, per application & materials received 06/02/2025.

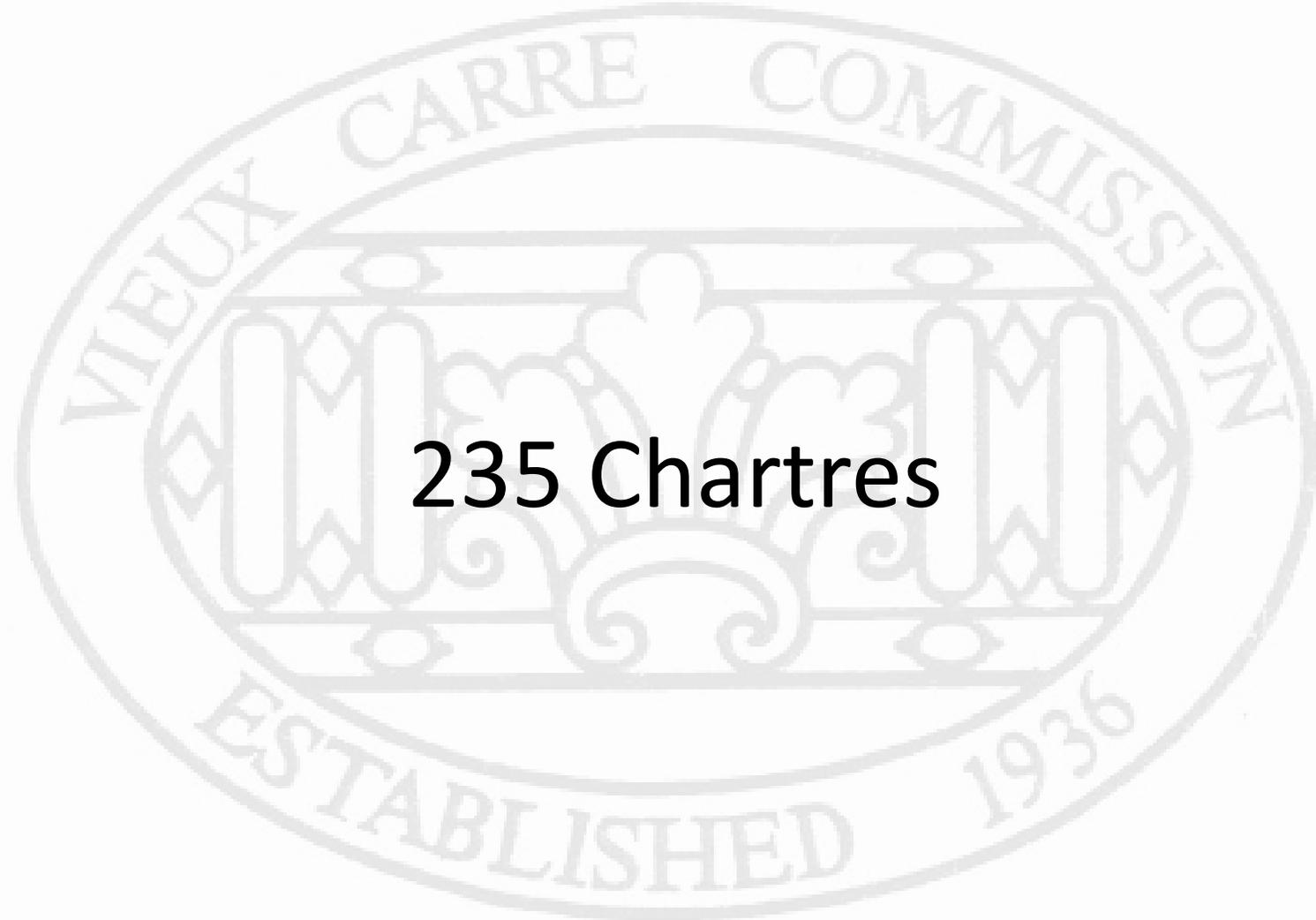
STAFF ANALYSIS & RECOMMENDATION: 06/24/2025

This work is to correct deteriorated conditions and provide reinforcement to the galleries at the Orange rated main entrance to the hotel on Decatur Street, as follows:

- Rusted C9s will be replaced with new C9x20 hot dip galvanized beams
- L6x6x3/8” angles will be bolted to the channels and existing outriggers with 3/4” dia. A325 bolts.
- 3/8x1 flat bars are shown mounted vertically as intermediate rail supports below the existing guardrail, and mounted horizontally between the decorative cast iron panels.
- The bottoms of the decorative cast iron panels have rusted out and will be replaced with 1-1/2” square bars welded in place.
- Each gallery has full-height rail reinforcement added at the three center verticals, made from 1/2” square bars angled back and attached to the outriggers below.

Staff seeks the guidance of the Committee regarding the proposed structural work, but notes that the most visual element is likely to be the addition of the horizontal flat bars at the vertical cast iron panels. Since this building is Orange rated, staff does not object based on visual obtrusiveness.

ARCHITECTURAL COMMITTEE ACTION: 06/24/2025



235 Chartres

ADDRESS: 235-37 Chartres Street
 OWNER: Latas Family Investments APPLICANT: Kirk Fabacher
 LLC
 ZONING: VCC-2 SQUARE: 36
 USE: Retail commercial LOT SIZE: 1055 sq. ft. (approx.)

ARCHITECTURAL/HISTORICAL DESCRIPTION OF PROPERTY:

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

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

C. 1828 3-story masonry commercial building, one in a row of four buildings constructed from Matthew Morgan. It retains its double-hung windows, decorative lintels and granite posts and lintels. In the late 19th c. the building had a gallery that was added between 1876 and 1896.

Architecture Committee Meeting of **07/15/2025**

DESCRIPTION OF APPLICATION:
Permit #25-16932-VCGEN

07/15/2025

Lead Staff: Erin Vogt

Proposal to install mechanical equipment, platform, and hood vent in conjunction with **change of use** from *retail* to *restaurant*, per application & materials received 06/30/2025.

STAFF ANALYSIS & RECOMMENDATION:

07/15/2025

This scope of work involves extensive mechanical equipment installation at the rear of the property, which has no open space. The first floor has long been enclosed with Brown-rated infill structure. However, during the course of this review, staff discovered that additional unpermitted work was completed on the rear of the building above the Brown rated rear addition, including a second-floor bathroom structure, and a third-floor mechanical platform, which spans between 235-37 Chartres and the separately-owned 608 Bienville. It is unclear if the owner of 608 Bienville is aware that this platform, which is under-structured and already holds several condensers, has been attached to their building.

The applicant proposes the following work:

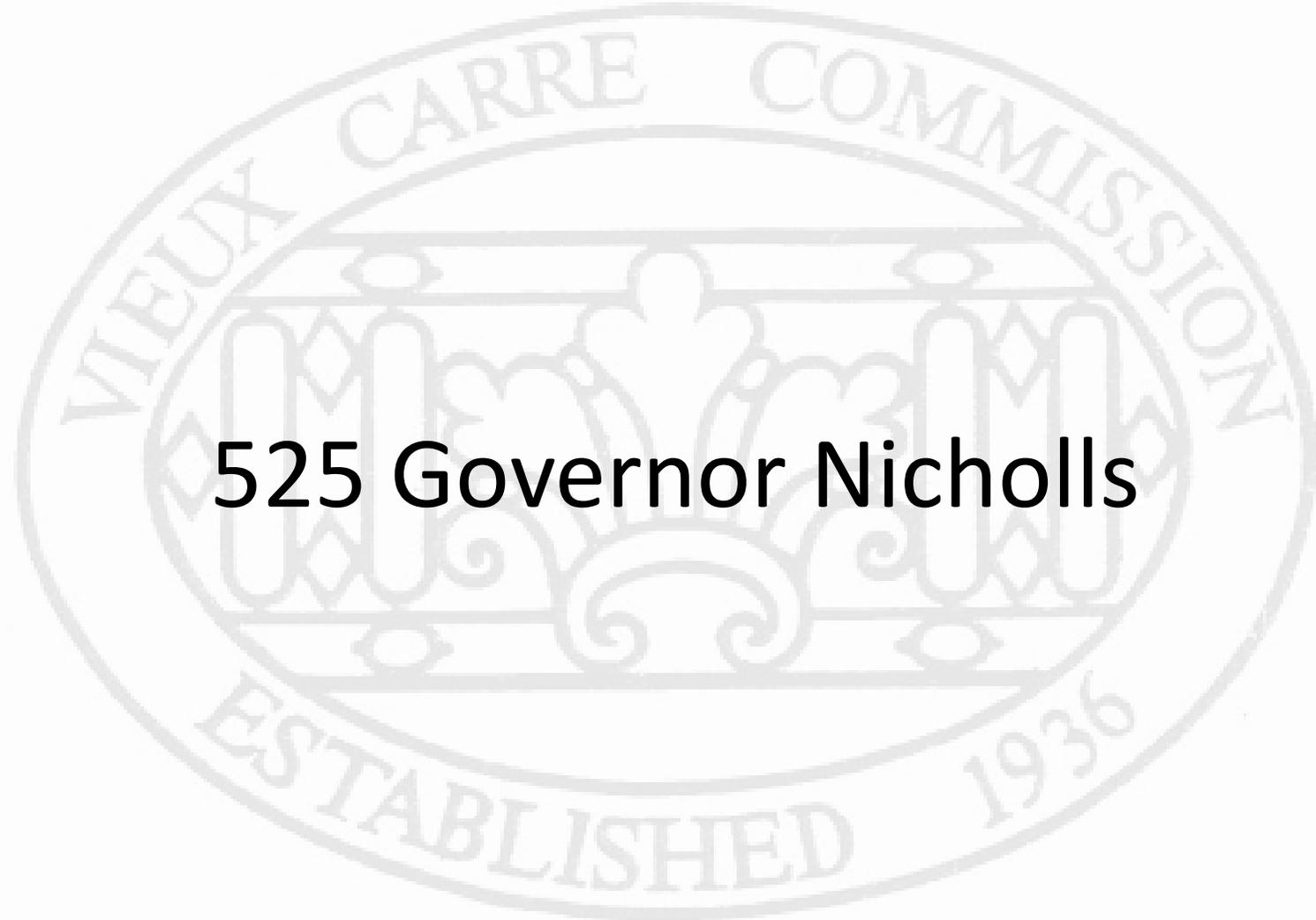
At the second floor, a new inline fan is shown penetrating the Brown rated roof and unpermitted third floor mechanical platform. The ducting runs along the rear elevation and extends 40" above the roof eave, instead of being routed on the interior of the building and penetrating the main building roof. The Brown rated roof is shown holding the new kitchen hood make-up air fan. New and existing tankless gas water heaters are shown mounted to the side of 608 Bienville. On the third floor, a railing is shown at the unpermitted mechanical platform. Existing and new condensers are proposed for this platform, along with new outside air ducts, and a compressor to serve the interior stair.

Staff finds the work associated with the change of use to be extensive and detrimental, considering the limited exterior space at this property. A restaurant requires more exterior space for required mechanical equipment than this property can provide without relying on the use of the rear elevation and an illegal mechanical platform which is attached to a building that is not owned by or on the same property as 235-37 Chartres. No attachment details for the unpermitted platform have been provided for review, as well as no structural drawings, mechanical drawings, or equipment specs. The unpermitted platform and second floor bathroom addition must be documented and submitted for retention before any reviews proceed. It is unlikely that the platform can be retained, given its attachment to the neighboring property. A decorative rail (falsely giving the impression that part of this platform was once a balcony) cannot be approved; if the platform is later allowed to be retained, the rail must be a safety rail, only.

Staff recommends **denial** of the proposed mechanical equipment and suggests that the Committee forward a **negative recommendation** for the **change of use** from *retail* to *restaurant* based on the negative impact of the mechanical equipment needed for a restaurant at this location.

ARCHITECTURAL COMMITTEE ACTION:

07/15/2025



525 Governor Nicholls

ADDRESS: 523-31 Gov. Nicholls
 OWNER: Louis Philippe Condo Assoc. APPLICANT: Alejandro E Tefel
 ZONING: VCR-2 SQUARE: 18
 USE: Residential LOT SIZE: 11,520 sq. ft.

ARCHITECTURAL/HISTORICAL DESCRIPTION:

Rating: main and service--**Green:** Of Local Architectural or Historical Importance.

A continuous cornice unifies the street facades of these three, 3-story brick buildings (523-27-31 Gov. Nicholls) which were constructed as store-residences in 1846. The two buildings at 523-27 Gov. Nicholls are separated by a wide porte cochere that leads into the large rear courtyard with its two service ells. These attached two-story service wings, which during the 19th century were connected by catwalks, form a U-shaped configuration. For over 20 years until an early 1980s renovation, this row of Transitional style buildings was the subject of extreme neglect and the subject of several lawsuits.

Architecture Committee Meeting of **07/15/2025**

DESCRIPTION OF APPLICATION: 07/15/2025
Permit # 25-18910-VCPNT **Lead Staff: Nick Albrecht**

Proposal to install Aeratis synthetic decking at the second-floor gallery and third-floor balcony, per application & materials received 06/22/2025.

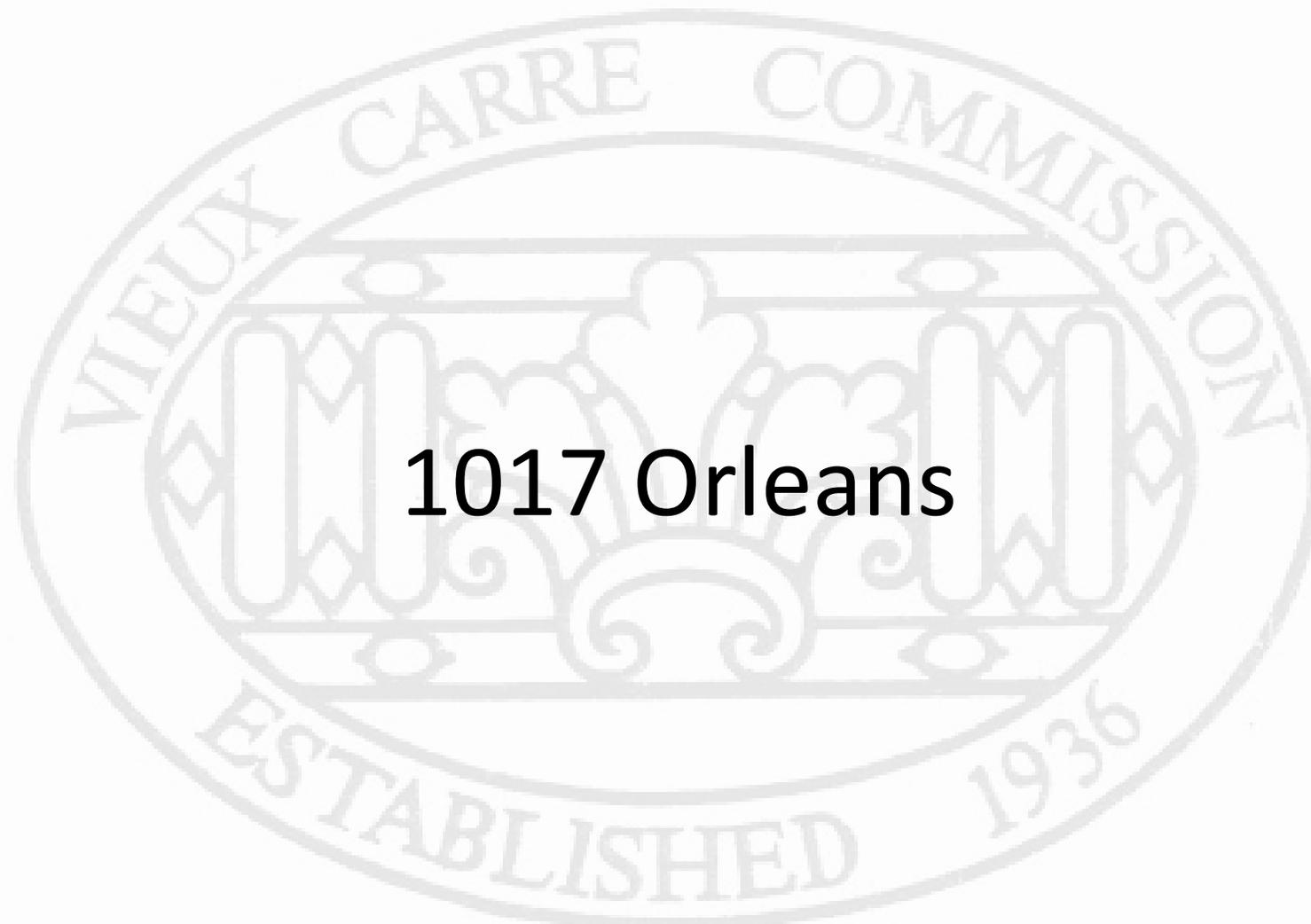
STAFF ANALYSIS & RECOMMENDATION: 07/15/2025

All decking on the Gov. Nicholls elevation of this series of townhouses is proposed for replacement with new synthetic decking. The applicant submitted detailed photographs showing that all the existing decking spans between purlins are less than 16” and should not require any modifications. The one optional location for relocating a purlin occurs at the third-floor balcony which currently features a 14” center to center measurement from the purlin closest to the wall to the middle purlin. The measurement from the middle purlin to the outermost purlin is 18” center to center. Staff and the applicant agree that centering this middle purlin would be logical.

Regarding the use of synthetic decking in these locations, staff notes that from at least the early 1960s through the middle of the 1980s, these buildings were abandoned and no decking was in place on any of the galleries or balconies. The current decking, at the oldest, dates to the time of the 1980s renovation. The other conditions of this proposal and these locations are generally in keeping with the recommendations for the installation of synthetic decking and staff finds these locations consistent with other approved locations.

Staff recommends approval of the installation with the only question being the preferred purlin treatment at the third-floor balcony.

ARCHITECTURAL COMMITTEE ACTION: 07/15/2025



1017 Orleans

ADDRESS:	1015-1017 Orleans	
OWNER:	Abdul-Hadi Nazha Allah	APPLICANT: Gunzburg William, Abdul-Hadi Nazha
ZONING:	VCR-1	SQUARE: 102
USE:	Residential	LOT SIZE: 2,550 sq. ft.

ARCHITECTURAL / HISTORICAL DESCRIPTION OF PROPERTY

A plan, c. 1915, Edwardian, frame, double shotgun with a front gable and porch. The c. 1830 kitchen remains from the Creole cottage that once stood on this site.

Rating: **Main: Yellow**, contributes to the character of the District
Rear Kitchen: Green, of local architectural and/or historical significance.

Architecture Committee Meeting of **10/22/2024**

Permit #25-10463-VCGEN **Lead Staff: Erin Vogt**
 Proposal to install pool in rear courtyard, per application & materials received 04/23/2025 & 06/16/2025, respectively.

Permit #25-10463-VCGEN **Lead Staff: Erin Vogt**
 Appeal to retain PVC plumbing installed on exterior of property without benefit of VCC review and approval, per application & materials received 06/20/2025.

STAFF ANALYSIS & RECOMMENDATION: 07/15/2025

Permit #25-10463-VCGEN
 The applicant proposes to install an pool with an interior clearance of 8’x 10’ in the rear courtyard, between the rear addition and detached dependency. The pool is between 3’-8” deep and 4’-0” deep, with 9” thick gunite walls, stone coping, iridescent purple and teal waterline tile, and a turquoise plaster. One white light is proposed, and the pavers are still shown as being permeable.

The pool equipment is shown adjacent to the existing HVAC condenser. Staff requests confirmation that the equipment proposed does not require a natural gas line; if it does, the run of the line will need to be shown, as well as any exhaust vents and required clearances.

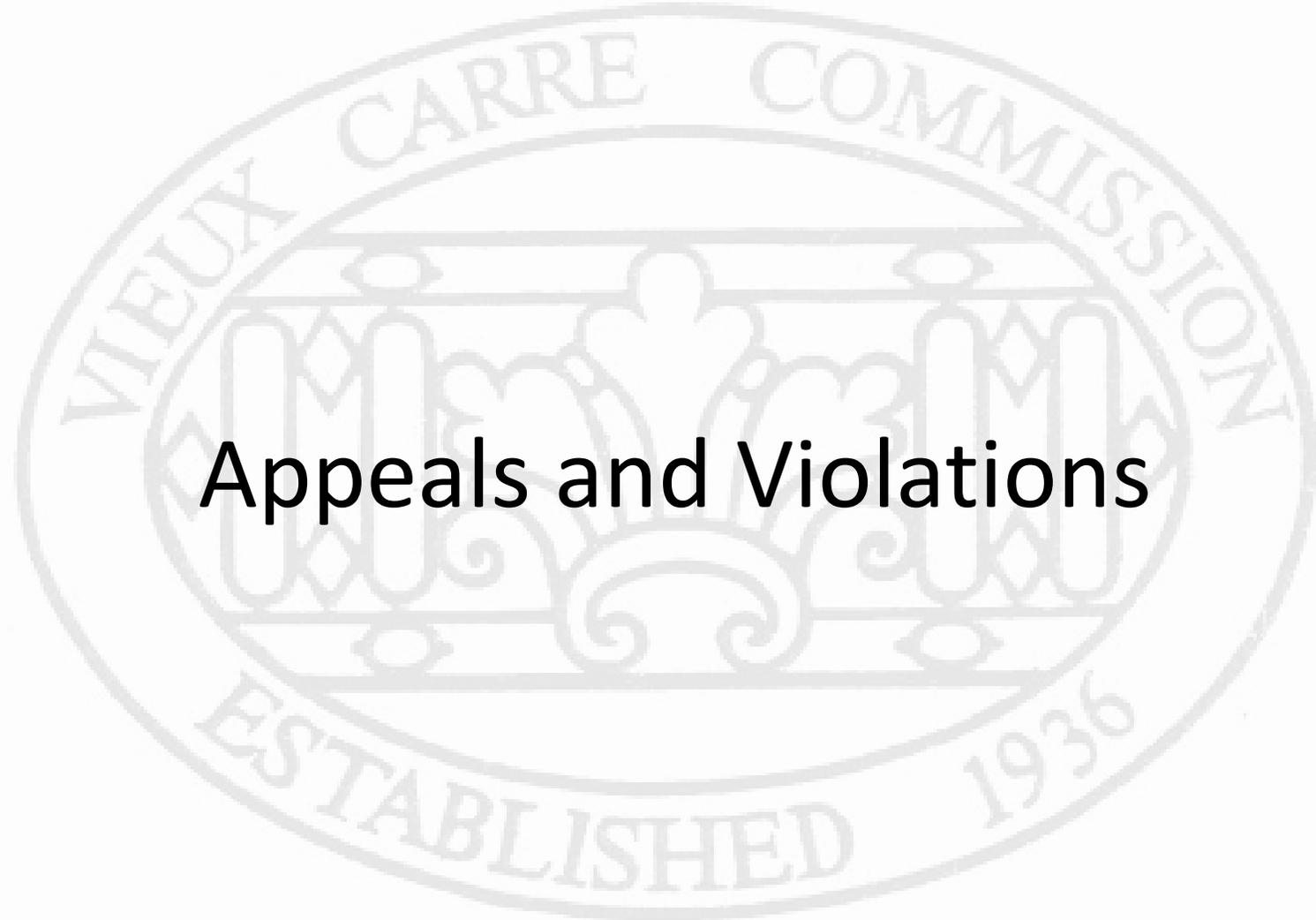
The VCC Design Guidelines state that *“the VCC requires:*

- *A pool or hot tub to be an in-ground installation with the curb flush with the adjacent ground level*
- *A simple, geometric form for the pool or hot tub such as a rectangle or oval.” (VCC DG: 10-11)*

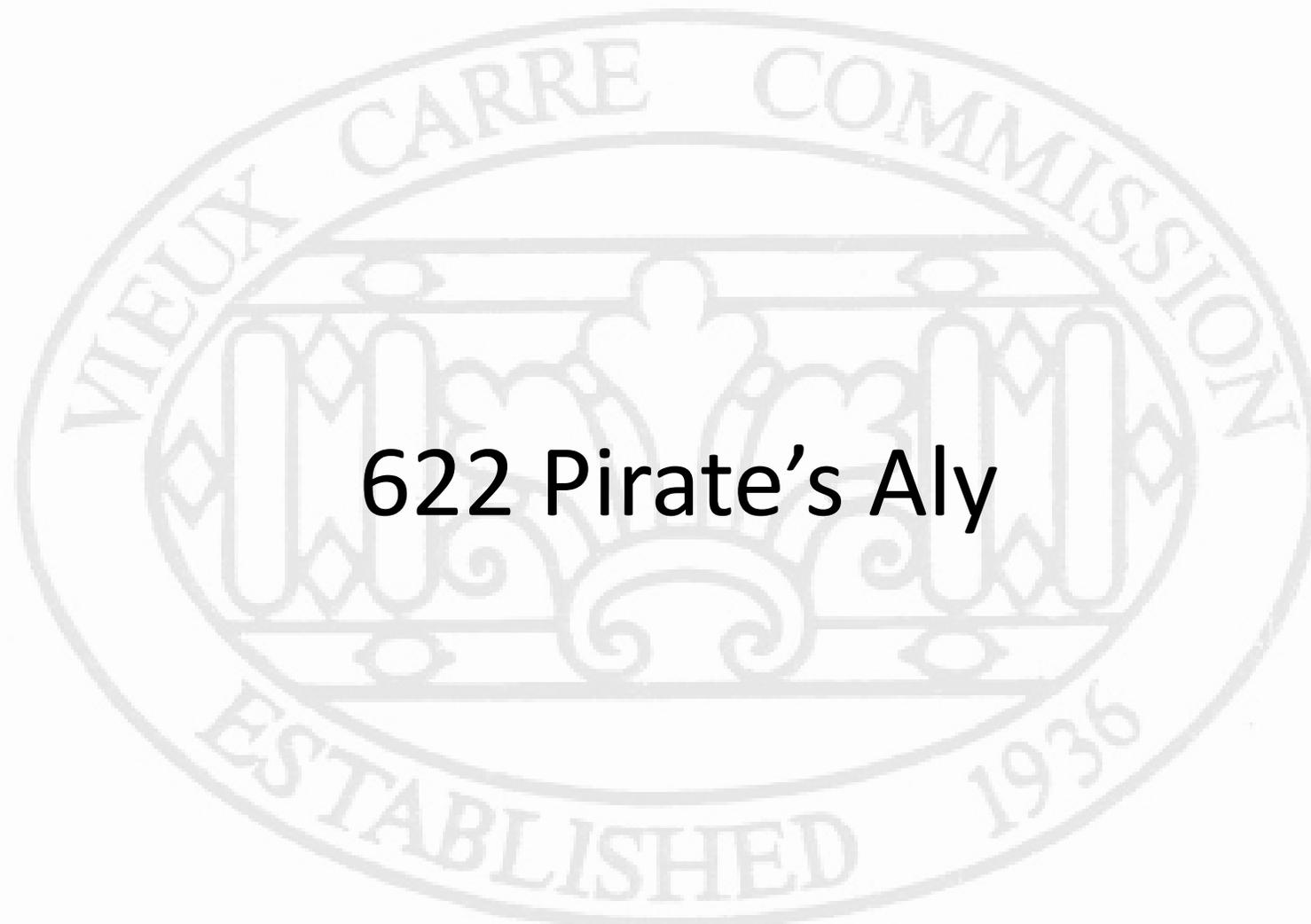
Overall, staff does not consider the pool objectionable in theory, other than possibly the curved bump-out that could be simplified to better comply with the Guidelines. However, staff finds the overall size of the pool to be impossibly large for safe installation adjacent to historic masonry foundations. Notably, the St. Ann-side inside face of the pool is shown as only being 2’ from front wall of the rear dependency, which also means the pool is partially tucked under the balcony. This could make balcony maintenance more difficult, in addition to coming dangerously close to the corbel brick footing of both the Green rated dependency and the courtyard masonry fence. If this pool is to be considered, it must be reduced in size to avoid jeopardizing the safety of the historic architecture. Staff recommends **deferral**.

Permit #25-10463-VCGEN:
 When the property was sold last year, VCC staff was asked to inspect the property and determine what violations were in place so the new owner would have this information in advance. VCC staff determined that millwork replacement and PVC plumbing installation had both been completed without benefit of review and approval. The applicant is currently working with a millworker on a proposal to address several anachronistic doors and windows at the property. However, replacing the PVC plumbing has proven to be a more complex and costly issue due to interior conditions, and the applicant is appealing to retain the PVC temporarily based on hardship. Given that PVC plumbing is rarely found to be approvable per the Guidelines, and hardship must be appealed to the Commission, staff recommends the Committee **deny** the appeal to retain the PVC based on architectural merit.

ARCHITECTURAL COMMITTEE ACTION: 07/15/2025



Appeals and Violations



622 Pirate's Aly

ADDRESS: 622 Pirates Alley
 OWNER: Rumberos LLC APPLICANT: Loretta Harmon
 ZONING: VCC-2 SQUARE: 44
 USE: Mixed LOT SIZE: 1089.5 sq.ft.

ARCHITECTURAL/HISTORICAL DESCRIPTION OF PROPERTY:

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

This building is one in the row of eleven 3 ½ story brick buildings, which were constructed c. 1839-40 for the widow of Jean Baptiste Labranche. Eight of the Labranche row houses face St. Peter, one faces Royal and two face Cabildo Alley.

Architecture Committee Meeting of **07/15/2025**

DESCRIPTION OF APPLICATION: 07/15/2025
Permit #23-34899-VCGEN **Lead Staff: Erin Vogt**

Proposal to rebuild unpermitted rooftop deck, per application & materials received per application & materials received 12/21/2023 & 09/24/2024, respectively. [Notices of Violation sent 12/05/2011, 03/05/2014, 01/16/2015, 08/24/2017, 06/27/2019 & 11/9/2021]

STAFF ANALYSIS & RECOMMENDATION: 07/15/2025

This ongoing application proposes to modify and retain rooftop conditions which have been continuously cited since they were first observed by staff in 2011, including an unpermitted dormer with a door accessing an inappropriate roof deck. The attic apartment uses the dormer and roof deck as part of their second means of egress, which leads to the courtyard via an exterior metal stair. VCC staff recently issued permits under a separate application to address longstanding demolition by neglect issues at the property, including serious structural issues at the rear metal stair and dependency roof (reviewed by Committee 05/06/2025). At that time, the roof deck was in a state of partial collapse, and a portion of the cantilevered deck was removed to allow for work at the roof below.

The applicant has returned with a proposal to demolish and reconstruct the roof deck at a size smaller than what was originally cited in 2011, but larger than what currently exists due to the partial collapse and demo. It is now proposed to cantilever 4’-0” towards St. Peter, bearing on a new structural wall. The roof for the infill structure below is integrated into the roof deck, with the joists extending for the cantilever, a TPO roof, and Aeratis synthetic deckboards (not tongue and groove, as is typically approved, to allow for water to flow to the roof below). A taller, 42” rail would replace the unpermitted 33” rail in sections. In others, it is shown as an extension. The roof deck and egress stair are shown accessed through a new wood door with a single lite and no muntins.

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

(VCC DG:14-17)

The VCC Design Guidelines prohibit the retention (or reconstruction) of this roof deck based on the building’s Blue rating alone, but it fails on several additional key points, including the building’s residential use and pitched roof. The Committee denied the proposal to retain and rebuild the deck on

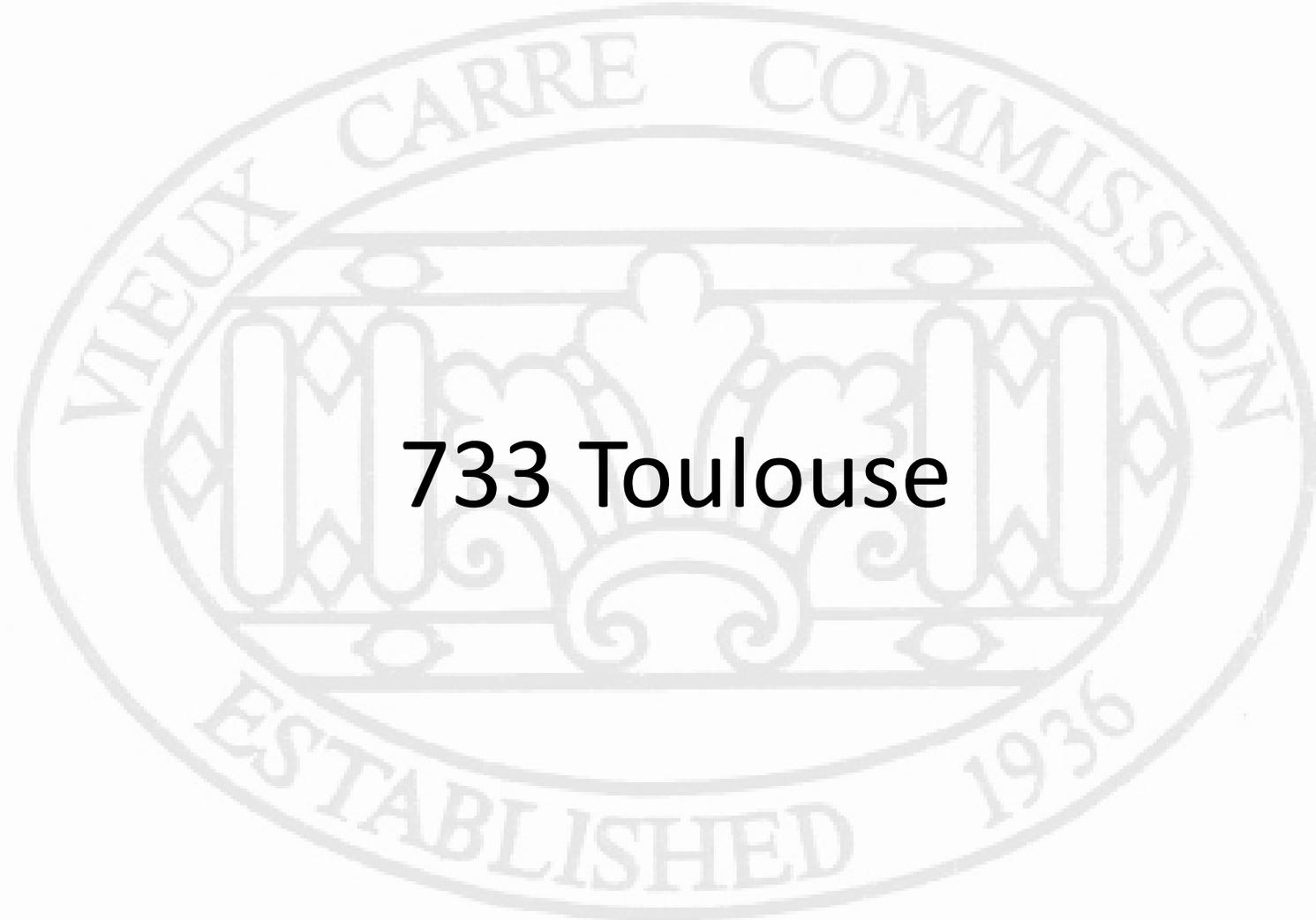
01/23/2024, noting that it had been previously denied in 2012. While the deck does not meet the Guidelines and was previously denied by the Committee, the Commission was concerned that removing the deck completely may not be safe for the attic residents, in light of conditions observed at this individual property. Since a version of this roof deck has been in place for some significant time and may have a legitimate life safety purpose that could justify a hardship exception, the Commission asked that the Committee consider a reduced version of the deck. On 02/21/2024, the Commission moved to defer this application for 6 months in order to allow the applicant time to return to the Committee with a complete proposal and engineer's report, to meet all legal requirements, and to coordinate with SFM and any other necessary city agencies. No report has been provided, and it is unclear if DSP or SFM will find this proposal acceptable for egress purposes.

Given that any allowance for this deck to be reconstructed would be based on egress needs and hardship rather than recreational use, staff does not find it necessary for the Committee to approve anything larger than what would essentially be a landing for the metal stair, and an HVAC platform. Decreasing the platform to align with the structural wall below, rather than cantilevering another 4 feet, would reduce the impact on the building below. Staff notes that rooftop decks are typically required to be set back a minimum distance of their height, so occupants cannot venture to the edge of the building and be visible from below. Since a setback is not possible along the Cabildo Alley side, reducing the deck by 4'-0" would minimize the area adjacent to that elevation.

Staff once again notes that this roof deck is extremely noncompliant with the Guidelines, and the Committee is being asked to mitigate the architectural impact before the proposal returns to the Commission for consideration based on hardship. Staff will not schedule this review until the SFM and DSP determine that this means of egress will meet their requirements (or equivalency) and that no other issues will arise, such as the need for variances.

ARCHITECTURAL COMMITTEE ACTION:

07/15/2025



733 Toulouse

ADDRESS: 733 Toulouse
 OWNER: Bourbon 2Louse, LLC APPLICANT: Karen Bordes
 ZONING: VCC-2 SQUARE: 61
 USE: Commercial LOT SIZE: 1860 sq. ft.

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

07/15/2025

DESCRIPTION OF APPLICATION:

07/15/2025

Permit #24-18798-VCGEN

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 & 06/27/2025, respectively. [Notices of Violation sent 12/26/2018 & 08/19/2019]

STAFF ANALYSIS & RECOMMENDATION:

07/15/2025

The applicant has submitted a revised proposal to address the numerous violations at this property:

- The HVAC equipment placement and platforms are not ideal, but the large platform mounted to the side of the building appears to have been approved by the VCC. No sound data has been provided for the equipment. If the auditory impact is found to be low, staff has no objection to retention of the units for their lifetimes. The raised platform in the alley with the gate beneath is poorly detailed and may need to be reconstructed. Staff will work with the applicant to determine if another location is possible.
- 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, particularly on the rear building.
- A diagram for camera placement has been provided, as well as manufacturer's specs. Some of the placement must be adjusted, but this can be worked out at staff level.
- Light fixtures can largely be retained, with one or two requiring relocation. Lamping must meet Guidelines for color temperature, lumens, etc. This can be handled at staff level.
- The proposed keypads are approvable, but are not placed appropriately. Staff will work with the applicant on relocating keypads and other hardware. Levers must be replaced with thumb latch hardware, which meets ADA requirements.
- Millwork modifications are largely inappropriate, but some can be retained. However, others, such as the first-floor alley-side transom, are not acceptable for retention. Alternatives must be proposed by the applicant. Staff recommends deferral of all millwork until staff can meet the applicant on site to review these conditions in more detail.
- An unpermitted condenser drip line previously penetrated the millwork at the side alley. It was relocated without permit to penetrate the wall instead. Staff finds this improvised modification to be poorly considered and an alternative must be proposed.
- Two openings on the alley side have been illegally enclosed. One is bricked up flush, which cannot be retained per the Guidelines. The other is shuttered, but covered in Entergy equipment. Staff does not find the bricked in opening approvable for retention; the applicant should propose restoration of the opening and its millwork. While the other is blocked by Entergy equipment, it appears that the opening still exists and is just fixed in place.

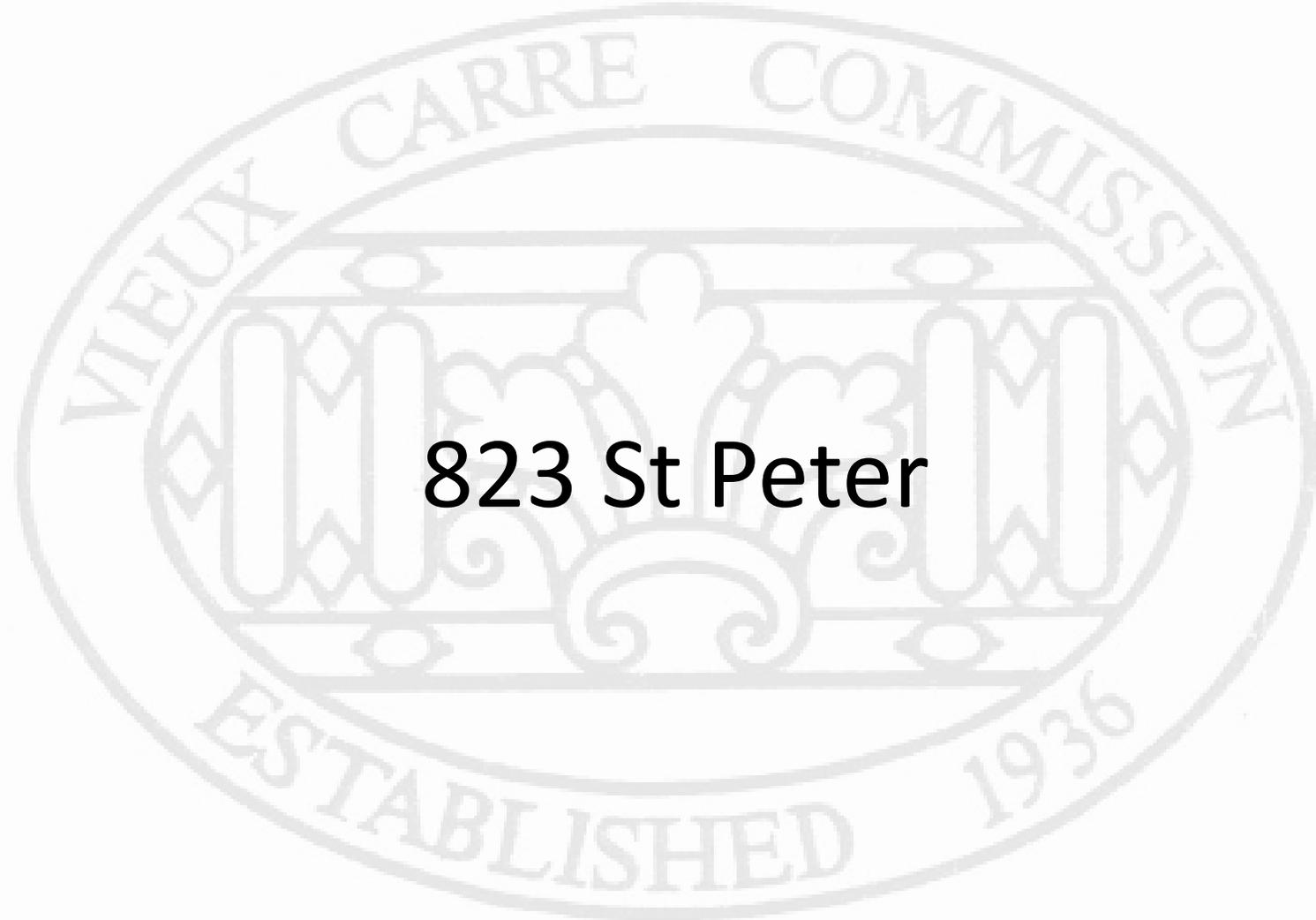
Overall, staff recommends:

- **Conceptual approval** to temporarily retain the HVAC equipment, until its end of life.
- **Conceptual approval** to retain platforms, with some potentially requiring modification or reconstruction, pending staff investigation and discussion with the applicant.
- **Denial** of the appeal to retain the metal cap flashing, both on the main and rear buildings.
- **Deferral** of lights and cameras, to be handled at staff level.
- **Conceptual approval** of keypads, with some requiring relocation and many door handles requiring replacement
- **Deferral** of millwork until a revised proposal can be submitted, as many of the current conditions are not approvable for retention.
- **Denial** of retention of the HVAC drip line
- **Denial** of retention of the alley door removal and wall enclosure. **Conceptual approval** of the

appeal to retain the millwork that remains in place but is blocked by Entergy equipment.

ARCHITECTURAL COMMITTEE ACTION:

07/15/2025



823 St Peter

ADDRESS:	821 St. Peter	APPLICANT:	Matthew Savage
OWNER:	Alexander McAllister	SQUARE:	73
ZONING:	VCR-1	LOT SIZE:	2,356 sq. ft.
USE:	Residential		

ARCHITECTURAL / HISTORICAL DESCRIPTION OF PROPERTY

This 4-bay, c. 1830 masonry Creole cottage with a projecting overhang has late Victorian decorative additions. The rear gallery was enclosed approximately the same time as the decorative modifications were made. The detached service building actually may predate the front building.

Rating:

Main and Detached Service Building: Green, of local architectural and/or historical significance.

Rear Addition: Brown, objectionable or of no Architectural or Historical importance

Architecture Committee Meeting of

07/15/2025

DESCRIPTION OF APPLICATION:

07/15/2025

Permit # 25-16591-VCGEN

Lead Staff: Nick Albrecht

Violation Case #25-03673-VCCNOP

Inspector: Marguerite Roberts

Proposal to retain alley gate and gas lights installed without benefit of VCC review or approval, per application & materials received 06/01/2025 & 06/22/2025, respectively.

STAFF ANALYSIS & RECOMMENDATION:

07/15/2025

Staff issued a notice of violation for this property in March of this year for several items, several of which the applicant has agreed to remedy and are staff approvable. Two items are proposed for retention that require Architecture Committee review.

Gate and Hardware

Staff cited the installation of a new metal gate at the alleyway between this building and 827 St. Peter. The current gate replaced a metal gate which staff suspects was installed as part of a late 1970s renovation. Historically, a wood gate was seen in this opening, which would be typical for this building age and type. The previously existing metal gate was of a fairly simple design with some thin added scroll details.

The new metal gate proposed for retention features vertical pickets with twists and a basket detail. Additionally, the gate features metal letters attached near the top of the gate. The Guidelines state that, *“the VCC requires a wall, fence, or gate to be compatible with the type and style of the main building”* and *“the VCC requires metal fencing to be either wrought or cast iron, or an alternate solid material, such as aluminum, typically with a matte black painted finish.”* Finally, the Guidelines state that, *“the VCC does not allow hollow tube-welded metal fencing or gates.”* (VCC DG: 10-7)

Although staff finds that a wood gate would be more compatible with the type and style of the building, metal gates are not atypical in these locations and the previously existing gate was metal. In terms of the style and details of the gate, staff has some concerns. Although the vertical bars die directly into the very top and bottom rails of the gate, there are four intermediate horizontal bars that appear to be face applied and welded to the pickets. The Guidelines note that, *“the pickets should be solid and punched through the horizontal bars.”* (VCC DG: 10-5) Additionally, the decorative nature of the pickets is at odds with what should be a simple and utilitarian gate. Staff questions if the decorative pickets could be replaced with simple solid square pickets.

Finally, the gate hardware includes a handle with an incorporated keypad. Although staff has been recommending for blank touchscreen style hardware for keyless door hardware in recent years, staff finds this style of hardware to be very discrete and not objectionable. The keypad numbers are only really noticeable when the gate handle is viewed close up. At any distance, the numbers blend in with the actual door knob. Staff has no objection to the retention of this keypad hardware and finds that it may be an approvable option for other properties as well.

Gas Lights

The second item in need of Architecture Committee review is the proposed retention of gas lights installed without benefit of VCC review or approval. Staff observed one gas light on the Dauphine side of the main building and one on the St. Peter elevation of the rear building. Both of these fixtures are visible when looking down the alleyway. Staff questions if any additional gas fixtures have been installed that are not readily visible from the street.

Staff does not find either of these locations consistent with the Guidelines which recommend that

decorative fixtures be, “*located near a focal point of the building, such as the primary entrance door.*” (VCC DG: 11-7) The Guidelines also require that decorative fixtures be “*compatible with the building in terms of its style, type, and period of construction.*” (VCC DG: 11-7) Staff does not find decorative lighting particularly appropriate for this simple Creole cottage.

Summary

In summary, staff:

- finds the concept of a new metal alleyway gate potentially approvable although some details of the existing gate should be modified,
- has no objection to the retention of the gate keypad hardware, and
- recommends denial of the proposed gas light retention.

ARCHITECTURAL COMMITTEE ACTION:

07/15/2025