

Vieux Carré Commission Architecture Committee Meeting

Tuesday, July 29, 2025



Old Business



229 Royal

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

ARCHITECTURAL / HISTORICAL DESCRIPTION OF PROPERTY

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

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

Architecture Committee Meeting of **07/25/2025**

DESCRIPTION OF APPLICATION: 07/25/2025
Permit # 24-28525-VCGEN **Lead Staff: Nick Albrecht**

Proposal to renovate building including the installation of a new first floor storefront, per application & materials received 09/18/2024 & 07/22/2025, respectively.

STAFF ANALYSIS & RECOMMENDATION: 07/25/2025

This application is actively in the process of changing applicants. The new applicant met with staff and expressed an eagerness to move this project forward. Staff noted that the original proposal to restore the ground floor was previously approved and staff emphasized the importance of appropriate materials with that proposal. Staff suggested that returning to a proposal to install two new matching columns in cast iron or possibly cast aluminum would be a path forward for the application.

The applicant has essentially resubmitted the plans that were reviewed and conceptually approved at the 01/28/2025 meeting. That approval included a stipulation that cast iron columns were key to the design concept for restoring the ground floor. The current proposal calls for “cast metal” columns and capitals. Staff previously reached out to the new applicant regarding what specific metal is being proposed for this work but did not hear back as of the time of the writing of this report. Staff requests clarification from the applicant regarding what type of cast metal is actually being proposed. Staff also notes the importance of having the new applicant submit drawings with their own title block and stamp.

Conceptually, staff finds this proposal consistent with the one previously conceptually approved. Staff again reiterates the importance of using appropriate materials in this project as well as getting all the paperwork updated and corrected.

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

ARCHITECTURAL COMMITTEE ACTION: 07/25/2025

Architecture Committee Meeting of **06/10/2025**

DESCRIPTION OF APPLICATION: 06/10/2025
Permit # 24-28525-VCGEN **Lead Staff: Nick Albrecht**

Proposal to renovate building including the installation of a new first floor storefront, per application & materials received 09/18/2024 & 05/23/2025, respectively.

STAFF ANALYSIS & RECOMMENDATION: 06/10/2025

The Committee approved in concept a design that was discussed during the 05/06/2025 meeting with the staff and applicant to develop a final design. Although the applicant has submitted a new design that includes detailing that works more in conjunction with the second floor as discussed during the previous meeting, staff found it important to return to the Committee for final approval as some details now appear more atypical.

The applicant proposes two “T” shaped columns to be aligned with existing cast iron elements on the second floor. Staff notes that only one of these vertical cast iron elements are currently intact, with the other going missing sometime between 1975 and 1980. Staff questions if this element will be replaced under this current proposal. If not, there is still a vertical break in the glazing which could work in conjunction with the proposed storefront arrangement.

Aligning the first-floor verticals with those on the second-floor results in a wider center opening. The pair of doors for this opening are now shown as each being 4’4” wide and the doors are nearly 9’ tall. These doors are shown as being made from wood with a large single piece of glazing making up the majority of the door. Staff is concerned that doors of this scale will be difficult to construct and maintain out of wood, particularly while keeping the stiles and rails relatively thin.

Besides these concerns over final detailing, staff finds the proposed storefront to be a significant improvement compared to the existing conditions. Staff requests commentary from the Committee regarding the proposal.

ARCHITECTURAL COMMITTEE ACTION:
DRAFT

06/10/2025

Mr. Albrecht read the staff report with Mr. Rupley present on behalf of the application. Mr. Rupley stated that they had aligned the columns after the last meeting. Mr., Fifield expressed concern over the door size. Mr. Rupley stated that the other buildings seemed to have more equal openings. Mr. Fifield asked the applicant if he was confident, they could make the doors. Mr. Rupley state “I hope so.” Mr. Block asked if all 3 would be operable. Mr. Rupley stated that they preferred all 3 to be operational. Mr. Fifield asked about egress. Mr. Rupley stated that this would be more than adequate.

There was no public comment.

Mr. Block stated that more equal openings might be a better alternative in reality. Mr. Bergeron stated T shape to L shape, don’t know if alignment is needed. Mr. Fifield asked if this had been approved by NPS. Mr. Rupley stated that this was their first step. Mr. Bergeron asked if there had been any more research on cast metal alternatives. Mr. Rupley stated, “too expensive.” Mr. Fifield stated that the original proposal was for a restoration of the ground floor and clearly this was no longer the proposal.

Mr. Bergeron made the motion to defer based on the day’s discussion in order to allow the applicant time to explore the retention of the existing. Ms. Steward seconded the motion and the motion passed unanimously.

Architecture Committee Meeting of

05/06/2025

DESCRIPTION OF APPLICATION:
Permit # 24-28525-VCGEN

05/06/2025

Lead Staff: Nick Albrecht

Proposal to renovate building including the installation of a new first floor storefront, per application & materials received 09/18/2024 & 04/24/2025, respectively.

STAFF ANALYSIS & RECOMMENDATION:

05/06/2025

This application was deferred at the 04/22/2025 meeting due to concerns over the proposed materials for the storefront, which included fiberglass capitals. The possibility of installing the storefront without the capitals was briefly brought up by the applicant and the applicant has submitted new drawings proposing that condition. It was noted that this condition is seen at the nearby 221 Royal St. Staff found that the current storefront at 221 Royal was approved and installed in 2003 with the permit calling for the installation of “*new wood paneled pilasters to match cast iron pilasters on either side.*” The applicant is proposing a similar condition at 229 Royal with simple wood pilasters. It is also noted that as the historic pilasters exist on either side of this building, there would only be two new wood pilasters as part of this new storefront.

The applicant has also provided a photograph from the interior side of the building which appears to show a large steel beam below the level of the second-floor framing. Staff requests confirmation from the applicant that this beam would not interfere with the current proposal.

Staff finds this solution potentially approvable but is again concerned about the mismatch of conditions that would be present at the various floors of the building. The first floor would not be a true restoration but rather a modern interpretation of the historic conditions. No work is proposed for the second floor, so it would remain the ca. 1950 “modern” condition. The third and fourth floors would remain original to the ca. 1856 design. Staff believes the proposal would be more palatable if it was for a true restoration of the first floor or if it included work to the second floor to bring it back to something more inline with the original appearance.

Staff requests commentary from the Architecture Committee regarding the proposal.

ARCHITECTURAL COMMITTEE ACTION:
DRAFT

05/06/2025

Mr. Albrecht read the staff report with Mr. Fabacher present on behalf of the application. Mr. Fabacher noted his belief in coming down to 2 solutions to discuss if either one of them is acceptable with one recreating the shaft of the column in aluminum and doing the capital in fiberglass or replicate the wood columns that are at 221 Royal St. Mr. Bergeron asked about suppliers/potential supplies in terms of the aluminum columns with Mr. Fabacher mentioning a company and Mr. Bergeron also naming a different company he is familiar with too. Ms. Steward expressed her thinking that she is ok with the wood pilaster that it's evidently not original and hating to see the 2nd floor altered. Mr. Bergeron noted sharing staff's concern in terms of the different treatments on different floors with Ms. Steward asking again is there a reason they can't leave the 1st floor as it is and repair it. Mr. Fabacher stated the owner wants to return it back to match the neighboring buildings and stating the owner's belief that he's going to have a better opportunity to attract leasers. Mr. Bergeron asked if the owner is interested in a restoration of the 2nd floor as well and Mr. Fabacher stated no as well as that he doesn't think there are any plans to use the upper floors. Mr. Bergeron brought up the steel beam staff asked about in their report and Mr. Fabacher commented it should be clear. Mr. Bergeron asked about staff's thoughts in terms of a different approach to detailing he then went on to describe and a way he called more sympathetic to the 2nd floor. Mr. Block responded that makes sense with Ms. Steward commenting she agrees with that. Mr. Fabacher asked what kind of material he was thinking and Mr. Bergeron commented he thinks it could still be the same wood material being proposed but just making them different from the historic columns on either side. Mr. Fabacher stated wanting to maintain the proportions they have now and this was followed by a discussion related to the idea of some kind of a simpler design option. In terms of an adjustment to/redesigning the proposal Mr. Bergeron asked staff if they think they can work with the applicant with staff expressing their belief they can and Mr. Fabacher also expressing being ok that as well.

There was no public comment.

Ms. Steward made the motion to accept the design per the committee's discussion today and that the owner and architect work with the staff to come to a final design decision noting the committee's discussion was talking about detailing it in a way that would be more cohesive with the second floor. Mr. Bergeron seconded the motion and the motion passed unanimously.

Architecture Committee Meeting of

04/22/2025

DESCRIPTION OF APPLICATION:
Permit # 24-28525-VCGEN

04/22/2025

Lead Staff: Nick Albrecht

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

STAFF ANALYSIS & RECOMMENDATION:

04/22/2025

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

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

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

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

ARCHITECTURAL COMMITTEE ACTION: 04/22/2025
DRAFT

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

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

Architecture Committee Meeting of 01/28/2025

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

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

STAFF ANALYSIS & RECOMMENDATION: 01/28/2025

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

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

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

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

ARCHITECTURAL COMMITTEE ACTION: 01/28/2025

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

There was no public comment.

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

Mr. Bergeron made the motion for conceptual approval with revisions to be made per today's discussion

to the millwork and additional details to be submitted as requested by staff noting the stipulation of cast iron columns being key to the design concept for restoring the ground floor as discussed today. Ms. Steward seconded the motion and the motion passed unanimously.

Architecture Committee Meeting of

10/08/2024

DESCRIPTION OF APPLICATION:
Permit # 24-28525-VCGEN

10/08/2024

Lead Staff: Nick Albrecht

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

STAFF ANALYSIS & RECOMMENDATION:

10/08/2024

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

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

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

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

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

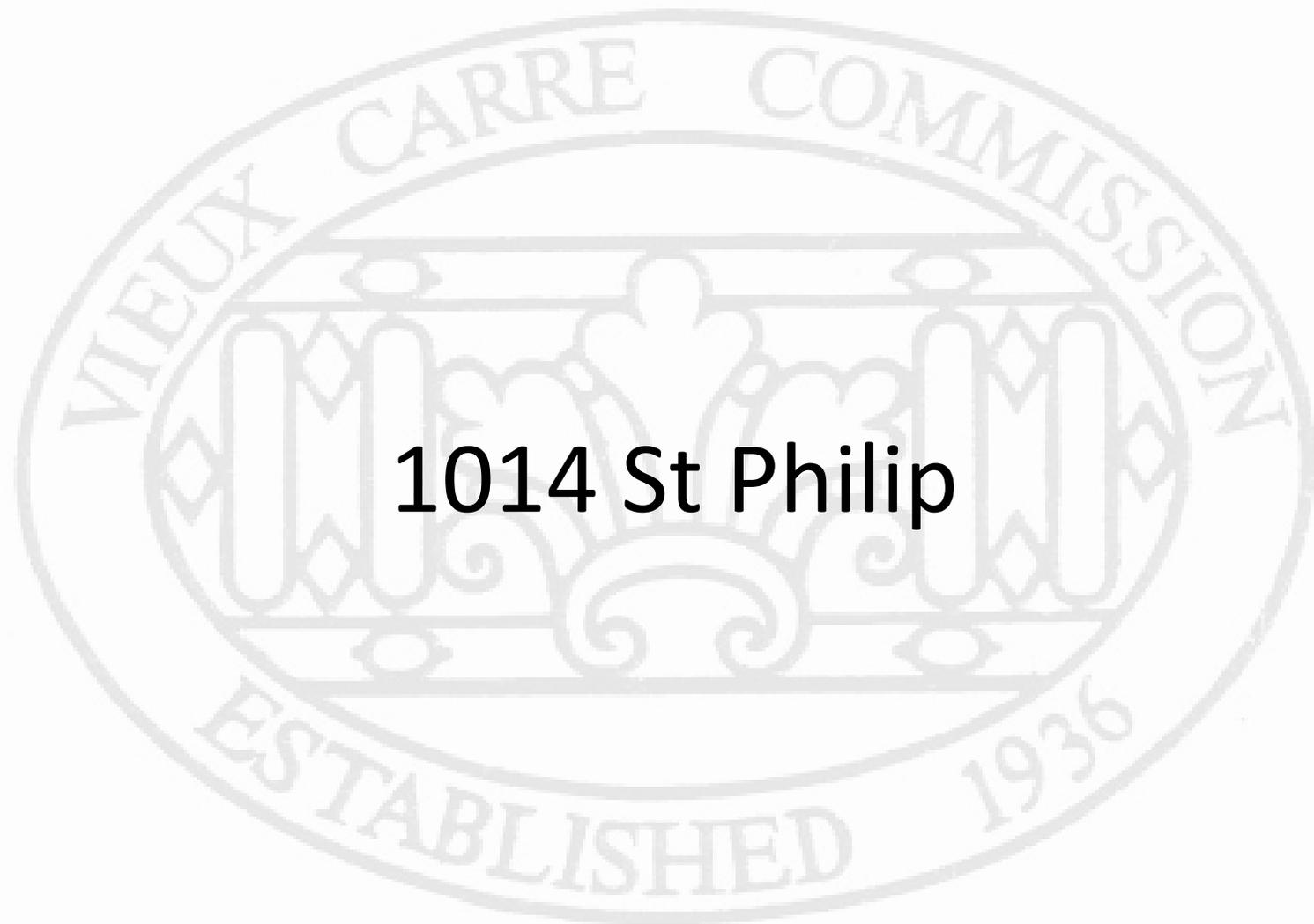
ARCHITECTURAL COMMITTEE ACTION:
DRAFT

10/08/2024

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

There was no public comment.

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



1014 St Philip

ADDRESS:	1014-16 St. Philip St.		
OWNER:	Robert D. Edmondson	APPLICANT:	John C Williams
ZONING:	VCR-1	SQUARE:	104
USE:	Residential	LOT SIZE:	3150 sq. ft.

ARCHITECTURAL/HISTORICAL DESCRIPTION OF PROPERTY:

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

A c. 1830, 4-bay, masonry, double Creole cottage with twin dormers and gable ends.

Architecture Committee Meeting of **07/29/2025**

DESCRIPTION OF APPLICATION: **07/29/2025**
Permit # 24-33384-VCGEN **Lead Staff: Nick Albrecht**

Proposal to install new gas heater for conceptually approved small pool, per application & materials received 10/31/2024 & 07/15/2025, respectively.

STAFF ANALYSIS & RECOMMENDATION: **07/29/2025**

The Architecture Committee conceptually approved the conversion of an existing fountain to a swimming pool at the 11/26/2024 meeting. At that time, the proposed work was limited to deepening a portion of the fountain, adding a step outside the fountain, and installing the associated pool equipment under nearby stairs. The applicant has returned with a proposal to install a new gas heater for the pool. The heater is proposed to be located under the stairs adjacent to the other pool equipment but would also require a new gas line and an exhaust.

The new 2" gas line is proposed to be run up the corner of the main building, across the top of the alley gate to the neighboring building wall, up the neighboring wall to above the second floor where there is an existing electrical conduit, down the length of the neighboring building to the rear building, and finally down to the location of the heater.

The exhaust pipe is shown running up the inside of an existing brick chase constructed against the front wall of the rear building at the first floor, then exposed at the second floor, through the roof, and up to a height above the neighboring roof.

As we live in a warm subtropical climate and this pool has a capacity at the very most of 1,000 gallons, staff questions the need for a gas heater. Staff recommended that the applicant explore the use of electric heaters which would not require the large gas line or the exhaust. Many of these electric heaters have the added benefit of operating as heat pumps which could also be able to cool the water if it gets too warm in the summer.

Regarding the proposal itself, staff sees several issues with the plan. The gas line would be highly visible and would very atypically be run across the top of the alley gate. Staff also questions the proposal to install the gas line to the neighboring building wall and if the applicant has contacted the neighbor about this aspect of the proposal. Installation against this wall would likely require mechanical attachments into the historic masonry wall. The proposed exhaust would also be partially visible and disruptive to historic building fabric.

Given the atypical and disruptive nature of the gas line and exhaust for the heater as proposed and the seemingly very viable alternative of using an electric heat pump for this very small pool or explore installing the gas line underground, staff recommends denial of the proposal as submitted with the recommendation that the applicant explore alternatives.

ARCHITECTURAL COMMITTEE ACTION: **07/29/2025**

Architecture Committee Meeting of **11/26/2024**

DESCRIPTION OF APPLICATION: **11/26/2024**
Permit # 24-33384-VCGEN **Lead Staff: Nick Albrecht**

Proposal to convert existing fountain into new swimming pool, per application & materials received 10/31/2024.

STAFF ANALYSIS & RECOMMENDATION:

11/26/2024

The applicant proposes to modify the existing fountain to create a deeper section in order to facilitate allowing the owner to exercise in the water feature. The fountain is currently shown as 2' deep and according to the applicant dates to around the 1950s. An area of the floor within the fountain measuring approximately 7-1/2' x 4' would be excavated an additional 21" down to create an area a little under 4' deep. The associated equipment for the water feature would be located under stairs to the service building that are immediately adjacent to the existing fountain.

The CZO defines a swimming pool as a structure containing a body of water eighteen inches or more in depth, intended for recreational purposes. Water features including fountains are defined as being less than 18" in depth. By the definition given in the CZO, this would be a swimming pool. As the existing fountain is only approximately 14" from the property line and building code requires pools to be a minimum of 2' from the property line, there is a question with the Building Department regarding the allowability of this proposal. It is noted that the proposed work of deepening the fountain takes place more than 2' from the property line. The applicant has also been in contact with the neighboring property owner, who does not object to the proposal.

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.*" (VCC DG: 10-11) The Guidelines also note that water "*features often represent a significant alteration to a courtyard or yard and must be carefully designed to be sensitive to the historic character of a space.*" (VCC DG: 10-11) It could be noted that the outer shell of this fountain/proposed pool would not be changing except for the installation of a new brick step adjacent to the existing brick fountain wall. As such, the proposed change would not necessarily be a significant alteration to the existing courtyard space. Additionally, Staff found that there was a proposal in 2019 to enlarge the fountain into a pool and maintain the wall height above the courtyard on all sides. That proposal was conceptually approved at the 10/22/2019 meeting but did not develop beyond that.

As with any proposal, any approvals will be contingent on confirmation that all aspects of the proposal are approvable per the CZO and any applicable building codes. Staff finds this to be a unique and unusual proposal and requests commentary from the Committee regarding the proposal.

ARCHITECTURAL COMMITTEE ACTION:

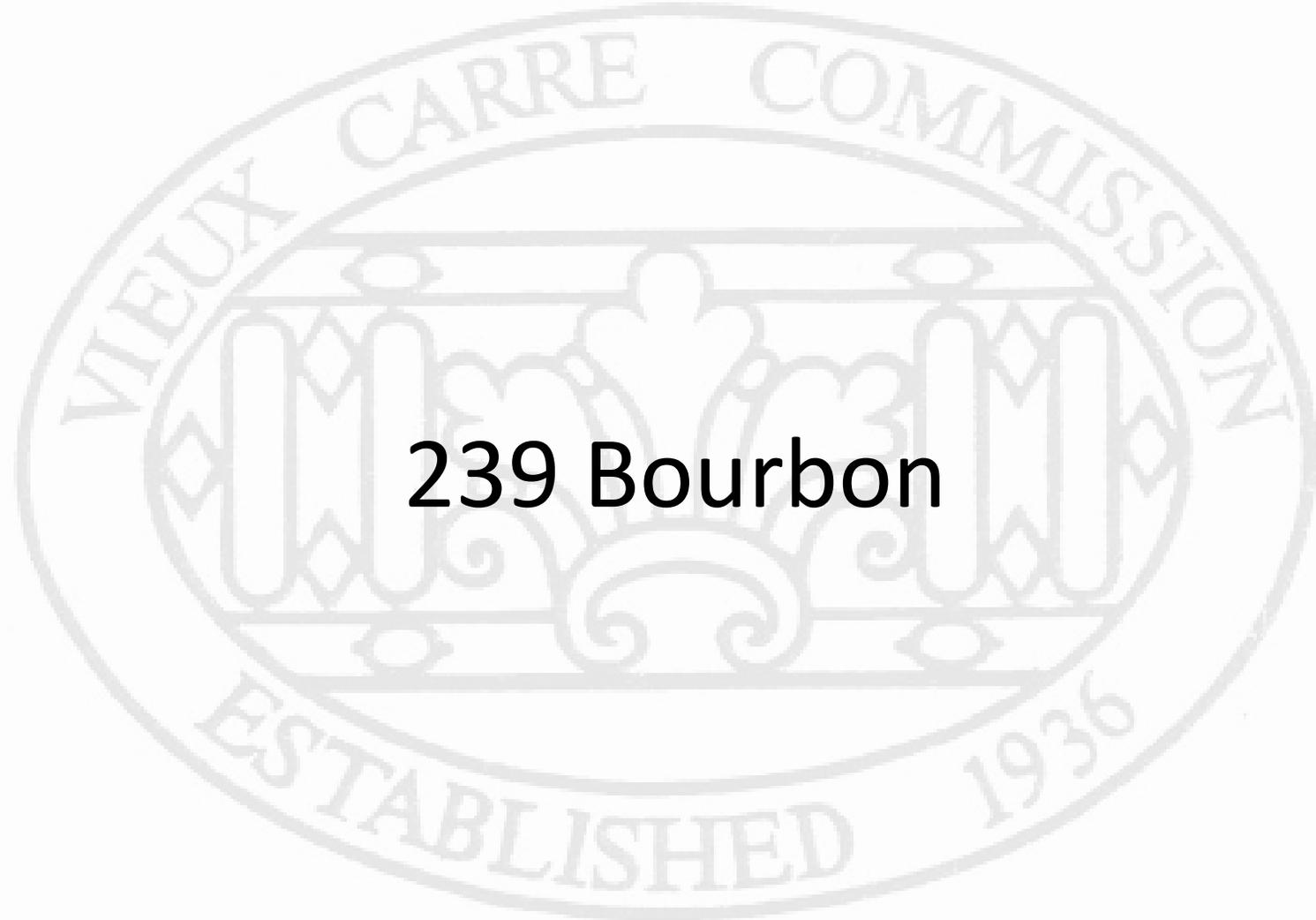
11/26/2024

Mr. Albrecht read the staff report with Ms. Robin and Mr. Williams present on behalf of the application. Ms. Steward asked about there not being a grab bar and Mr. Williams stated if they do that they will return for approval. Mr. Williams stated his belief they don't consider this a pool because swimming can't be done in it calling it an "exercise fountain".

Nikki Szalwinski, in the audience, noted that two feet would be barely clear of the base of the service building wall. Ms. Szalwinski recommended getting rid of the fountain and putting in a separate pool.

Mr. Williams brought up the property owner Mr. Edmundson following the public comment. Mr. Edmundson stated there is only one owner affected by the location of the fountain as well as that him and the neighbors jointly collaborated for work on the brick wall along the property line. Mr. Edmundson continued that the affected neighbor has been advised of the intent regarding the fountain has been provided current working drawings. The neighbor has provided a signed letter stating no objections to deepening the water feature. Mr. Edmundson noted a full size pool was not needed or wanted as well as describing the proposed work as "sensible". Mr. Edmundson noted a correction to Mr. Williams statement regarding the fountain's age saying he believes it is older than Mr. Williams had noted. Mr. Fifield noted he sees this as "a less disturbing solution" than other things with Mr. Bergeron noting his caution about ensuring waterproofing.

Mr. Bergeron made the motion to conceptually approve the proposed "water feature" with final details to be worked out at the staff level. Ms. Steward seconded the motion and the motion passed unanimously.



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 **07/29/2025**

DESCRIPTION OF APPLICATION: 07/29/2025
Permit # 25-18025-VCGEN **Lead Staff: Nick Albrecht**

Proposal to install new synthetic tongue and groove decking and new railing on roof of courtyard infill, per application & materials received 05/28/2025 & 07/09/2025, respectively.

STAFF ANALYSIS & RECOMMENDATION: 07/29/2025

This application was deferred at the 06/24/2025 meeting, partially due to concerns of this space becoming more activated and the existing railing not appearing to meet code. The applicant has returned with revised plans including two new proposed railing options.

The proposal now shows synthetic tongue and groove decking rather than the previously proposed pedestal paving system. As a portion of this area would have originally been a second-floor balcony of the service ell, staff finds the use of tongue and groove decking to be more appropriate compared to a paving system. Staff does not find the use of a synthetic tongue and groove decking objectionable in this location as it is on top of infill construction. As with any synthetic decking proposal, staff recommends that the decking be painted if approved.

Regarding the proposed railing options, option 1 shows a new metal railing on top of the existing parapet wall, similar to the existing metal railing, although now code compliant.

Option 2 shows a new wood railing, matched in design to the balcony railing, and located just behind the masonry parapet wall. Staff finds that this approach may be preferred as it is more in line with what would have been seen on the balcony historically. Staff suggests that an air gap of at least a few inches be created between the wood railing and the masonry to increase longevity of the railing and to ease future maintenance.

Staff recommends conceptual approval of option 2 with final details to be worked out at the staff level.

ARCHITECTURAL COMMITTEE ACTION: 07/29/2025

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:
DRAFT

06/24/2025

Mr. Albrecht read the staff report with Mr. Williams and Ms. Laxton present on behalf of the application. Ms. Laxton noted that they were open to whatever material. Mr. Fifield pointed out that the current railing does not meet code.

There was no public comment.

Ms. Steward moved to defer the application until the proposal has been further developed with the staff. Mr. Fifield seconded the motion, which passed unanimously.



New Business



534 Chartres

ADDRESS: 534 Chartres Street
OWNER: Rania MK LLC, Michael W Long, Sonya Lacomb, Charles Steinmuller APPLICANT: Peralta Renovations
ZONING: VCC-2 SQUARE: 22
USE: Residential LOT SIZE: 1715 sq. ft.

ARCHITECTURAL/HISTORICAL DESCRIPTION OF PROPERTY:

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

1/2 of a c. 1830 Transitional style double 3-bay masonry with stucco 3-story building. Each building retains a side passageway and an attached 3-story service building. They also still have their fine wooden cornices, and # 530 still has a wrought iron balcony at the second level.

Architecture Committee Meeting of **07/29/2025**

DESCRIPTION OF APPLICATION: 07/29/2025
Permit #25-19134-VCGEN **Lead Staff: Erin Vogt**

Proposal to install new slate roof, per application & materials received 07/07/2025 & 07/23/2025, respectively.

STAFF ANALYSIS & RECOMMENDATION: 07/29/2025

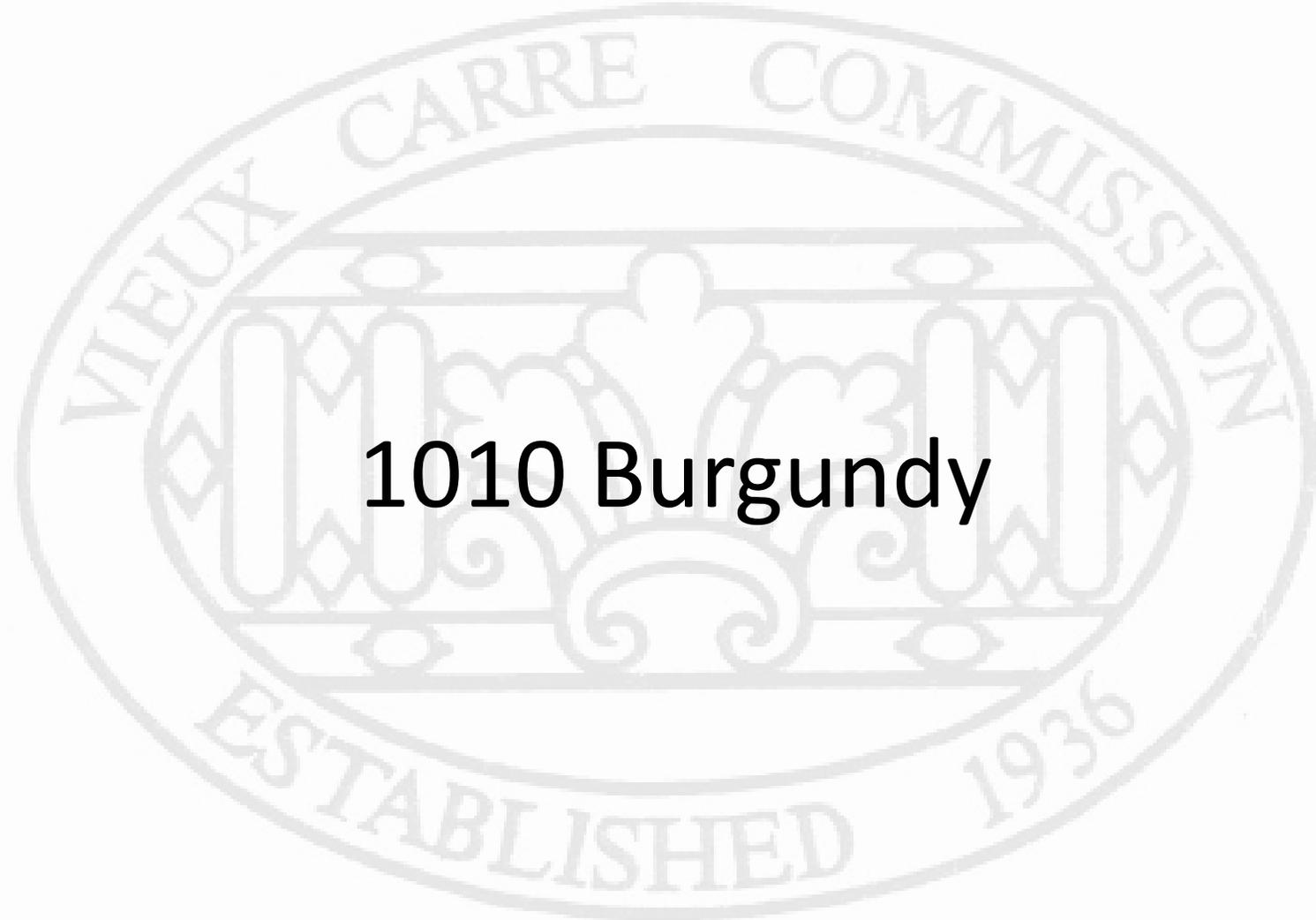
The applicant initially proposed to install a typical natural slate roof on the Green rated main building. In discussions with staff, the scope of work has been expanded to include the roof of the rear service building, which is a failing Fire Free system. During review of this application, staff noted that the front and rear roof slopes of the main building are continuous with 532 Chartres, as these buildings were initially constructed as a double. The roof at 532 Chartres was permitted to have a ReadySlate system installed in 2021, but that work was never completed. Since installation of a new roof on either of these properties is complicated by the property line and lack of parapet, staff determined that Committee review would be required. Several submittals were received after the deadline and have not been comprehensively reviewed by staff, but in the interest of making the building watertight as soon as possible, were scheduled for Committee review.

The applicant now proposes to use ReadySlate at 534 Chartres as well, despite the ReadySlate roof at 532 never being installed. A grinder cut will be made at the property line, with a copper dry fix bonding gutter proposed at the seam.

Mastic will be removed where possible from the masonry parapets and chimneys. New approvable chimney caps will be installed. Dormer repairs are also proposed, but only to replaced rotten wood, not to restore lost detailing or address the unpermitted vinyl window. The unusual rear parapet fragment spanning 532-534 Chartres will be flashed with copper, but no cricket will be installed since it crosses the property line. Staff notes that the scope of work called for chimney repairs to be completed using Quikcrete; staff notes that the VCC mortar mix does not match Quikcrete's composition (even the "Vieux Carré" mix, which has no relation to the VCC and is not an endorsed product) and all mortar must be mixed by hand.

Staff seeks the guidance of the Committee regarding the proposed work.

ARCHITECTURAL COMMITTEE ACTION: 07/29/2025



1010 Burgundy

ADDRESS: 1010 Burgundy Street
OWNER: Brian R Furness APPLICANT: Bryan Alexander
ZONING: VCR-1 SQUARE: 84
USE: Residential LOT SIZE: 2047 sq. ft.

ARCHITECTURAL / HISTORICAL DESCRIPTION OF PROPERTY

Current rating: Main & Service Building: **Green** - or of local architectural and/or historical significance.
One-story infill: **Brown** - or of objectionable or of no architectural or historical significance.

Suggested rating: Main & Service Building: **Pink** - or of local architectural and/or historical significance that has been detrimentally altered (but, if properly restored, could be upgraded to Green).
One-story infill: **Brown** - or of objectionable or of no architectural or historical significance.

C. 1835-40, 3-bay cottage with Greek Revival detailing on its front entrance, a Federal style dormer, and a detached 2-story brick kitchen. Both the main and service building have been detrimentally altered and a single-story infill building has been constructed between the buildings.

Architecture Committee Meeting of **07/29/2025**

DESCRIPTION OF APPLICATION: 07/29/2025
Permit #25-19298-VCGEN **Lead Staff: Erin Vogt**

Proposal to perform roof repairs throughout property, including balcony modifications, per application & materials received 06/25/2025 & 07/21/2025, respectively.

STAFF ANALYSIS & RECOMMENDATION: 07/29/2025

During application review, staff found that the satellite imagery of this property seemed to indicate some unusual existing conditions and scheduled a site visit to inspect the roofs prior to permit issuance. It is unknown when the one-story infill between the main and service buildings was constructed, but previous staff noted that it was shown on a 1974 property survey in the VCC files. Furthermore, at some point an addition was made to the rear roof slope of the main building, effectively converting the historic 1½-story cottage to 2 stories. The front of the service building was also modified at some point, possibly when the one-story infill was constructed and the addition was made to the rear roof slope of the main building.

Staff discussed the proposed work with the roofer at length, and several complicating factors are present. The failing flat roof over the one-story infill was constructed on top of a previous failing flat roof, resulting in the roof surface being built up to be almost even with the dependency balcony with which it intersects. The balcony has sheet metal over it, which has been haphazardly flashed with the flat roof. These inappropriate conditions have likely been deteriorating for some significant time, and staff is concerned about long-term rot affecting the underlying structural members. It is particularly worrisome that the infill was likely built without permits and grandfathered, as it may have not been built to structural standards. It is not clear if the dependency's first floor masonry wall remains on the interior, or if it was removed where the infill intersects, but it is possible that further structural modifications were undertaken without permit.

Obviously, staff cannot issue permits to match the existing conditions per the Design Guidelines, but the infill is grandfathered and the VCC cannot compel its removal. The question of how to flash the flat roof at the second-floor balcony is complicated by the presence of the underlying failed roof, and it is unclear how much space should be present between the top of the flat roof and the top of the decking. Exploratory demolition is needed to understand what the current conditions are, and ideally, staff would prefer an architect provide details for this condition, but staff is concerned that removing the roof for exploratory demo could leave it exposed for a number of weeks while drawings are prepared and reviewed.

Staff notes that this roofer is very experienced with working with staff and within the Design Guidelines. However, their proposal involves applying a liquid applied fiberglass to the balcony decking where the buildings intersect; this material is not allowed for use in this type of application, and while these conditions are atypical and likely need a unique solution, staff is concerned that use of liquid fiberglass on balcony decking could be seen as a precedent and proliferate throughout the District. If found approvable by the Committee, it should be noted that this is only being approved for a specific condition.

Other corrections need to be made during this scope of work, rather than continuing subpar conditions. The gutter and downspout at the rear balcony roof and its transition to the gutter at the first-floor infill is an example. Staff is comfortable with reviewing and approving an alternative at staff level, if the Committee does not find it necessary to return to AC.

An engineer's report will also be needed to evaluate the current conditions before permits are issued and

the roof is opened up. If underlying conditions are not visible without exploratory demolition, staff requests that staff be involved in this process. Ultimately, staff's greatest concerns are ensuring that the infill and dependency are structurally safe, that the roof not be demolished and left open for significant time, and that the new roof be properly flashed and not detrimentally detailed at the balcony decking. Staff seeks the guidance of the Committee regarding the best strategy for addressing this complex situation and making the building watertight as soon as possible.

Additionally, VCC staff recommended the building for downgrade in 2014, but no action was taken at the Commission level. The modifications made to these buildings, as well as the infill construction, are anachronistic and detrimental to the building's historic integrity. Given that the Design Guidelines for Green and Pink ratings are largely the same, and that a downgrade to Pink should not affect what is considered approvable or not per the Guidelines, staff finds the Pink rating of "detrimentally altered" to be appropriate at this time, and recommends that the Committee forward a recommendation to the Commission to downgrade the structure.

ARCHITECTURAL COMMITTEE ACTION:

07/29/2025



520 St Louis

ADDRESS:	518-22 St. Louis Street		
OWNER:	Kurt E Schon	APPLICANT:	Alcebo Rene
ZONING:	x	SQUARE:	28
USE:	x	LOT SIZE:	3963.2 sq. ft.

ARCHITECTURAL/HISTORICAL DESCRIPTION OF PROPERTY:

Main building & service building: **Green**, of local architectural and/or historic significance.
Connecting structure: **Orange**, 20th century construction.

These 4½-story masonry buildings (2, 3-bay buildings) number among the c. 1830 townhouses built by the Rouzan Family. This building, like its neighbors, also had ground floor arched openings but was later modernized with Greek Revival granite pilasters and lintels.

Architecture Committee Meeting of

07/29/2025

DESCRIPTION OF APPLICATION:

07/29/2025

Permit #25-20935-VCGEN

Lead Staff: Erin Vogt

Proposal to rebuild collapsed masonry cornice and perform related structural repairs, per application & materials received 07/11/2025 & 07/24/2025, respectively.

STAFF ANALYSIS & RECOMMENDATION:

07/29/2025

On 07/10/2025, the decorative brick cornice at 520 St. Louis collapsed while work was underway to replace the front gutters. VCC staff issued a permit for conditions to be stabilized, shored, and tarped, and requested an engineer's report and stamped drawings for reconstruction. Staff met with the engineer and architect on Thursday, 7/24, and they submitted materials that same day for Committee review, which staff has expedited.

The engineer's report provided by Mr. Alan Harris, PE, states that:

We observed severe deterioration from wood boring insects (most probably termites or similar insect) and also long term deterioration of the grout between the brick courses. We observed both the ceiling beams and the rafter beam ends protruded into the areas of missing brick indicating that they were previously mortised into the wall as well. We also found flat bar that, based on adjacent building construction, was used to support the gutter system protruding from inside the building through the missing brick. Additionally, we found layers of horizontal wooden members inside the remaining brick that was heavily deteriorated. We are unsure the purpose of these wooden members as they did not appear to be headers for the window or the ceiling framing.

Currently both the wall and the roof framing are in critical condition and if not repaired immediately, further collapse and damage to the structure (and potentially adjacent building and the general public) is imminent. As mentioned in the general description, The wall and framing hold a symbiotic relationship and if either fail, the other is no longer supported. This is evidenced by the recent failure of the brick wall once the roof framing was deteriorated and no longer able to supply its originally intended service, the wall was primed for failure. It appears that the metal flat bar protruding through and holding the brick was holding the wall together instead of the intended purpose of only supporting the gutters. Now that the brick wall is partially collapsed and the roof framing is no longer supported, the wall is now acting as a cantilevered member due to the lack of the lateral support of the framing, similarly the framing is also cantilevered off an interior wall or support of some kind. Neither the wall nor the framing was designed for this condition and while stable currently, if any outside force acts on either, further collapse shall be expected. Such outside forces could be wind (tropical or common thunder), vibration from street traffic or rain (due to deterioration of mortar or increased weight). The following repairs shall be constructed immediately.

We recommend that the course of brick above the 4th floor window should be removed in its entirety. We also recommend that the deteriorated horizontal wooden members be removed at this time as well. While this work is underway, the ceiling and roof framing shall be shored from the inside, as required, during the masonry demolition. Once the framing is shored and the masonry is removed, the damaged ceiling and roof framing shall be either replaced in kind or a new framing member shall be installed adjacent to the deteriorated member (sistering). If a new framing member is sistered to existing framing, the new member shall be 2x as long as the deteriorated section (i.e. if 2ft is deteriorated, a 6ft long new member shall be installed) or a new member shall be installed the full length to the ridge, or to a load bearing framing support inside the building. Once the framing is installed, the new masonry wall shall be installed and replaced in kind.

The drawings provided by both the engineer and architect call for the cornice to be rebuilt, with the floor joists pocketed into the wall, and the existing rafters to be tied to a new continuous 2x wood sill with Simpson hurricane ties. The sill is bolted down with ½" diameter anchor bolts at 24" o.c., and 1" wide x 15" long copper flat bars will be inserted into the mortar joint under the top row of bricks at 24" o.c. to support the gutter.

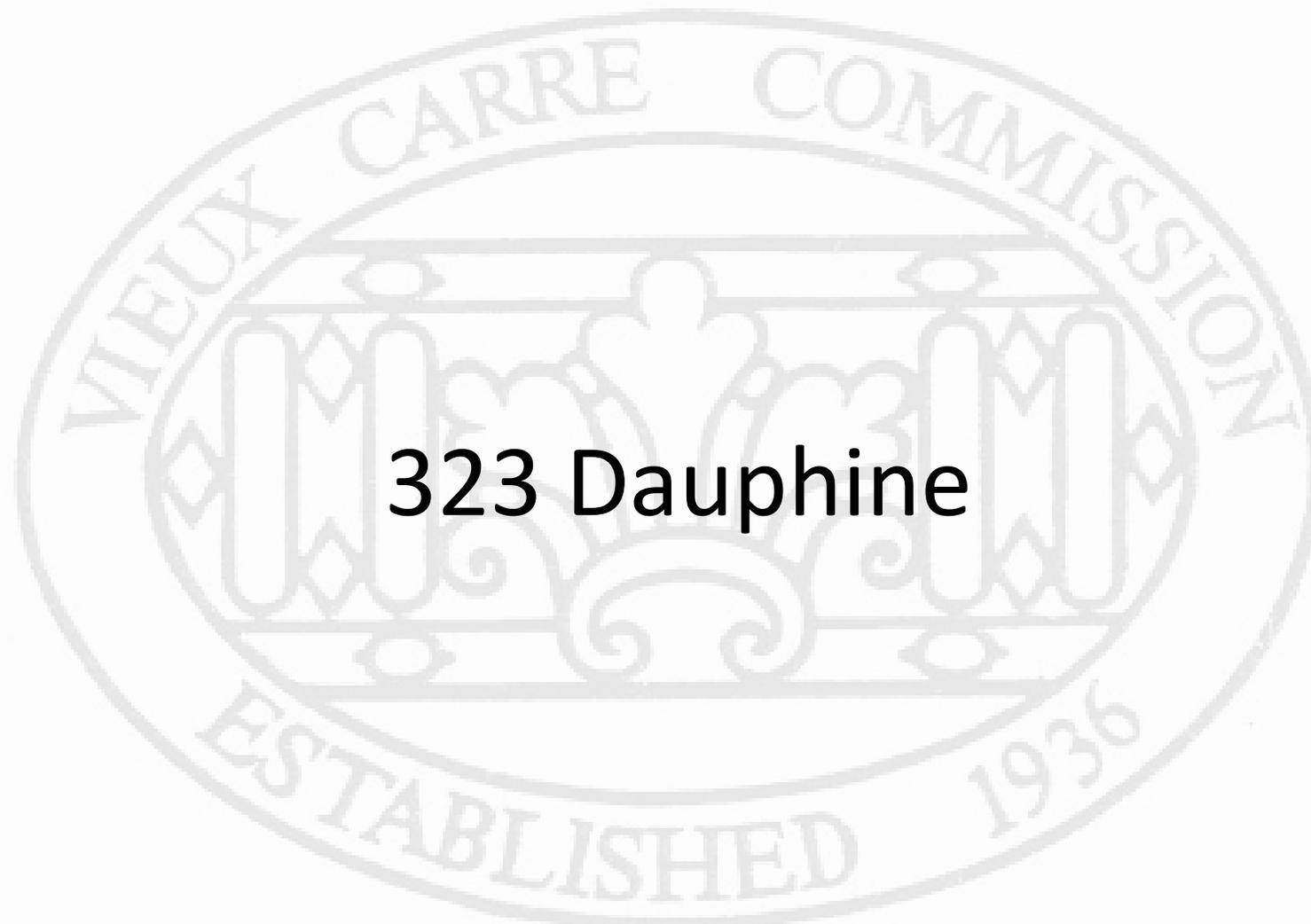
The cornice is to be rebuilt to match existing, using salvaged brick and new “New Orleans Hard Tan Jumbo” bricks from Masonry Products.

In addition to ensuring that the cornice reconstruction is historically accurate and matches existing conditions in detail, profile, exposure, etc., staff is concerned with the flashing and capping detail at the top of the masonry wall. Both this building and its sister property at 510 St. Louis have a rarely seen condition where the roof dies into the top of the masonry wall. Most commonly, buildings of this age and style have parapets with internal gutters rather than half-round gutters mounted to the outer face of the wall. As such, staff has not reviewed many similar details for flashing and capping historic masonry in this condition, and none that involve reconstruction of a partially collapsed wall. The detail provided by the applicant shows 2x blocking on top of the masonry, capped and flashed with plywood sheathing, a weatherproof membrane, and copper. Staff seeks the guidance of the Committee regarding any concerns about how this detail is designed.

[Staff notes that a VCC violation letter sent on 6/24/2020 cited work without permit related to gutters, downspouts, and cap flashing conditions at the parapets. An application to address the parapets must be submitted for review or the violation case may be scheduled for administrative adjudication.]

ARCHITECTURAL COMMITTEE ACTION:

07/29/2025



323 Dauphine

ADDRESS: 323 Dauphine Street
 OWNER: Grenoble House LTD
 ZONING: VCC-2
 USE: Commercial/Guest House

APPLICANT: Kenneth Rafferty
 SQUARE: 92
 LOT SIZE: irreg=4979.4 sq.ft.

ARCHITECTURAL / HISTORICAL DESCRIPTION OF PROPERTY

C. 1834 Transitional style 3-story masonry townhouse with a semi-detached service ell. The Mission style front was added to the building in the 1920s.

Rating: Front façade -- yellow;
 Rear of main building and service building -- green.

Architecture Committee Meeting of

07/29/2025

DESCRIPTION OF APPLICATION: **Permit # 25-21367-VCGEN**

07/29/2025

Lead Staff: Nick Albrecht

Proposal to replace existing paired doors at the primary entrance with new single leaf door, per application & materials received 07/15/2025.

STAFF ANALYSIS & RECOMMENDATION:

07/29/2025

This application was submitted with a goal of easing movement of individuals and luggage through this primary entrance of this hotel. Staff shared with the applicant some photos showing that this entrance clearly had a single leaf door as seen in photos from 1972 and 1973. By 1980, paired doors matching the current arrangement had been installed. An earlier photo from 1964 originally appeared to show paired doors but after closer inspection, staff believes this photo shows out swinging screen doors with the actual door behind the screens difficult to see.

The historic description for this building notes that the Mission style front façade was added in the 1920s. Staff finds a single leaf glass over panel door as seen in the 1970s photos and as proposed, to be consistent with the Mission style.

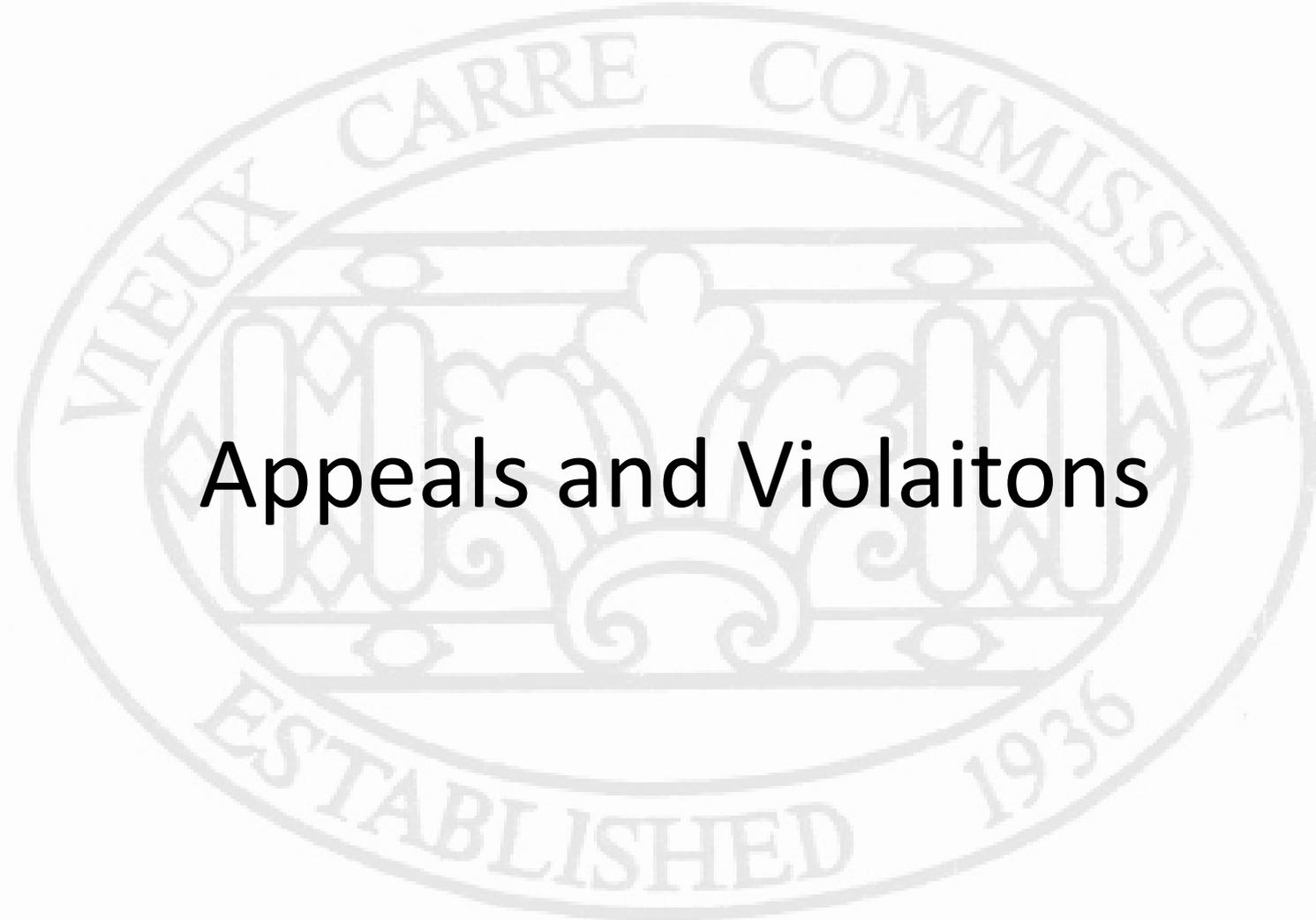
Regarding the drawing and details of the currently proposed door, staff notes what appear to be some atypical details. When comparing the drawing side by side with the old photo, the lock rail of the proposed door appears to be much higher than the previously existing door. This results in shorter, almost square lites, while the previously existing had taller and better proportioned lites.

The bottom of the door seen in the historic photo is a little difficult to establish. It almost appears that there is a very tall bottom rail that makes the panel almost the same height as the bottom rail. The proposal shows curved molding details and a raised panel. Staff suggests this may be more appropriate as a flat panel. The proposed muntins are also atypical looking. Staff questions if these were modeled from the fan light above the door. If they were not, staff recommends matching the fan light muntins for the new door.

Staff finds the concept of a new single leaf door with lites and a bottom panel to be conceptually approvable but recommends that the details be reworked to be more consistent with what is seen in the historic photographs.

ARCHITECTURAL COMMITTEE ACTION:

07/29/2025



Appeals and Violations



729, 733, 737 Conti

ADDRESS: 729 Conti St.
 OWNER: Cajun Cuisine 1 LLC APPLICANT: John Lambertson
 ZONING: VCC-2 SQUARE: 63
 USE: Restaurant LOT SIZE: 1998 sq. ft (approx.)

ARCHITECTURAL/HISTORICAL DESCRIPTION OF PROPERTY:

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

One in the c. 1838 row of 5, 3½-story townhouses.

ADDRESS: 733 Conti St.
 OWNER: Cajun Cuisine 1 LLC APPLICANT: John Lambertson
 ZONING: VCC-2 SQUARE: 63
 USE: Restaurant LOT SIZE: 1991 sq. ft. (approx.)

ARCHITECTURAL/HISTORICAL DESCRIPTION OF PROPERTY:

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

One in the c. 1838 row of 5, 3½-story townhouses.

ADDRESS: 737-39 Conti St.
 OWNER: Cajun Cuisine LLC APPLICANT: John Lambertson
 ZONING: VCC-2 SQUARE: 63
 USE: Restaurant LOT SIZE: 1991 sq. ft (approx.)

ARCHITECTURAL/HISTORICAL DESCRIPTION OF PROPERTY:

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

One in the c. 1838 row of 5, 3½-story townhouses.

Architecture Committee Meeting of **07/29/2025**

DESCRIPTION OF APPLICATION: 07/29/2025
Permit #25-15495-VCGEN, #25-15499-VCGEN,
#25-15501-VCGEN **Lead Staff: Erin Vogt**
Violation Cases: #22-02158-VCCNOP, #22-02157-VCCNOP,
#22-02155-VCCNOP

Proposal to perform structural repairs at rear balconies, per applications and materials submitted 05/20/2025 & 07/09/2025, respectively. [Notices of Violation sent 07/26/2019 & 05/20/2022. STOP WORK ORDER posted 04/30/2025.]

STAFF ANALYSIS & RECOMMENDATION: 07/29/2025

Following Committee review on 06/10, the applicant brought on an architect and met with staff to address the immediate structural issues at the courtyard balconies. Additional applications will be submitted to address the complete scope of violations present.

None of the unpermitted structural repairs that led to the posting of the SWO will be retained. Approximately 12 second floor balcony joists and 21 third floor balcony joists are called out as needing repair, which the engineer stated involves replacing the entire exterior portion of the joist with a composite beam fastened to the historic joists on the interior. Staff is unsure if an exposed composite beam will have an appropriate appearance when painted

The railings, decking and gutters will all be removed, with new railings, decking, and fascia to be installed per typical VCC details. Several inappropriate columns will be removed, and the remaining columns will be trimmed out per typical details for wood balconies and galleries.

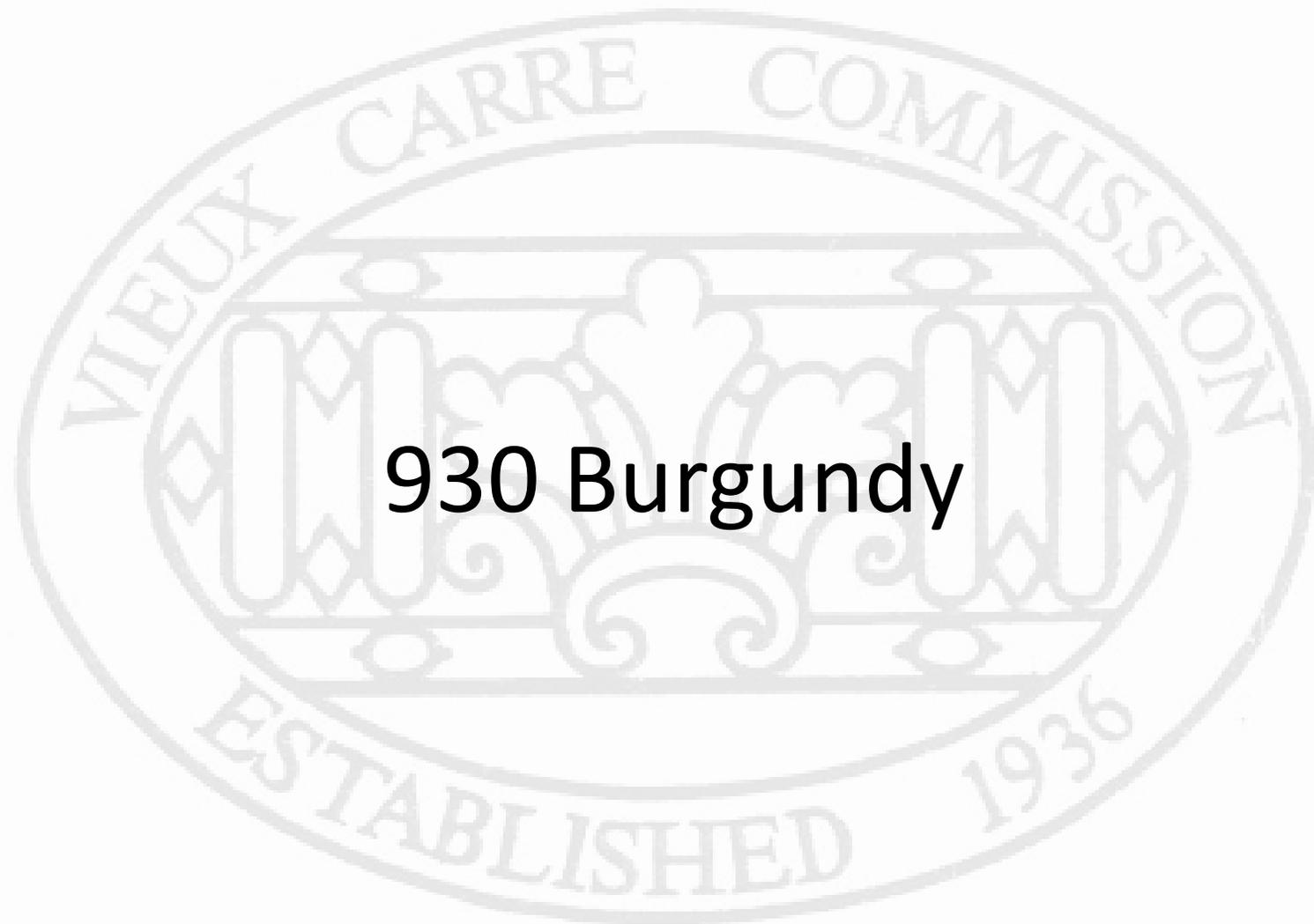
As discussed previously, one of the second-floor balcony columns at the service ell for 729 Conti is out of alignment with the column above due to the unpermitted construction of a two-story service building. Since this structure has not been approved or permitted DSP or VCC, the applicant has added a note that states “existing column to be replaced to provide temporary stability. Permanent solution to be included in

next scope. If the railing needs to be altered because of this column location, it will be fully replaced in the future scope.” Staff notes that the column should not be necessary for structural purposes under typical conditions, but it is unclear to what extent the now-interior portion of the masonry service ell wall may have been modified following the unpermitted construction.

Staff seeks the guidance of the Committee regarding the structural work and the proposed misalignment of the service ell column.

ARCHITECTURAL COMMITTEE ACTION:

07/29/2025



930 Burgundy

ADDRESS:	928-30 Burgundy	APPLICANT:	Erika Gates
OWNER:	Gwendolyn H Brown	SQUARE:	85
ZONING:	VCR-1	LOT SIZE:	4186 sq. ft.
USE:	Residential		

ARCHITECTURAL/HISTORICAL DESCRIPTION OF PROPERTY:

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

C. 1900 4-bay frame shotgun cottage

Architecture Committee Meeting of **07/29/2025**

DESCRIPTION OF APPLICATION: **07/29/2025**
Permit #25-20719-VCGEN **Lead Staff: Erin Vogt**

Appeal to retain louvered attic opening, fence, and HVAC screening installed without benefit of VCC review and approval, per application & materials received 07/09/2025. [**Notice of Violation sent 05/10/2018**]

STAFF ANALYSIS & RECOMMENDATION: **07/29/2025**

Staff notes that a separate application has also been submitted to address many of the violations at staff level, including correction of the asphalt roof at the rear addition and millwork repairs throughout. The applicant is appealing to retain the following items:

Rear attic opening:

The opening in the rear gable was modified some time ago to be a full-length door. When first observed by staff in 2012, a flat, unpanelled wooden door had been installed in the opening. In 2018, staff noted that the inappropriate millwork had been replaced with louvered shutters and a small sheet metal awning had been added. Staff does not find the new louvered millwork to be inappropriate and recommends **approval** of the retention. Alternatives to the awning should be proposed for review at staff level.

HVAC screening:

The HVAC enclosure was also observed in 2018. While the detailing of the wood screening is not what staff would have recommended if an application had been submitted for review prior to installation, staff finds it **approvable** for retention. When the wood reaches the end of its natural life, a permit must be sought to replace the screening before work is done, which will allow for reconstruction to be better detailed.

Wood fence

A small section of brick fence at the rear of the property was demolished and replaced with a wooden board fence. Photos from 2018 indicate that it was the same height as the unpermitted prefabricated shed, which the applicant states has been removed. However, the photo provided by the applicant appears to be from that 2018 inspection. As of 2020, additional height had been added by installing lattice screening. If this item is to be considered further, additional photos of the existing conditions must be submitted for review. Staff notes that the Guidelines do not allow for downgrades in material quality, or removal of historic masonry fences.

ARCHITECTURAL COMMITTEE ACTION: **07/29/2025**