

VIEUX CARRE ARCHITECTURAL REVIEW COMMITTEE

LaToya Cantrell  
MAYOR

CITY OF NEW ORLEANS

Bryan Block  
DIRECTOR

NOTICE OF PUBLIC MEETING

The Vieux Carré Commission Architectural Committee's regularly scheduled meeting will take place on **Tuesday, August 26, 2025**, in the **8<sup>th</sup> floor Conference Room, City Hall, 1300 Perdido Street at 1:00 PM**. VCC staff recommends all attendees bring their own laptop or tablet to review meeting materials.

The order in which the applications will be discussed is subject to change without prior notice upon the discretion of the Architectural Committee. The names of property owners are automatically generated from City data sources and may not reflect recent changes in ownership and may be inaccurate on this agenda. We apologize for any confusion this may cause.

Please note that additional information on each application, including submitted plans, is available by following the link below each agenda item. **Additionally, please note that Architectural Committee approval does not constitute a permit; work may not begin until the applicant is in possession of all necessary permits from the VCC and Safety & Permits.**

At the Tuesday, August 26, 2025 meeting, the following items may be discussed.

## AGENDA

### Old Business

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**416 Chartres St: 24-24508-VCGEN (previously 24-14791-VCGEN):** Hodgins Julia, applicant; And Leila Williams Foundation Kemper, owner; Proposal to apply coating to exposed masonry walls, per application & materials received 08/09/2024 & 08/12/2025, respectively.  
<https://onestopapp.nola.gov/PrmtView.aspx?ref=2ZUFNQ>

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**227 Chartres St: 25-08786-VCGEN;** Richard Choate, applicant; NEW HOTEL MONTELEONE, owner; Proposal to relocate Hotel Monteleone cooling tower from 624 Bienville/200 Royal to the roof of the building at 227 Chartres, per application & materials received 03/20/2025 & 08/06/2025, respectively.  
<https://onestopapp.nola.gov/PrmtView.aspx?ref=R1FS1B>

**614 Bienville St: 25-19872-VCGEN;** Richard Choate, applicant; NEW HOTEL MONTELEONE, owner; Proposal to install lines in conjunction with cooling tower proposal at 227 Chartres, per application & materials received 07/01/2025 & 08/06/2025, respectively.  
<https://onestopapp.nola.gov/PrmtView.aspx?ref=3JR1HG>

**200 Royal St: 25-19877-VCGEN;** Richard Choate, applicant; New Hotel Monteleone Inc, owner; Proposal to install lines in conjunction with cooling tower proposal at 227 Chartres, per application & materials received 07/01/2025 & 08/06/2025, respectively.  
<https://onestopapp.nola.gov/PrmtView.aspx?ref=GNFBS8>

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**1017 Orleans Ave: 25-10463-VCGEN;** Gunzburg William, applicant; Abdul-Hadi Nazha Allah, owner; Proposal to install pool in rear courtyard, per application & materials received 04/23/2025 & 08/07/2025, respectively.  
<https://onestopapp.nola.gov/PrmtView.aspx?ref=8YVG5C>

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**601 Bourbon St: 25-21237-VCGEN;** Christione Turner, applicant; Mintz and Mintz Realty LLC, owner; Proposal to demolish and reconstruct structurally failing Toulouse St. side wall of the main building, per application & materials received 07/14/2025 & 08/15/2025, respectively.  
<https://onestopapp.nola.gov/PrmtView.aspx?ref=NPF8LV#>

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## New Business

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**1201 Chartres St: 25-18467-VCGEN**; John W Andrews III, applicant; James Scott, Gerda M Stendell, Bruce Victor Schewe, Harry J Shearer, Stephen L Hebert, The Millennium Group II LLC, Carriere Vernan James, Lori S Mitchell, Cowan Brothers LLC, Dorothy W Hogue, James D Conway, Michael W Hailey, Dorothy W Hogue, Steven R Richards, David H Trautenberg, Jesse R Paige, Dyar and Dyar Properties LLC, owner;

Proposal to replace existing damaged copper awnings with a new corrugated metal roof awning, per application & materials received 06/17/2025 & 08/21/2025, respectively.

<https://onestopapp.nola.gov/PrmtView.aspx?ref=K61NFH#>

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## Appeals and Violations

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**534-36 Royal St: 25-23724-VCGEN**; Graham Hill, applicant; Royal Enclave LLC, owner; Proposal to retain and relocate HVAC equipment installed without benefit of VCC review and approval, and to install new equipment, in conjunction with application address demolition by neglect and work without permit violations, per application & materials received 08/06/2025.

<https://onestopapp.nola.gov/Redirect.aspx?SearchString=25-23724-VCGEN>

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**632 Esplanade Ave: 25-23814-VCGEN**; Kinnett Stalder Morgan, applicant; Begue House LLC, owner;

Proposal to retain items constructed in deviation or missing from approved plans, per application & materials received 08/06/2025.

<https://onestopapp.nola.gov/PrmtView.aspx?ref=DZCEPQ#>

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Next AC Date: Tuesday, September 9, 2025

Upon request, a sign language interpreter for the hearing impaired will be available at the meeting. To place a request for sign language interpreter services, please call TDDY at (504) 658-2059 or 1-800-981-6652.p

ADDRESS: 416-20 Chartres Street  
 OWNER: Kemper And Leila Williams APPLICANT: Julia Hodgins  
 Foundation  
 ZONING: VCC-2 SQUARE: 28  
 USE: Vacant (restaurant) LOT SIZE: 2,080.2 sq. ft.

**ARCHITECTURAL/HISTORICAL DESCRIPTION OF PROPERTY:**

416-18 Chartres: **Green**, of local architectural and/or historic significance.  
420 Chartres: **Brown**, detrimental, or of no architectural and/or historic significance

Although it only has two remaining of its original four floors, this is the most intact of the 3, 4-story brick stores constructed in 1834 for Delachaise by the builders Mitchell and Fox. [N.B: The current ratings of 'Green' for 416-418 Chartres and 'Brown' for 420 Chartres were given before the two buildings were rehabilitated and combined into the single large building which now houses K-Paul's Restaurant; a new rating of 'Yellow' for the entire structure has been recommended by the Vieux Carré Commission staff, but as of Feb. 2009, the new rating had not yet been submitted for approval.]

**Architecture Committee Meeting of** **08/26/2025**

**DESCRIPTION OF APPLICATION:** 08/26/2025  
**Permit #24-24508-VCGEN (previously 24-14791-VCGEN)** **Lead Staff: Erin Vogt**

Proposal to apply coating to exposed masonry walls, per application & materials received 08/09/2024 & 08/12/2025, respectively.

**STAFF ANALYSIS & RECOMMENDATION:** 08/26/2025

This property has recently been under renovation for use as part of the HNOC complex with 410 Chartres. Major masonry deterioration and mortar loss was present on the Green rated Conti-side wall of 416 Chartres when first inspected by VCC staff in 2024. The walls have since been repointed, but spalling, efflorescence and vegetation growth are still concerns. The applicant is proposing to apply Prosoco Sure Klean Weather Seal Siloxane PD, which is described by Prosoco as “a ready-to-use, water-based silane/siloxane water repellent for concrete and most masonry and stucco surfaces. Siloxane PD will not impair the natural breathing characteristics of treated surfaces. It helps masonry resist cracking, spalling, staining and other damage related to water intrusion. Low odor and alkaline stable, Siloxane PD is ideal for field and in-plant application.”

The VCC Design Guidelines state that “*a water repellent or waterproof coating is applied to prevent water from entering a masonry wall, but tends to be unnecessary on a weather-tight historic building and can be problematic long-term. Water infiltration through a masonry building often is caused by a moisture-related problem including an open mortar joint and poor or deferred maintenance. In circumstances where the surface of the masonry has been severely compromised, as with sandblasted brick, a water repellent coating might be appropriate. A water repellent coating, also referred to as a ‘breathable’ coating, keeps liquid from penetrating a surface while allowing water vapor to escape. Many types of water repellent coatings are transparent or clear when applied, but might darken or discolor over time. A water repellent coating is rarely appropriate in the Vieux Carré.*” (VCC DG: 06-11) Staff notes that this coating has been approved by the VCC for use on blue rated buildings in the past, and no discoloration or negative effects have been observed long term, including applications over a decade old. This material has also been approved for use by the National Park Service.

Staff notes that vegetation growth seems to be prevalent at the base of the wall, near some conduit running at grade. It is likely that this conduit is preventing the wall from drying out and relocation may need to be considered. Additionally, staff is unsure if Siloxane is the ideal choice for masonry that has already spalled, or is experiencing efflorescence, but alternative Prosoco products (such as Sure Klean Weather Seal H40, which has consolidating properties but has been known to slightly darken the appearance of masonry over time) have been approved for use by the Committee and could be considered here if they are a better fit.

Given that the Guidelines allow for the use of a water repellent coating for severely compromised brick, staff recommends that the Committee **conceptually approve** use of either the Siloxane PD or H40, with the applicant to consult Prosoco on which product better fits these masonry conditions and provide that information to staff. If the H40 is selected, a discreet mockup of the application should be reviewed at staff level prior to final approval and permit.

**ARCHITECTURAL COMMITTEE ACTION:** 08/26/2025

ADDRESS: 227-29 Chartres Street  
 OWNER: New Hotel Monteleone APPLICANT: Richard Choate  
 ZONING: VCC-2 SQUARE: 36  
 USE: Commercial LOT SIZE: 5,636 sq. ft.

**ARCHITECTURAL/HISTORICAL DESCRIPTION OF PROPERTY:**

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

C. 1925 decorative brick 2-story warehouse building, which because of its increasing age, materials, as well as its position as part of the Units complex, is an integral part of the streetscape.

ADDRESS: 614 Bienville Street  
 OWNER: New Hotel Monteleone APPLICANT: Richard Choate  
 ZONING: VCC-2 SQUARE: 36  
 USE: Commercial LOT SIZE: 5,636 sq. ft.

**ARCHITECTURAL/HISTORICAL DESCRIPTION OF PROPERTY:**

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

C. 1908 three-story service building in the Renaissance Revival style, which was designed by Toledano and Wogan, (masonry and steel construction), built for the Monteleone Hotel, known as the "Boiler House." In 1983 the ground floor was modified to allow use as a drive-in for trucks, but the alley elevation and Bienville Street upper floors remain intact.

ADDRESS: 200-32 Royal Street  
 OWNER: New Hotel Monteleone APPLICANT: Richard Choate  
 ZONING: VCC-2 SQUARE: 35  
 USE: Commercial LOT SIZE: 28,275 sq. ft.

**ARCHITECTURAL/HISTORICAL DESCRIPTION OF PROPERTY:**

The Monteleone Hotel consists of the following three structures:

208-20 Royal. **Green:** of Local Architectural or Historical Importance.

Eleven-story, original Monteleone Hotel (1908), a fine example of a "Beaux Arts" building.

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

222-32 Royal. **Orange:** Twentieth Century Construction.

C. 1940 multi-story extension of the Monteleone Hotel.

**Architecture Committee Meeting of** **08/26/2025**

**DESCRIPTION OF APPLICATION:** 08/26/2025  
**Permit #:** [see below] **Lead Staff: Erin Vogt**

**227 Chartres St: 25-08786-VCGEN;** Proposal to relocate Hotel Monteleone cooling tower from 624 Bienville/200 Royal to the roof of the building at 227 Chartres, per application & materials received 03/20/2025 & 08/06/2025, respectively.

**614 Bienville St: 25-19872-VCGEN;** Proposal to install lines in conjunction with cooling tower proposal at 227 Chartres, per application & materials received 07/01/2025 & 08/06/2025, respectively.

**200 Royal St: 25-19877-VCGEN;** Proposal to install lines in conjunction with cooling tower proposal at 227 Chartres, per application & materials received 07/01/2025 & 08/06/2025, respectively.

**STAFF ANALYSIS & RECOMMENDATION:** 08/26/2025

When last reviewed on 07/15/2025, the Committee deferred the proposal, with the applicant to explore whether a series of smaller towers could be installed instead of one large unit. The applicant consulted

IMC Consulting Engineers regarding the size, configuration and acoustics. Mr. Chip Higbee provided the following report:

1. The (3) cell configuration as currently proposed offers the smallest footprint for the required capacity. The (3) cell configuration footprint is 42’3” x 22’5” whereas the (6) cell configuration requires 51’10” x 22’8”. Both have the same height of approximately 20’ inclusive of the structure, cooling towers and ultra quiet fan option.
2. The (3) cell configuration is 18% (16,000#) lighter than the (6) cell option, which will affect the footings and structural steel requirements.
3. The proposed (3) cell configuration employs the ultra-quiet fan option with a sound level of 66 dBA measured 5’ from the tower. The (6) cell arrangement with the same ultra-quiet fans has a slightly lower sound power level of 62 dBA. In either case, additional sound attenuation measures provide only a 2 dBA reduction with the penalty of a 40% weight increase and 9’ wider footprint. The manufacturer suggests that the ultra-quiet fan provides the best sound performance without increasing the tower footprint and does not recommend further attenuation.

For these reasons, it remains our opinion that the proposed (3) cell cooling tower represents the smallest physical size and enhanced sound performance for the application. Attached you will find the cooling tower cut sheets and we welcome the opportunity to discuss further at the upcoming meeting.

**Sound » Independently Verified**

1 - Cell sound data for an unobstructed environment.

Sound Pressure Level (SPL) expressed in dB (re: 20x10<sup>-6</sup> Pa)

Sound Power Level (PWL) expressed in dB (re: 1x10<sup>-12</sup> watts)

Distance	Location	Octave Band Center Frequency (Hz)								Overall dBA
		63	125	250	500	1000	2000	4000	8000	
5.00 ft	Air Inlet Face SPL	68	68	67	62	60	58	56	53	66
5.00 ft	Cased Face SPL	68	68	63	59	58	55	47	42	63
5.00 ft	Fan Discharge SPL	72	70	68	65	62	58	53	51	67
50.00 ft	Air Inlet Face SPL	64	58	56	53	53	49	46	41	57
50.00 ft	Cased Face SPL	65	59	54	51	52	48	37	33	56
50.00 ft	Fan Discharge SPL	66	62	59	56	57	53	44	43	61
	Tower PWL	99	94	91	88	89	85	77	75	93

Staff seeks the guidance of the Committee. If found conceptually approvable, Commission review will also be required per the Design Guidelines for rooftop mechanical equipment.

**ARCHITECTURAL COMMITTEE ACTION:**

08/26/2025

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** **08/26/2025**

**DESCRIPTION OF APPLICATION:** 08/26/2025  
**Permit #25-10463-VCGEN** **Lead Staff: Erin Vogt**

Proposal to install pool in rear courtyard, per application & materials received 04/23/2025 & 08/07/2025, respectively.

**STAFF ANALYSIS & RECOMMENDATION:** 08/26/2025

On 07/15/2025, the Committee deferred an application to install a new pool at this property, noting that the inner face of the pool was only two feet from the front elevation of the rear dependency, as well as the masonry courtyard fence. The pool size has been changed from 8'-0" x 10'-0" to 7'-0" x 12'-0" and the inner face is now 3'-0" from the rear dependency and masonry fence. The pool previously included a curved feature at the steps, which has been eliminated to give the pool a simpler geometric form, in keeping with the Guidelines.

All other aspects of the pool are approvable per the Design Guidelines. Staff's only remaining concern is whether the pool still puts the building and fence foundations at risk. Staff seeks the guidance of the Committee, but otherwise finds the proposal **conceptually approvable**.

**ARCHITECTURAL COMMITTEE ACTION:** 08/26/2025

ADDRESS:	601-609 Bourbon; 809-811 Toulouse		
OWNER:	Mintz and Mintz Realty LLC	APPLICANT:	Christione Turner
ZONING:	VCE	SQUARE:	72
USE:	Commercial	LOT SIZE:	6,072 sq. ft.

**ARCHITECTURAL / HISTORICAL DESCRIPTION:**

The three distinct buildings at 601-603 Bourbon, 605-609 Bourbon and 809-811 Toulouse belonged to the same lot:

**601-603 Bourbon:** This c. 1830 3-bay single masonry Creole cottage with well-articulated cornice and detached 2-story service building was constructed at the same time as and is similar to the cottage at 605-09 Bourbon.

Main and Service buildings – Green  
Courtyard Building – Brown

**605-609 Bourbon:** This double, masonry, 1½-story Creole cottage is divided by a central pedestrian passageway. It was constructed at the same time as and is architecturally similar to the cottage at 601-603 Bourbon.

Main and Service buildings – Green  
Courtyard Addition – Brown

**809-811 Toulouse:** This 2-story brick building began as a c. 1830 service building for the corner cottage, 601-03 Bourbon. Then in the mid-19th century, the building was enlarged to its present form.

Main building – Green

**Architecture Committee Meeting of****08/26/2025****DESCRIPTION OF APPLICATION:**

08/26/2025

**Permit # 24-21237-VCGEN****Lead Staff: Nick Albrecht****Violation Case #21-02805-DBNVCC****Inspector: Marguerite Roberts**

Proposal to demolish and reconstruct structurally failing Toulouse St. side wall of the main building, per application & materials received 07/14/2025 & 08/05/2025, respectively.

**STAFF ANALYSIS & RECOMMENDATION:**

08/26/2025

There is no staff report for today's hearing as materials were received late Friday, August 22, 2025, well after the deadline. Please see drawings in today's presentation.

**ARCHITECTURAL COMMITTEE ACTION:**

08/26/2025

ADDRESS: 1201-23 Chartres/609 Gov.  
Nicholls  
OWNER: James Scott, Gerda M Stendell et. al. APPLICANT: John W Andrews III  
ZONING: VCR-2 SQUARE: 51  
USE: Residential LOT SIZE: 19,263 sq. ft.

**ARCHITECTURAL / HISTORICAL DESCRIPTION:**

Stella Maris Maritime Center or St. Mary's Community Center, housed in a c. 1948 version of a neo-classical institutional structure, designed by architects Herbert Benson and George Riehl.

Main building – Orange

**Architecture Committee Meeting of** **08/26/2025**

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**DESCRIPTION OF APPLICATION:** 08/26/2025  
**Permit # 25-18467-VCGEN** **Lead Staff: Nick Albrecht**

Proposal to replace existing damaged copper awnings with a new corrugated metal roof awning, per application & materials received 06/17/2025 & 08/21/2025, respectively.

**STAFF ANALYSIS & RECOMMENDATION:** 08/26/2025

The existing copper awnings are side by side, each over paired doors and an unusually large transom window. This is a very large complex and this particular location is directly inline with the garage door entrance on the Chartres St. side of the property. This area is separated from the larger open-air area of the property. The applicant is proposing to replace these damaged copper awnings with a new corrugated metal roofing and metal bracket style awning seen in several locations in other parts of the complex. Staff does not believe any of these styles of awning currently exist in this smaller open-air portion of the building.

This property was last before the VCC in 2020 and 2022 regarding the proposed retention of a similar style awning which was installed without benefit of VCC review or approval. The VCC ultimately found retention of that awning approvable. Staff notes that nothing in the submitted materials indicate how wide this awning would be. If approved, staff recommends matching the outer width of the two existing awnings. The applicant did provide a letter from the condo association authorizing the proposed work.

Staff views this as a downgrade in material going from a copper awning to corrugated metal. Still, staff appreciates that the style of the proposed awning has been established and approved at this property. Additionally, staff notes that this is an orange-rated building and all of these style of awnings, both existing and proposed, are in locations that are only visible from within the property itself.

Given these various factors of the proposal, staff requests commentary from the Committee regarding the proposal.

**ARCHITECTURAL COMMITTEE ACTION:** 08/26/2025

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

**ARCHITECTURAL/HISTORICAL DESCRIPTION OF PROPERTY:**

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

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

**Architecture Committee Meeting of** **08/26/2025**

<b><u>DESCRIPTION OF APPLICATION:</u></b>	08/26/2025
<b>Permit #25-23724-VCGEN</b>	<b>Lead Staff: Erin Vogt</b>
<b>Violation Case 25-02664-VCCNOP</b>	<b>Inspector: Noah Epstein</b>

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

**STAFF ANALYSIS & RECOMMENDATION:** 08/26/2025

On 02/20/2025, VCC staff inspected the courtyard and issued a violation for demolition by neglect and work without permit. Some of the violations, such as lighting, can be handled at staff level. The most significant work without permit involves mechanical equipment mounted to the rear elevation of the Blue rated main building, as well as unpermitted millwork alterations.

The applicant is proposing to relocate three mini-splits from the rear elevation of the main building to the roof of the dependency, which is a low slope and has a parapet on two sides. Several of the existing units will also be replaced. The equipment itself is within the typical range of size and noise output, and the applicant stated that the parapet is 4'-0" tall, so no safety rails should be mandated by code. Staff notes that the equipment must be curb or platform mounted, and cannot be attached to the masonry parapet.

Staff welcomes the removal of the equipment from the rear wall, but notes that the line sets shown are still visually obtrusive, as they come down from the roof, down the second floor, and across to a penetration above the enclosed carriageway. Additional line sets at the back of the property are seen running below the service ell balcony, up the rear courtyard wall, penetrating the fascia at the roof, and splitting off to access the roof and penetrating the second-floor wall. Staff requests a revised proposal that limits the exterior run of the lines and hides them in a way that is more gathered and discreet. All abandoned wiring, piping, and conduit should be removed from the exterior. It is difficult to determine from this submittal what will remain and what the overall appearance of the exterior will be once this scope of work is completed.

At the service ell roof, a new pressure-treated wood step is proposed at the main building's third-floor rear door to allow the line sets to run beneath it. Detail drawings should be provided for this condition. The large water heater cabinets will be removed and replaced with new tankless water heaters, which are within typical specs for size and noise output.

As part of the unpermitted HVAC installation, a window unit was removed from a second-floor casement window on the rear elevation of the main building. A new pair of casements was installed, but they have four lites, and VCC archive photos show that the previous millwork only had three. Staff does not find the current millwork approvable for retention.

Given the prevalence of the line sets and conduit, staff recommends **deferral** and requests that the applicant explore alternatives that will limit the exterior impact of these utilities, as well as the number of penetrations. The revised submittal should also include restoration of the missing fascia at the service ell balcony.

**ARCHITECTURAL COMMITTEE ACTION:** 08/26/2025

ADDRESS:	632 Esplanade	APPLICANT:	Morgan Stadler
OWNER:	Begue House LLC	SQUARE:	52
ZONING:	VCR-2	LOT SIZE:	4,059 sq. ft.
USE:	Residential		

### **ARCHITECTURAL / HISTORICAL DESCRIPTION OF PROPERTY**

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

This and its neighbor at 634 Esplanade comprise a pair of fine French Second Empire versions of the American side-hall plan townhouse, which although so popular in the late 19th century, is quickly disappearing from New Orleans' architectural scene. The first constructed of this pair was #634, built in 1885 by Middlemiss and Murray for Mary Zaeringer; the second at #632 was built in 1886 by G.A. Thiesen for Mrs. Ellen Begue.

#### **Architecture Committee Meeting of**

**08/26/2025**

#### **DESCRIPTION OF APPLICATION:** **Permit # 25-23814-VCGEN**

08/26/2025

**Lead Staff: Nick Albrecht**  
**Inspector: Marguerite Roberts**

Proposal to retain items constructed in deviation or missing from approved plans, per application & materials received 08/06/2025.

#### **STAFF ANALYSIS & RECOMMENDATION:**

08/26/2025

Staff recently completed a final inspection of extensive renovation work at this property. Overall, staff is very happy to see this building completely renovated and the quality of the work. However, a few items were noted during the final inspection that the applicant is seeking to retain and that require Architecture Committee review. These include railing post caps, an intercom system, decorative light fixtures, floodlight fixtures, and a reconstructed masonry property line wall.

#### **Post Caps**

Staff observed what appeared to be copper caps at every railing post throughout the property. The applicant provided additional information on these caps which showed they are actually copper plated plastic. Although the approved plans showed pyramid shaped tops on these posts, there were no call outs for these caps to be an alternative material and it was implied in the plans these would be treated wood like the rest of the handrail.

Staff recommends these caps be replaced with much more typical painted wood caps.

#### **Intercom System**

A small intercom system has been installed in the alcove next to the primary entrance door. Given the location well within the alcove and the relatively small size of the system, staff has no objection to the proposed retention.

#### **Decorative Light Fixtures**

The approved renovation plans did show decorative fixtures in a few locations with a note that the general contractor and plumber were to coordinate the exact height and placement of the fixtures with the owner. VCC staff added a note to the approved plans that the details on the exact fixtures and all exterior lighting to be permitted separately. The final inspection showed that several decorative fixtures had been installed, some in locations not shown on the plans.

The applicant provided a cut sheet showing Bevolo flush mount governor fixtures. The installed fixtures appear to be very similar although they are not flush mounted and rather feature a small bracket. Staff observed a single fixture installed on the rear of the building adjacent to an entrance door, which is a location that was shown on the plans.

An additional decorative fixture was seen on the Chartres side of the building adjacent to another door. A decorative fixture was not shown on the plans in this location, although staff finds the location somewhat consistent with the Guidelines.

The plans did show two decorative fixtures at the second floor above this area. It did not appear that decorative fixtures were installed in these locations, leaving the total number of decorative fixtures on the property at two. Given the low number of fixtures and the locations adjacent to different apartment entrances, staff finds retention of the fixtures potentially approvable.

#### **Floodlight Fixtures**

In addition to the decorative fixtures, several floodlight fixtures have been installed throughout the property. These fixtures were not approved and are a two headed fixture that is generally not approvable. Further, the locations of the fixtures appear to be somewhat random and not locations that would be recommended by the Guidelines.

The approved plans did include some discrete emergency lighting that was to be recessed. If additional lighting is desired, staff recommends that the fixtures and locations be consistent with the lighting guidelines. Staff notes that lighting consistent with the guidelines is staff approvable and doesn't require Architecture Committee review.

### **Masonry Wall**

The final item on note concerns a property line wall near the Royal and Barracks corner of the property. Prior to the renovation of this property, a wood seven board style fence was along this property line. Several months ago, the applicant reached out to staff asking about changing this to a brick wall to match the property line walls seen on either side of the wood fence. Staff informed the applicant that the VCC would have no objection to that work but because of the change in material, Architecture Committee review would be required. Additionally, information on the foundation of a masonry wall would need to be documented, both with VCC and more importantly, Safety & Permits.

At some point after this inquiry, staff followed up asking if the applicant was still interested in pursuing this change and staff was told that no work was being considered at this time. The final inspection revealed that the property line fence had been changed to a brick wall. As the wall appears to be appropriately detailed and an appropriate height, staff does not object to the concept of retention but reiterates that this construction needs to be properly reviewed and permitted by Safety & Permits.

### **Summary**

In summary, staff again notes that the renovation of this property was badly needed and overall was very successful. Regarding the above items, staff recommends:

- Replacement of the copper coated plastic caps with painted wood caps
- Retention of the intercom system
- Retention of the decorative light fixtures
- Replacement of the floodlight fixtures with a lighting design consistent with the guidelines, and
- Conceptual approval of the retention of the masonry wall pending S&P review and approval

**ARCHITECTURAL COMMITTEE ACTION:**

08/26/2025