

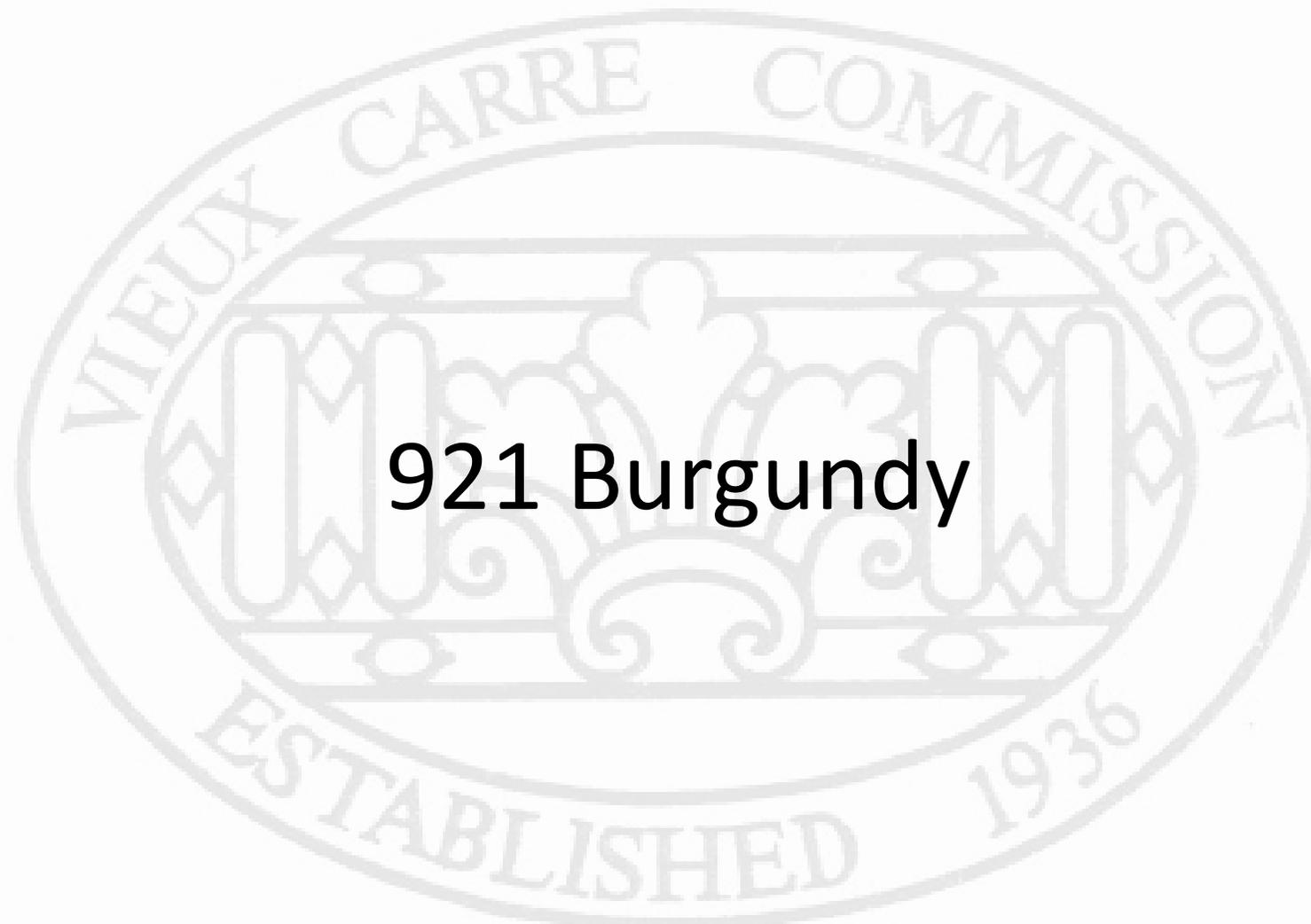


Vieux Carré Commission Architecture Committee Meeting

Tuesday, September 23, 2025



Old Business



921 Burgundy

ADDRESS:	921-25 Burgundy	APPLICANT:	Loretta Harmon
OWNER:	Cheryl Lynn Kirby	SQUARE:	104
ZONING:	VCR-1	LOT SIZE:	4223.5 sq. ft.
USE:	Residential	OPEN SPACE:	
DENSITY:		REQUIRED:	1267 sq. ft.
ALLOWED:	4 units	EXISTING:	2373 sq. ft.
EXISTING:	1 unit	PROPOSED:	2000 sq. ft.
PROPOSED:	2 units		

ARCHITECTURAL/HISTORICAL DESCRIPTION OF PROPERTY:

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

An early (c. 1810), brick-between-posts Creole cottage, with the addition of late Victorian cornice lintels over the façade openings. [N.B: As with 901-907 Burgundy, the bricks-between-posts construction has been left exposed, but in this instance it has been painted over.]

Architecture Committee Meeting of **09/23/2025**

DESCRIPTION OF APPLICATION: 09/23/2025
Permit #24-16555-VCGEN **Lead Staff: Erin Vogt**

Review of proposed revisions to permitted courtyard renovations, per application & materials received 05/28/2024 & 08/13/2025, respectively.

STAFF ANALYSIS & RECOMMENDATION: 09/23/2025

On 10/16/2024, staff approved plans to renovate the courtyard in conjunction with the construction of a new detached rear building. Prior to permit issuance, the majority of the courtyard was paved with flagstone, and the rear portion of the site was slightly elevated. The approved plan called for reusing the existing flagstone pavers at the majority of the courtyard, and the rear, raised portion of the site surrounding the new building was called out as new bricks or pavers.

The applicant has submitted a revised proposal which now shows a concrete slab at the rear of the site surrounding the new building. The remainder of the courtyard is shown as brick pavers instead of flagstone. Less than half of the site is hatched to indicate that it will be permeable; it is not clear why this portion of the site is permeable and the remainder is not, or if this delineation corresponds to any drainage or site conditions.

The VCC Design Guidelines require “replacing existing brick or stone paving in-kind, matching what is existing in material and pattern appropriate to the building type and construction period,” and “using traditional stone or brick and an area of new paving with mortar appropriate to the masonry hardness,” (VCC DG: 10-08). The Guidelines also state that “in order to retain the quality of the District, the VCC requires the retention, repair and maintenance of existing historic paving materials. Similarly, the VCC encourages minimizing the use of new paving and using traditional paving materials in new installations wherever possible. When using non-traditional paving, like concrete at a new construction project, the VCC recommends landscaping to minimize its visual impact.”

At the rear of the site, staff finds the proposed change to a concrete slab patio to be impermissible; while the Guidelines note that concrete can be considered for new construction projects, it remains a downgrade in materials compared to the previously existing flagstone. It is also a reduction in quality from the approved brick or paver patio approved in October 2024.

Staff likewise finds the proposed change order to use brick pavers instead of the reinstallation of flagstone in the remainder of the courtyard to be a downgrade in material quality, which is not permissible per the Guidelines. Staff is also concerned that an abrupt and seemingly arbitrary delineation between permeable and non-permeable materials would be visually apparent, particularly as the patio ages and the materials settle. A transition between two different substrates should be more strategically considered so it occurs at a step, planter, or change between materials in order to minimize its impact on the overall site.

Considering the requirement that pavers be replaced in kind and that they be appropriate to the building type and construction period, staff recommends **denial** of the proposed downgrade in paving materials, in keeping with the Guidelines.

ARCHITECTURAL COMMITTEE ACTION: 09/23/2025



622 N Rampart

ADDRESS:	622 N. Rampart	APPLICANT:	Aimee Huber (2025)
OWNER:	Empire Burlesque, LLC		Seth Welty (2024)
ZONING:	VCC-2	SQUARE:	100
USE:	Vacant	LOT SIZE:	2,160 sq. ft.

ARCHITECTURAL / HISTORICAL DESCRIPTION:

The façade of this c. 1830, 2-story, brick townhouse has been obscured, and its historic, detached service building has been demolished. Brown-rated construction now covers the site of the demolished kitchen of the historic courtyard.

Main building – Pink
Rear addition -- Brown.

Architecture Committee Meeting of**09/23/2025****DESCRIPTION OF APPLICATION:**
Permit # 24-22743-VCGEN

09/23/2025

Lead Staff: Nick Albrecht

Proposal to modify ground floor millwork from previously approved plans, per application & materials received 07/24/2024 & 09/17/2025, respectively.

STAFF ANALYSIS & RECOMMENDATION:

09/23/2025

The applicant approached staff regarding the design of the ground floor French doors and sidelights, expressing a desire to work with the existing width of the opening rather than widening the opening as previously approved. After sending a revised elevation showing how that would affect the millwork design, staff found the proposed changes to the French doors approvable.

Staff also noted that the revised elevation showed the ground floor window as a casement style window while the approved plans showed a double hung window. This opening is currently the primary entrance door and had previously been approved to be converted into a window. Staff informed the applicant that such a change to the window type would require Architecture Committee review.

Regarding casement windows, the Guidelines state that they are, “*typical in French-influenced architecture before 1830 when casement sashes were multi-light, always hung on the inner face of an exterior wall, made to swing inward, and includes exterior shutters – Rarely used in 20th century buildings and should be avoided in new construction.*” (VCC DG: 07-2)

Although this building originally dates to c. 1830, the cutoff time for casement style windows, staff notes that it has been heavily altered and reimagined over time. Although the opening where this window is proposed is to be modified from a door to a window, staff notes that other windows found elsewhere in the building are double hung windows. Additionally, historic photos of the front of this building show there was a previously existing ground floor double hung window, which was infilled sometime in the 1980s. Based on the Guidelines, the historic precedence, and the other existing double hung windows around the building, staff does not find that a casement style window would be appropriate in this location.

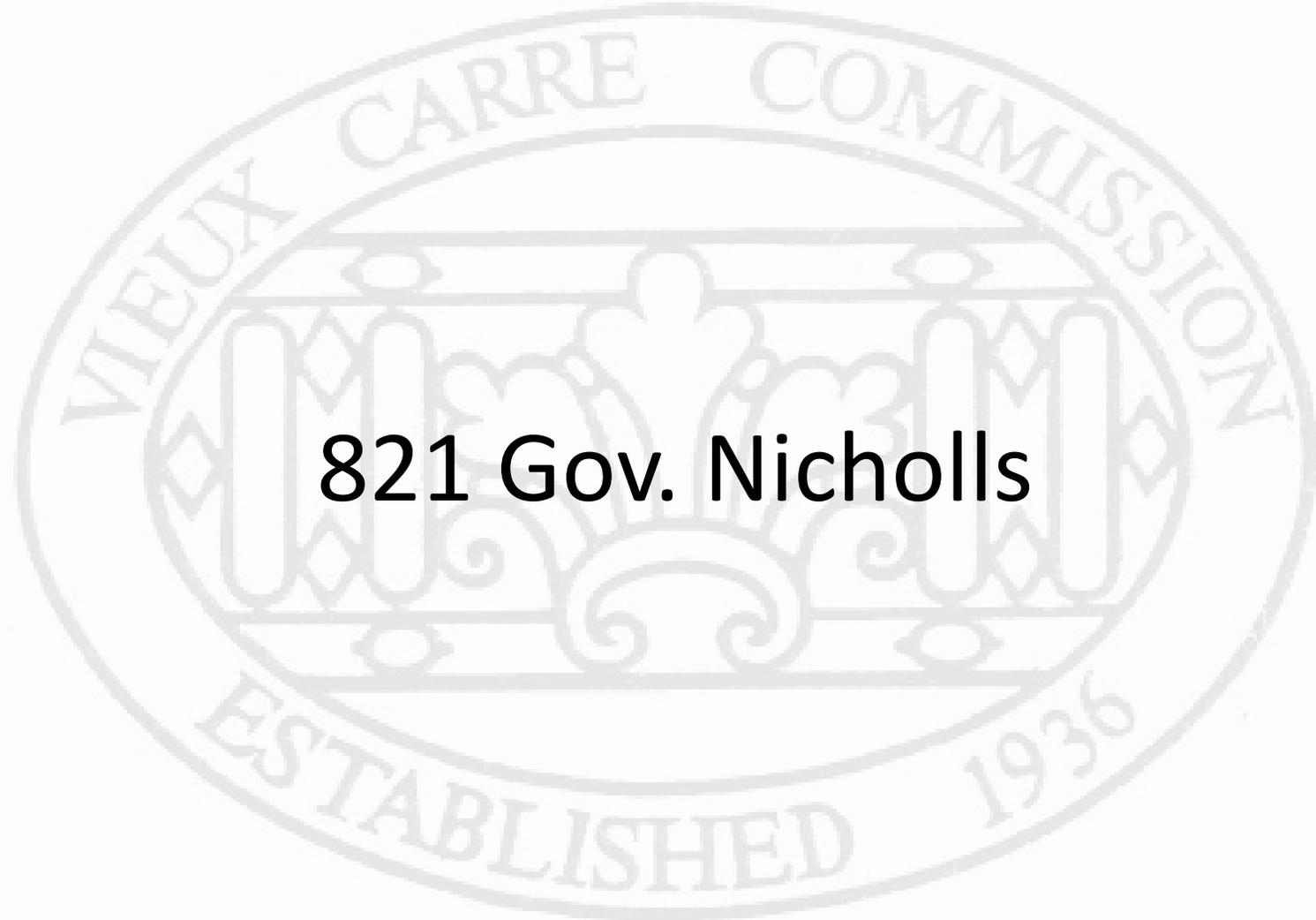
Staff recommends conceptual approval of the changes to the French doors and deferral of any changes to the window design to allow the applicant time to revise the window proposal.

ARCHITECTURAL COMMITTEE ACTION:

09/23/2025



New Business



821 Gov. Nicholls

ADDRESS:	821 Gov. Nicholls Street		
OWNER:	Dechomai Asset Trust	APPLICANT:	Jean G. Lansou, III
ZONING:	VCR-1	SQUARE:	79
USE:	Residential	LOT SIZE:	4055.7 sq. ft.

ARCHITECTURAL/HISTORICAL DESCRIPTION OF PROPERTY:

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

Simply detailed c. 1900 4-bay frame shotgun cottage with a hipped roof and a bracketed overhang.

Architecture Committee Meeting of **09/23/2025**

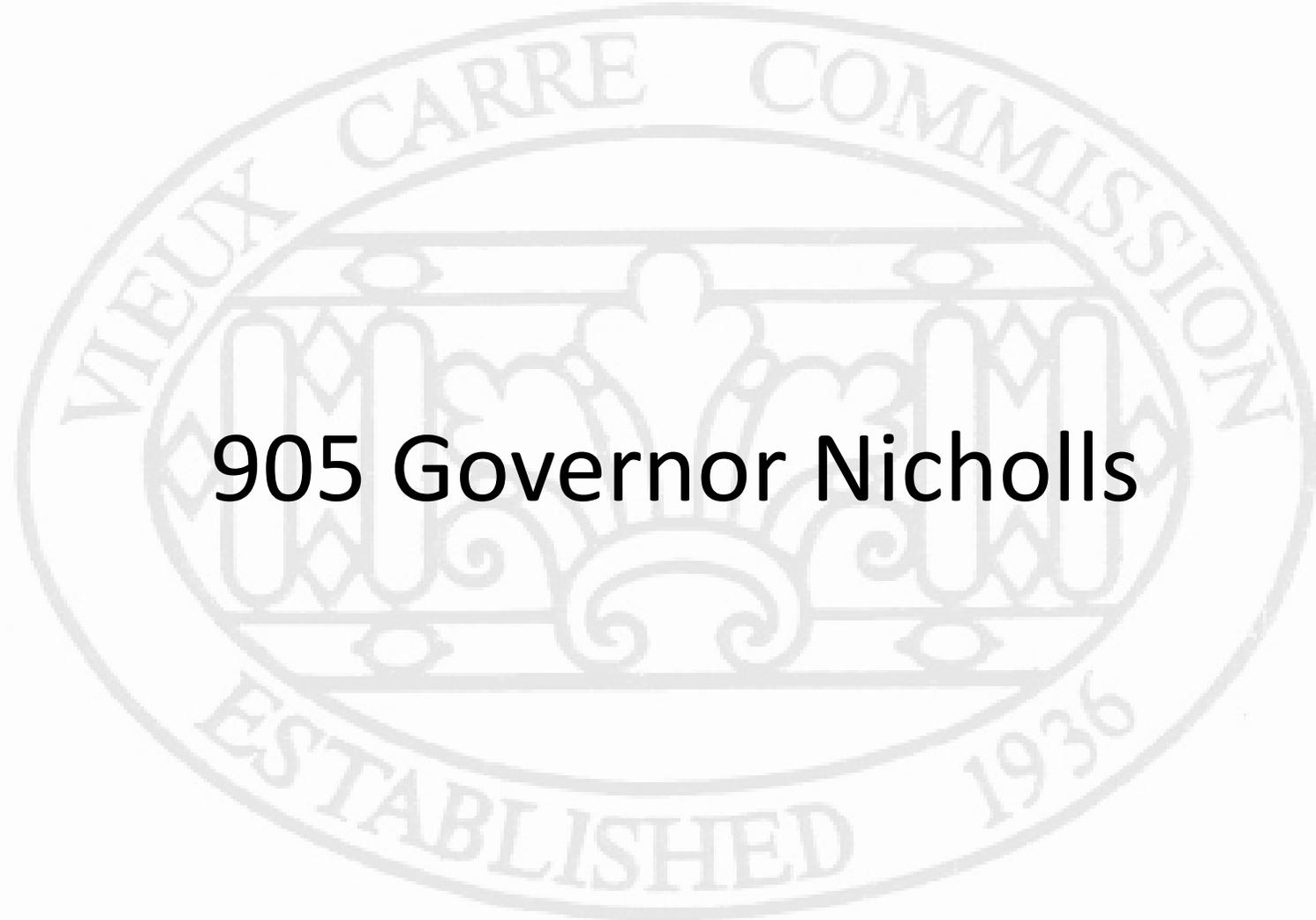
DESCRIPTION OF APPLICATION: 09/23/2025
Permit #25-20991-VCGEN **Lead Staff: Erin Vogt**

Proposal to replace section of building sill, per application & materials received 07/11/2025 & 09/03/2025.

STAFF ANALYSIS & RECOMMENDATION: 09/23/2025

The applicant has submitted drawings calling for repair of deteriorated wood throughout the exterior of the property, including window sills and sashes, fascia, and two sections of sill on the Dauphine and Bourbon sides of the main building. Notes call for replacement of the 6" x 6" sill with pressure treated pine, and repointing of the masonry piers using the VCC formula, as needed. As this is a structural application, Committee review and approval is required prior to permit. Staff finds the work to be consistent with typical repairs and recommends **approval**.

ARCHITECTURAL COMMITTEE ACTION: 09/23/2025



905 Governor Nicholls

ADDRESS:	905 Gov. Nicholls		
OWNER:	Heidi Redmond Raines	APPLICANT:	Daniel Raines
ZONING:	VCR-1	SQUARE:	82
USE:	Residential	LOT SIZE:	2,646 sq. ft.

ARCHITECTURAL/HISTORICAL DESCRIPTION OF PROPERTY:

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

Rear porch enclosure and garage: **Brown**, detrimental, or of no architectural and/or historic significance

The lot once formed part of the grounds to 913 Governor Nicholls. This building and its twin (901 Governor Nicholls) were constructed c. 1840 by Correjollés for Gustave Soniat. Its exposed brick, 2½-story design is emblematic of a typical, American-style townhouse, with frieze windows and pilastered entrances. The post-supported, cast-iron gallery replaced an earlier balcony at some point between 1876 and 1896. See 913 (909-917) Governor Nicholls.

Architecture Committee Meeting of **09/23/2025**

DESCRIPTION OF APPLICATION: 09/23/2025
Permit #25-21319-VCGEN **Lead Staff: Erin Vogt**

Proposal to renovate courtyard, including installation of a new swimming pool, per application & materials received 07/15/2025 & 09/03/2025, respectively.

STAFF ANALYSIS & RECOMMENDATION: 09/23/2025

An 8'-0" x 10'-0" x 5'-0" cocktail pool is proposed at the rear of the courtyard. It is shown 3'-3" from the rear property line, offset 2'-0" from the face of the courtyard wall, 3'-0" from the service ell, and 4'-0" from the rear wall of the neighboring building at 901 Gov. Nicholls. Staff notes that the pool is shown partially under the overhang of the service ell balcony, which can complicate maintenance of the decking and other architectural elements, but it is not close enough to cause concern regarding the corbel foundations as many recent applications have been.

The proposed pool equipment is comparable to similar approved installations and will be located on the roof of the adjacent garage structure that fronts onto Dauphine, screened by an existing HVAC enclosure. Staff notes that the gas heater must meet all mechanical code and be properly exhausted so it does not interfere with any existing equipment, building penetrations, vents, or setbacks from property lines. More information must be provided regarding the size and run of the gas line and whether any modifications to the meter are needed. Staff notes that the pool lights must be white light only, and no lights with color changing capabilities are approvable.

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

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

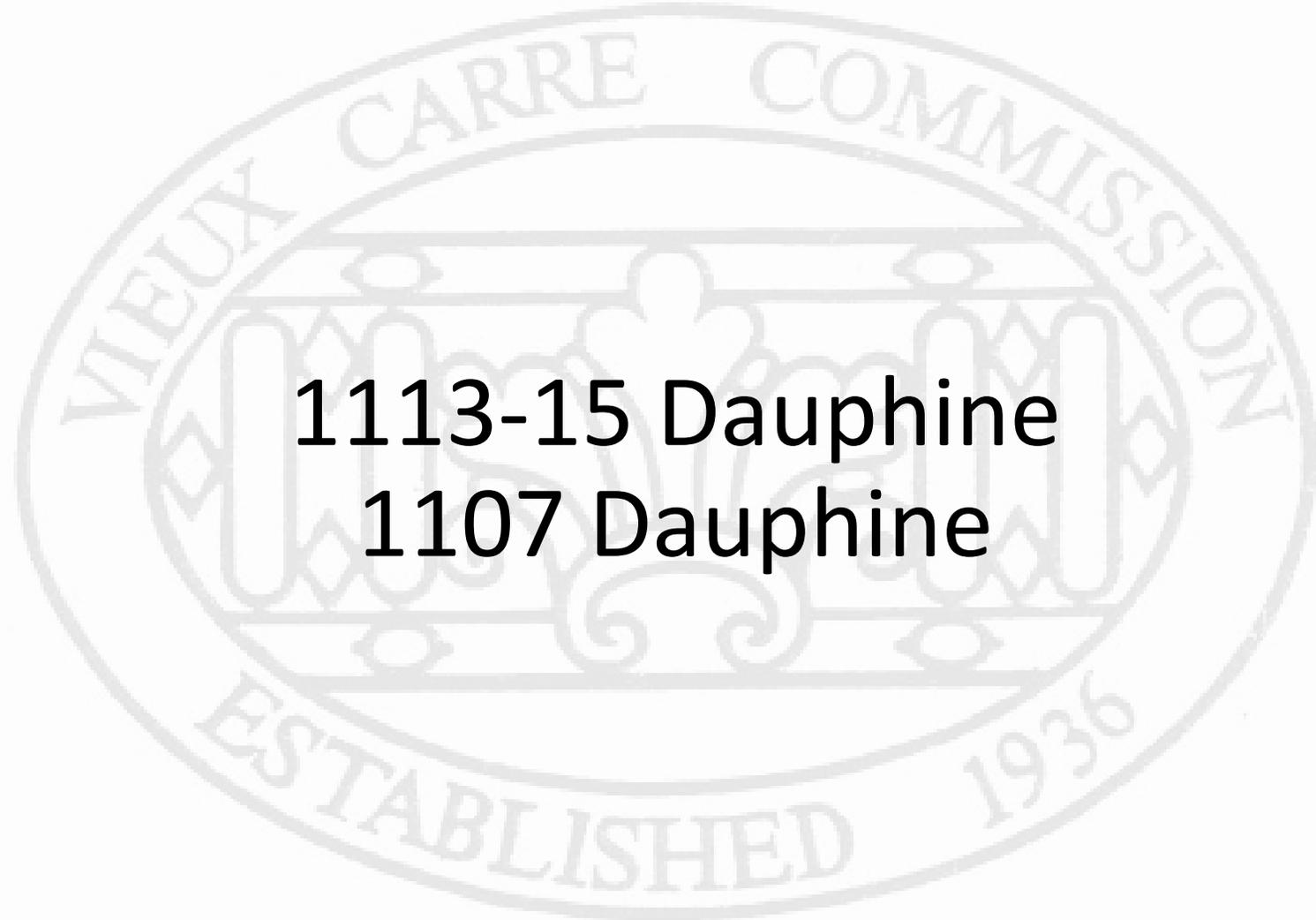
Staff finds the pool **conceptually approvable** as proposed, with the proviso that the gas line for the equipment must be discrete and the equipment code compliant.

A narrow planter is shown between the pool and the rear, Barracks-side courtyard wall. A section through the planter must be provided prior to permit, showing any waterproofing membranes and drainage, as well as any water features or lighting.

Existing brick courtyard pavers will be replaced with 24" x 24" x 2" flagstone installed in a diamond pattern on a 4" reinforced concrete subbase. The CZO requires that all required open space be permeable; if the 4" concrete subbase is already existing, replacement of brick with flagstone is approvable. If the subbase is not already in place, then this condition cannot be approved per the CZO, and the flagstone will need to be on a permeable gravel bed. A section showing the pavers and their substrate must be included in the final submittal for permit issuance.

Staff finds the proposed courtyard alterations **conceptually approvable**, with additional section drawings to be submitted for the planter and pavers as noted above.

ARCHITECTURAL COMMITTEE ACTION: 09/23/2025



1113-15 Dauphine
1107 Dauphine

ADDRESS: 1113-15 Dauphine
 OWNER: The Smalls World Trust APPLICANT: Karsen Architecture LLC
 ZONING: VCR-1 SQUARE: 83
 USE: Residential LOT SIZE: 2504.1 sq. ft.

ARCHITECTURAL / HISTORICAL DESCRIPTION OF PROPERTY

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

C. 1825 double masonry, gable-ended Creole cottage with dormers and a detached 2-story kitchen.

ADDRESS: 1107 Dauphine
 OWNER: Harry J Shearer APPLICANT: Karsen Architecture LLC
 ZONING: VCR-1 SQUARE: 83
 USE: Residential LOT SIZE: 3125 sq. ft.

ARCHITECTURAL/HISTORICAL DESCRIPTION OF PROPERTY:

Main building: **Green**, of local architectural and/or historic significance.
Service building (detached): **Orange**, 20th century construction, post 1946.
Side additions: **Brown**, detrimental, or of no architectural and/or historic significance

In 1870 this property was described as a "splendid 3-story brick building... having an iron verandah in front." In 1917 this c. 1852 gable-ended, galleried townhouse was bought by the Riccobano Brothers, who built new construction on the site of the historic side yard, and the old and new buildings became the home of a macaroni factory. The recent controversial renovation remodeled the service building after a fire practically destroyed the historic structure. The side yard now has new, inappropriate construction.

Architecture Committee Meeting of **09/23/2025**

DESCRIPTION OF APPLICATION: 09/23/2025

Permit #25-23847-VCGEN **Lead Staff: Erin Vogt**
 Proposal to renovate building and courtyard, including modification of openings, installation of mechanical equipment, and new swimming pool, per application & materials received 08/06/2025 & 09/09/2025.

Permit #25-27371-VCGEN **Lead Staff: Erin Vogt**
 Proposal to install steps at conceptually approved opening in side wall of 1113-15 Dauphine, in association with permit 25-23847-VCGEN, per application & materials received 09/09/2025.

STAFF ANALYSIS & RECOMMENDATION: 09/23/2025

[NOTE: Work at 1107 Dauphine is limited to the installation of granite steps at the restored French doors at 1113 Dauphine, conceptually approved by the Committee on 08/12/2025. Since this work crosses the property line, public notice and permit is required for 1107 Dauphine, but the vast majority of the scope of work takes place at 1113-15.]

The applicant proposes the following work in conjunction with a full renovation of 1113-15 Dauphine:

- On the front elevation, the existing doors and transoms, which do not appear to be original, will be replaced with full height 12-lite, double panel French doors. On the side and rear elevations, detrimentally modified windows will be restored to the full size of their openings. Board and batten shutters are shown replaced with panelled shutters. An inappropriate four-lite double-hung window installed over the center door will be removed entirely.
- At the rear service ell, inappropriate and modified millwork on the first floor will be removed. One of the windows appears to have originally been a door, with infilled masonry beneath. The elevation will be restored to a window-door-window-door-door configuration, matching that on the second floor. Shutters will be restored at all openings.
- Two 4'-0" x 5'-0" aluminum HVAC platforms with lattice guardrails are proposed: one at the Ursulines-side of the rear roof slope of the main building, and the other at the rear service ell. Neither should be visible from any surrounding properties, and no permanent access is indicated. If permanent access is deemed necessary by the Mechanical Division, further Committee review will be required.
- Several exhaust vents are shown penetrating the Gov. Nicholls side masonry wall. In order to

minimize the number of masonry penetrations, staff prefers that these either be consolidated or penetrate the roof if possible, but does not find them objectionable.

- The service ell stair will be demolished and rebuilt in a straight run as seen on Sanborn maps.
- Non-historic sistered framing will be removed from the service ell balcony, with joists to be replaced to match historic details as needed.
- Significant masonry cracks exist in the Ursulines and Burgundy-side walls of the service ell. The applicant stated that the masonry in these areas will be rebuilt. Staff seeks the guidance of the Committee regarding whether or not any additional documentation is needed, such as an engineer's report.
- A six-sided pool, measuring 11'-0" x 13'-7" x 17'-4" x 6'-0" is proposed in the rear courtyard. All equipment will be concealed by fencing adjacent to the service ell stair. Staff notes that the heater is gas; it must comply with all mechanical codes for venting and setbacks, and the line to the equipment should be discretely located or buried.
- Pool lights must be white in color and may not be capable of color changing.
- Finish samples will be needed for the pool materials prior to final approval and permit.
- The roof will be replaced with new natural slate. Since the parapet is only 6" tall, the applicant proposes to remove existing parapet sealant and install new self-terminating fluid applied flashing, which has not been specified and is not permitted per the Guidelines. Staff requests comment from the Committee on this item, noting that specs must be submitted for review at the Committee level.
- An above-wall lattice screen is proposed at the Gov. Nicholls-side property line wall. Staff notes that such screens are typically denied by the Department of Safety and Permits due to concerns with combustible materials at the property line. Additionally, the Guidelines do not allow wood lattice fencing or vertical extensions of existing gates or fences. (VCC DG:10-07)
- Small decorative fixtures are proposed at several locations on the main building and dependency. Staff has no objection to their locations or styles and does not find them obtrusive.

Staff finds the proposed work **conceptually approvable** overall, with additional information and/or revisions to be provided as noted above. Commission review and approval is also required for this scope of work, and the property will need to return to the Committee for consideration of the fluid applied flashing and final millwork details prior to permit.

ARCHITECTURAL COMMITTEE ACTION:

09/23/2025



1008 Orleans

ADDRESS:	1008 Orleans	APPLICANT:	Joe Costa
OWNER:	John Herlihy	SQUARE:	101
ZONING:	VCR-1	LOT SIZE:	2,414 sq. ft.
USE:	Residential		

ARCHITECTURAL / HISTORICAL DESCRIPTION OF PROPERTY

Rating: **Yellow** - contributes to the character of the district.

A circa 1900 late Italianate example of a frame, 2-story dwelling.

Architecture Committee Meeting of **09/23/2025**

DESCRIPTION OF APPLICATION: 09/23/2025
Permit # 25-23915-VCGEN **Lead Staff: Nick Albrecht**

Proposal to replace weatherboards on the rear elevation with modifications from existing including use of a synthetic siding material, per application & materials received 08/06/2025 & 09/08/2025, respectively.

STAFF ANALYSIS & RECOMMENDATION: 09/23/2025

The applicant submitted some mockups of different options being proposed to replace the entirety of the siding on the rear elevation only of this building. The applicant noted that some changes were desired as part of this process, adding sheathing behind the new siding and/or using an alternative material. Staff noted the common issues with this process and the applicant provided several mockups showing how the siding and trim would interact. Staff questions if the trim around the windows and doors will be moved out as part of this work or if the provided mockups demonstrate the possible changes at the trim and at the corner boards.

The first mockup, "A", shows the existing typical condition of the siding directly on the studs behind which leaves a reveal of about 9/16".

Mockup "B" is noted as being the preferred treatment by the applicant and shows Aeratis lap siding on new 3/8" plywood sheathing which reduces the reveal to approximately 7/16". Staff does not believe the Architecture Committee has previously reviewed this Aeratis product but staff would consider the proposed use of a synthetic siding product in line with Hardieboard siding which has been limited to locations with very difficult or nonexistent access for maintenance. If reviewed under this criteria, staff does not find this an appropriate location for a synthetic product as the wall is readily accessible.

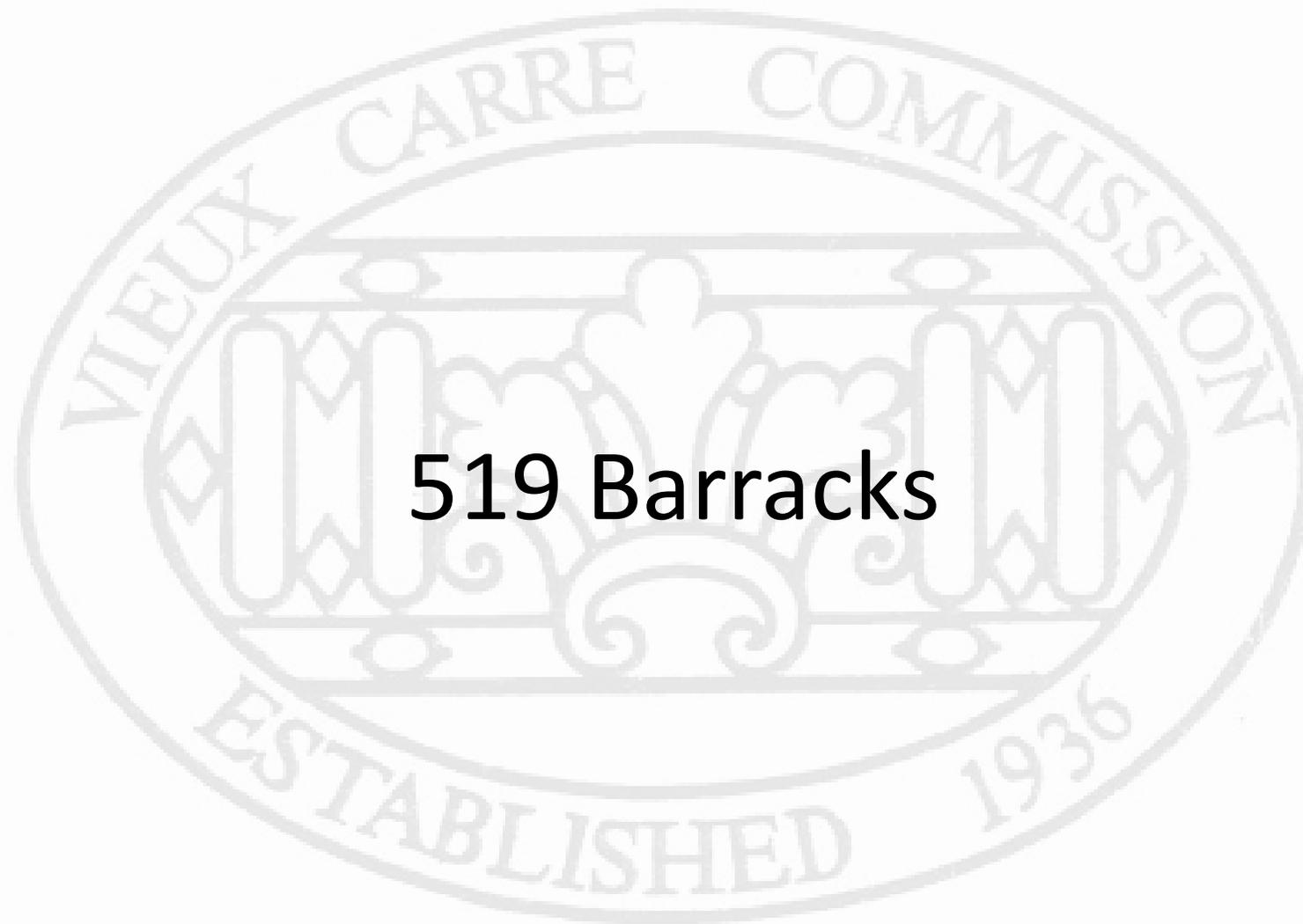
Staff appreciates that the Aeratis siding product is actually beveled, where cement board siding is generally not. Staff notes that the product is also thinner than traditional lap siding, which has less of an impact on the reveal. The product is noted as being made from PVC and does not feature any kind of faux graining or texture.

Given that this is a lower rated (Yellow) building and this is only proposed for installation on the rear elevation, which only has limited visibility from Burgundy Street, the Architecture Committee may consider this a good opportunity for a test case installation.

Mockup "C" shows traditional beveled wood lap siding on new 3/8" plywood. This reduces the trim reveal to approximately 5/16". Mockup "D" shows straight cut lap siding on new 3/8" plywood which further reduces the reveal to around 1/4". Staff does not find option "D" to be a viable one to explore.

Staff requests commentary from the Committee regarding the different proposed options.

ARCHITECTURAL COMMITTEE ACTION: 09/23/2025



519 Barracks

ADDRESS:	519 Barracks	APPLICANT:	Erika Gates
OWNER:	Robert Kenny	SQUARE:	17
ZONING:	VCR-2	LOT SIZE:	3,565 sq. ft.
USE:	Garage		

ARCHITECTURAL / HISTORICAL DESCRIPTION OF PROPERTY

Rating: **Brown**, Objectable or of no Architectural Importance

This was the site of a wood yard in the 19th century and today is the site of a brown-rated auto repair shop.

Architecture Committee Meeting of

09/23/2025

DESCRIPTION OF APPLICATION: **Permit # 25-26923-VCGEN**

09/23/2025

Lead Staff: Nick Albrecht

Proposal to install a total of 56 new solar panels on the Decatur facing roof of the building, per application & materials received 09/05/2025 & 09/08/2025, respectively.

STAFF ANALYSIS & RECOMMENDATION:

09/23/2025

The applicant proposes to cover the vast majority of the Decatur side roof with a new solar panel installation. The associated equipment related to the installation is noted as being installed within the building itself. The goal of the installation is to provide power to 524 Esplanade, located behind this brown rated building.

The proposal includes the installation of 56 Hyperion solar panels on top of the existing metal roof, with each panel measuring approximately 68" tall by 44-1/2" wide, and a little over an inch thick. Each panel is noted as being about 50 lbs. This works out to approximately 2,800 lbs. being added to the roof and staff requests confirmation from the applicant that the roof could adequately support that amount of weight.

Regarding solar panels, the Guidelines state that, "*the current policy of the VCC is that a solar collector can not be installed in a location that is visible from a public or habitable space within the Vieux Carre.*" The Guidelines continue noting that, "*It is understood that this technology is changing rapidly and as a result, the visual obtrusiveness and high reflectivity of solar collectors are declining. As advancements in the development of more appropriate options become available, the VCC will revisit this policy over time.*" (VCC DG: 04-11)

Staff acknowledges that these Guidelines were written over ten years ago and that there have in fact been changes regarding solar technology. Staff reached out to the applicant noting that solar technology is becoming more discrete with examples such as a Tesla Solar Roof or Nulok solar tiles, and suggesting that an alternative that might be better incorporated with the roof might be a better option compared to a traditional solar panel that installs on top of the roof.

Staff did some additional research while preparing this report and found some additional options that would be a better fit for this building. Staff found that there are options that have the appearance of a standing seam metal roof but have incorporated solar panels (ArcEdge Roofit.Solar). It is unclear if any alternatives were explored by the applicant that might better integrate with the roof.

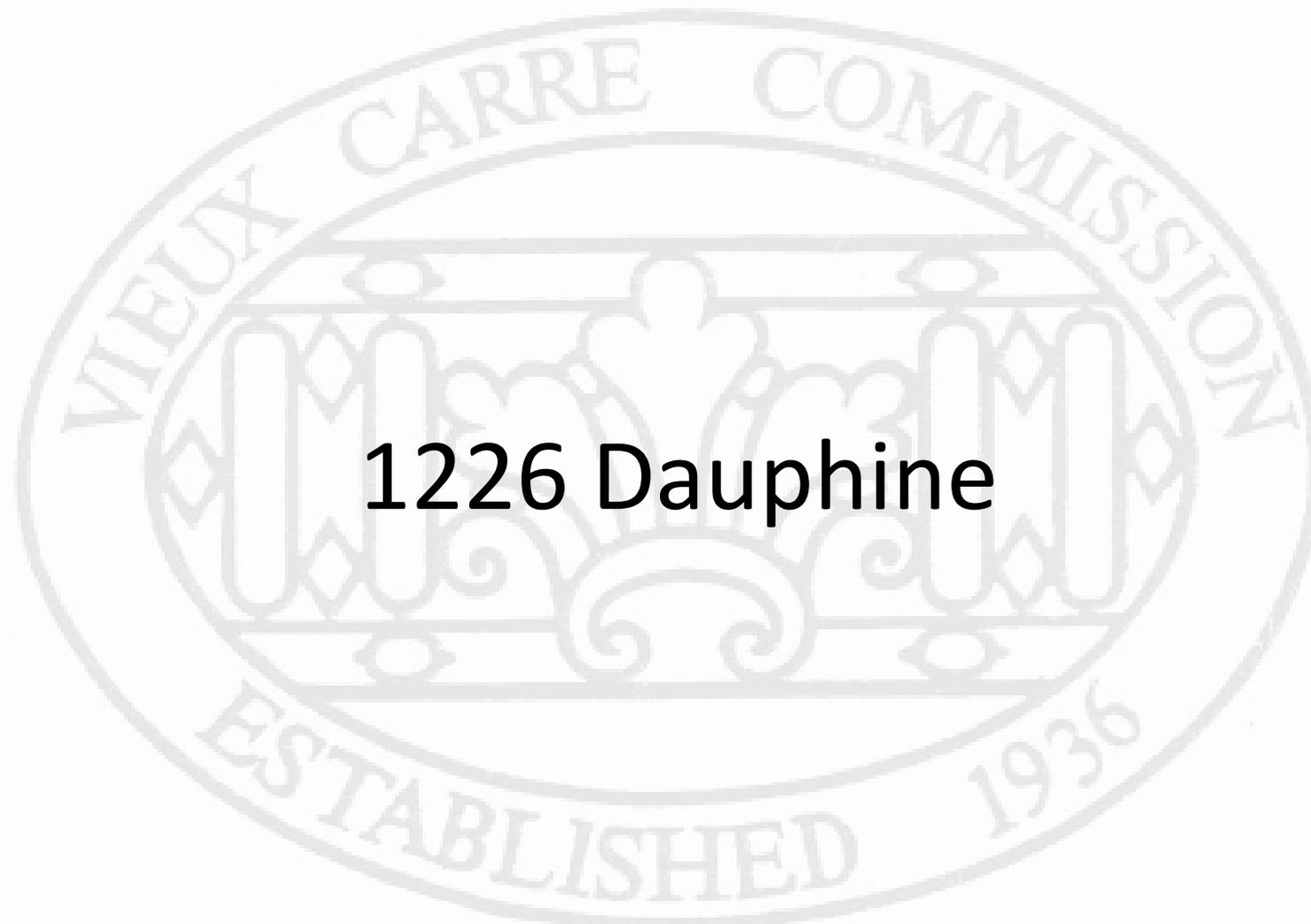
Given that this is a brown-rated building with seemingly good exposure for sunlight and solar energy, staff believes there may be some options available to explore. Still, this roof is highly visible, and the current proposal clearly is against the Guidelines. If an option is proposed that better disguises solar panels into the roof, staff believes this property could be a viable candidate for a test case for this technology. Reducing the visual obtrusiveness of a solar installation is crucial in order for this project to be successful and approvable per the Guidelines.

Staff notes that if this project proceeds there are several logistical things that would need to be addressed including re-subdividing the properties or establishing a cross easement as well as details with Entergy.

Staff recommends deferral of the application with the recommendation that the applicant explore alternative solar options that would better incorporate into the roof and building.

ARCHITECTURAL COMMITTEE ACTION:

09/23/2025



1226 Dauphine

ADDRESS:	1226 Dauphine Street	APPLICANT:	David Sanchez
OWNER:	Alan C Santos	SQUARE:	79
ZONING:	VCR-1	LOT SIZE:	2340 sq. ft.
USE:	Residential		

ARCHITECTURAL/HISTORICAL DESCRIPTION OF PROPERTY:

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

Circa 1880 3-bay Italianate shotgun cottage with masonry front and wood-framed sides.

Architecture Committee Meeting of **09/23/2025**

DESCRIPTION OF APPLICATION: 09/23/2025
Permit #25-27148-VCGEN **Lead Staff: Erin Vogt**

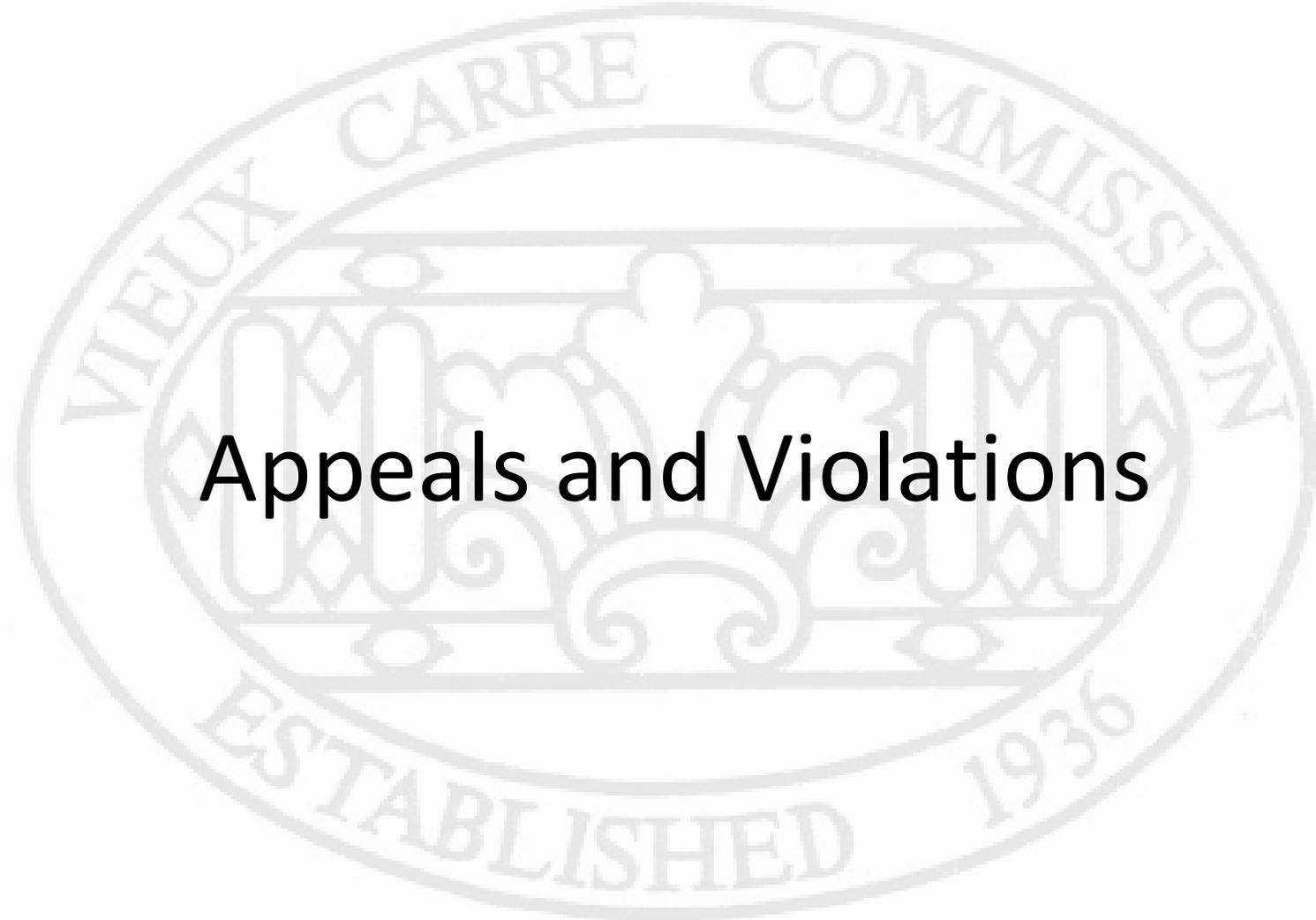
Proposal to install new handrail at front stoop, per application & materials received 09/08/2025.

STAFF ANALYSIS & RECOMMENDATION: 09/23/2025

The applicant proposes to remove two inappropriate and unpermitted grab bars at the front alcove and install a new handrail, described as a “36” tall exterior solid wrought iron handrail (2” x 2”) with lamb’s tongue detail top and bottom.” Staff notes that the typical lamb’s tongue profile is 1-3/4” wide, and similar approved handrails have been made from steel with a 1-1/4” solid vertical.

Staff finds the design and location of the proposed handrail **conceptually approvable** for final review and approval at staff level, and requests that the applicant submit revised drawings calling out the materials and size of all components, including more information regarding the material of the steps and how the handrail will be attached.

ARCHITECTURAL COMMITTEE ACTION: 09/23/2025



Appeals and Violations



1140 Royal

ADDRESS:	1140 Royal St.	APPLICANT:	1140 Royal Historic Protection
OWNER:	Lance Zaal	SQUARE:	50
ZONING:	VCR-2	LOT SIZE:	4,140 sq. ft.
USE:	Residential		

ARCHITECTURAL / HISTORICAL DESCRIPTION OF PROPERTY

Rating: **Main and Service Ell: Blue**, of major architectural and/or historical significance
Rear: Yellow, contributes to the character of the District

This impressive structure is known as the Lalaurie Mansion or Haunted House. The late 19th century and early 20th century rear building facing Gov. Nicholls Street was remodeled in the 1970s and is rated **yellow**, or contributing to the character of the district.

Architecture Committee Meeting of **09/23/2025**

DESCRIPTION OF APPLICATION: 09/23/2025
Permit # 25-06347-VCGEN **Lead Staff: Nick Albrecht**

Proposal to retain deviations from approved plans for new rooftop mechanical equipment, per application & materials received 03/10/2025 & 09/05/2025, respectively.

STAFF ANALYSIS & RECOMMENDATION: 09/23/2025

The Architecture Committee reviewed and approved a proposal for new rooftop mechanical equipment at the 05/06/2025 meeting. Permits were then issued on 06/25/2025. The approved work was to include two new rooftop mechanical units, the associated lines running across the flat roof and down an internal conduit located behind the parapet to the indoor units.

The applicant contacted staff on 09/05 noting that the HVAC contractor ran into a problem running the lines as approved and that they were for the time being run on the exterior of the building. The applicant followed up in a separate email expressing concern over the aesthetic impact of running the lines within the finished interior space. "Even if boxed in or concealed, such routing would create noticeable chases, soffits, or enclosures that would diminish the room's appearance." "Having visible or concealed mechanical runs within the bedroom compromises both the architectural integrity and the overall livability of the space." The applicant also expressed concern over running the drain lines in this space as well.

Staff notes that the same points could be made regarding running the lines on the exterior of the building on the street facing side of the building as they have been installed, except when installed on the exterior the lines are visible to everyone who passes by the building and not just someone inside the building.

Staff suggests it would be a bad precedent to approve the retention of these lines on the street facing side of the building, even if they were painted to match the wall. Staff is constantly looking to minimize the appearance of these lines, regardless of where they may be on the building. This proposal was originally approved with plans showing there would be no visibility of any elements of this equipment. Staff suggests that a potentially approvable alternative may be to run the lines down the side of the building, far back from the street, where they would be far less visible.

Staff recommends denial of retention of the line sets in their current locations with the recommendation that alternate locations are explored that would reduce or eliminate visibility.

ARCHITECTURAL COMMITTEE ACTION: 09/23/2025

Architecture Committee Meeting of **05/06/2025**

DESCRIPTION OF APPLICATION: 05/06/2025
Permit # 25-06347-VCGEN **Lead Staff: Nick Albrecht**

Proposal to install new rooftop mechanical equipment, per application & materials received 03/10/2025 & 04/24/2025, respectively.

STAFF ANALYSIS & RECOMMENDATION: 05/06/2025

The proposed installation would be on the flat roof of the yellow-rated rear building and would eliminate existing window and through wall units. Two condensers are proposed near the Ursulines and Chartres corner of the roof, furthest from the street and courtyard and staff suspects there would not be any visibility of this area from the public right of way. Staff encouraged the applicant to consult with a mechanical contractor or inspector to ensure that the proposal would satisfy all mechanical code.

The conduit lines for the units are shown running across the roof before entering into the building via an internal conduit. In addition to the units themselves and the associated line sets, a new fixed ladder is shown under the window that overlooks this roof. Additional details will be needed on this ladder but conceptually, staff has no objections to this aspect of the proposal.

Provided no additional features, such as a guardrail, are required in order to satisfy mechanical code, staff recommends conceptual approval of the proposal with any final details to be worked out at the staff level.

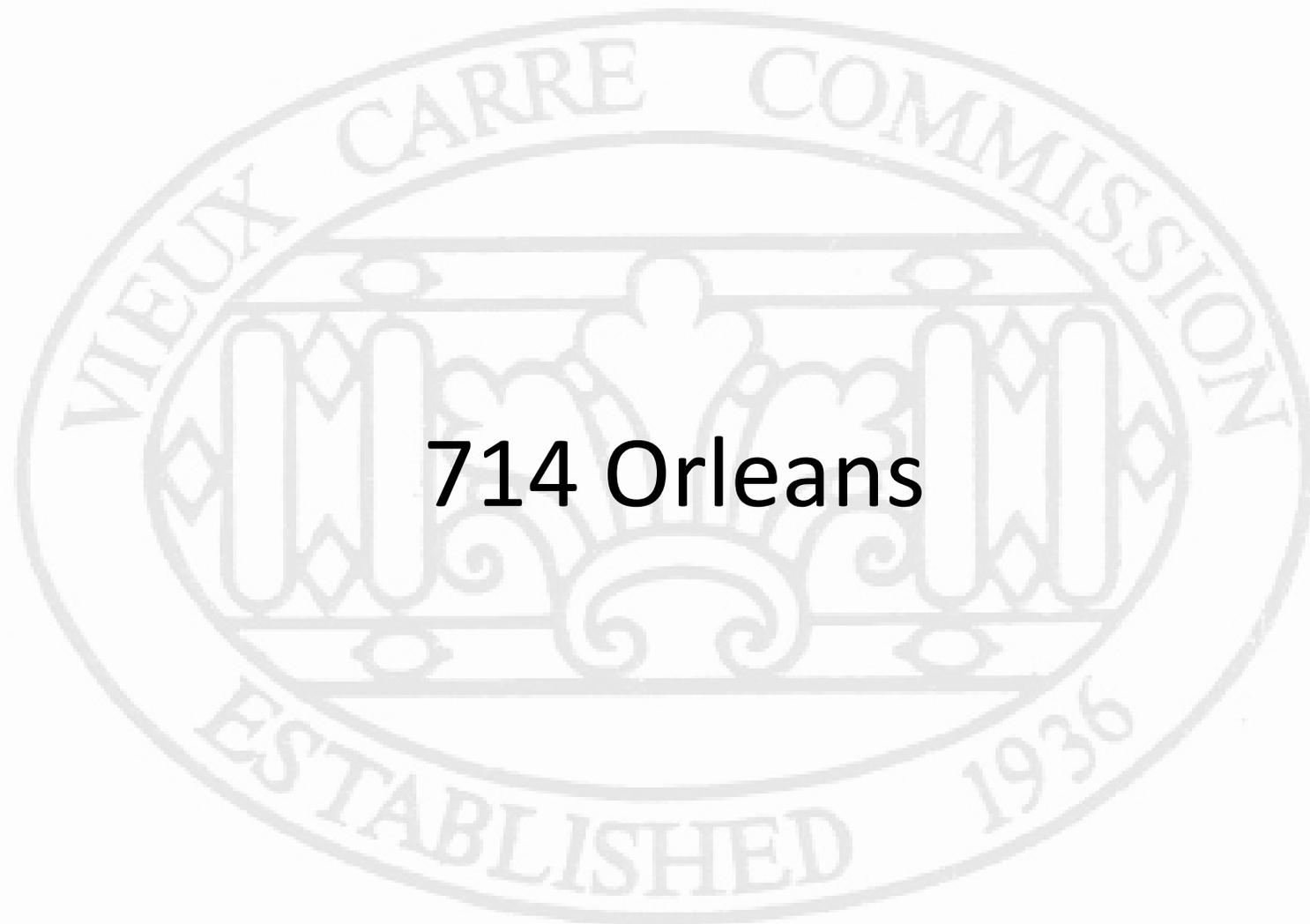
ARCHITECTURAL COMMITTEE ACTION:
DRAFT

05/06/2025

Mr. Albrecht read the staff report with Mr. Brown present on behalf of the application. In reply to Mr. Bergeon asking if Mr. Brown had response to the staff report Mr. Brown noted being brought in on this just the previous night. Ms. Steward noted her belief it's pretty straightforward. Mr. Brown expressed his belief he'll have to get his information and come back to them in the next meeting with Mr. Block noting it may be approvable today also mentioning a seeming lack of visibility from the public right of way. Ms. Steward expressed her agreement with the approvability. Mr. Bergeron asked if they know if there's any other work that's going to be happening on this project and Mr. Brown stated not under this permit. Ms. Steward asked just out of curiosity if we know what they're going to use the building for and Mr. Brown commented he did not know.

There was no public comment.

Ms. Steward made the motion to accept the application as submitted with any details to be worked out with the staff. Mr. Bergeron seconded the motion and the motion passed unanimously.



714 Orleans

ADDRESS: 714 Orleans Ave.
 OWNER: Sahuque Realty Coinc APPLICANT: Archetype LLC
 ZONING: VCC-2 SQUARE: 60
 USE: Mixed LOT SIZE: 1466.5 sq. ft.

ARCHITECTURAL/HISTORICAL DESCRIPTION OF PROPERTY:

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

One of the row of four Transitional style buildings built by Gurlie and Guillot for Jean Baptiste Vignie, this individual building has a c. 1850 cast iron double gallery (or veranda), which obscures its original cornice. It also has late 19th c. modifications on the ground floor, which replaced the original arched ground floor openings.

Architecture Committee Meeting of **09/23/2025**

DESCRIPTION OF APPLICATION: 09/23/2025
Permit #25-23643-VCGEN **Lead Staff: Erin Vogt**

Proposal to perform structural masonry repairs and appeal to retain work completed without benefit of VCC review and approval, including modified millwork, mechanical equipment, and TPO roof, per application & materials received 08/04/2025 & 09/09/2025, respectively. [Notices of Violation sent 07/05/2017, 11/24/2021 & 11/14/2023]

STAFF ANALYSIS & RECOMMENDATION: 09/23/2025

Most of the work presented was previously reviewed by the Committee in 2022 but was unresolved following the hearing. Since no permits were issued, Committee motions have since expired, and work found approvable for temporary retention remains in violation. The following work is proposed:

Structural:

Staff noted extensive cracking and separation at the Bourbon-side party wall. A report was provided from Mr. Roy Carubba, PE on the current conditions:

Observations

Carubba Engineering, Inc. was tasked with assessing the structural condition of the shared structural masonry party wall, at the interior patio area, and provide a professional recommendation on remedies. We did not perform any destructive testing, material sampling, or code compliance verification.

We observed the following conditions, with the existing shared structural masonry party wall, on the interior face, Orleans Street side of the wall. First, the exposed masonry had several vertical and stepped cracks. Second, we observed open joints between bricks due to mortar loss where mortar joints are deteriorated and powdery. Next, the exterior wythe had severe displaced bricks outward from vertical plane (bulging). Lastly, we observed bricks with spalling and efflorescence.

Discussion

The structural condition of the party wall is unsatisfactory, and in some areas, critical. The observed damage pattern indicates that the wall is experiencing both out-of-plane movement and material deterioration, likely caused by a combination of inadequate lateral support and restraint, along with lack of maintenance and repointing over decades.

Recommendations

We recommend that the existing exposed masonry walls be structurally stabilized. First, any damaged or missing bricks shall be replaced in kind with an HDLC approved brick and mortar. Cracks and separation of the joints shall be repaired with helical wall ties at approximately 18 inches on center of the cracks, in accordance with manufacturer specifications. Lastly, remaining damaged or degrading mortar joints shall be pointed out.

Structural drawings show corner ties installed in the mortar joint every four courses where the wall turns to meet the adjacent property. Additionally, details call for Simpson Heli-Ties to be drilled and grout injected per manufacturer’s specifications. Staff notes that drilled and injected ties are rarely found to be approvable by the Committee, as they are destructive and do not allow for masonry reconstruction. The mortar specified by the manufacturer is also much harder than the VCC mortar; in the rare occasions where drilling and grout injection is approved, the Committee has required the use of VCC mortar.

Roof:

The applicant is seeking to retain a TPO roof system installed on the service ell, to be capped with a termination bar and counterflashed. A mortar cap is shown at the parapet. Staff seeks the guidance of the Committee regarding

this detail, particularly as it wraps the wall and balcony overhang.

HVAC:

The applicant is appealing to retain two units. The first is on the rear TPO roof, and was conceptually approved for temporary retention in 2022, with the proviso that no safety rails be installed, and that if a safety rail became necessary, the unit would be relocated. The applicant is now proposing to move the unit closer to the roof eave and install a 42” prefabricated safety rail. Staff does not find this installation approvable per the Guidelines, particularly for a Blue rated building and given the previous 2022 motion. The second unit was installed on an overly structured platform, which is mounted to three masonry walls and spans the width of the courtyard. Staff does not find the platform approvable for retention and recommends the Committee **deny** the appeal to retain the equipment in its current locations, with the applicant to propose an alternative that meets the Guidelines, is not visually obtrusive, and does not attach to the buildings in such a detrimental manner.

Stucco:

The applicant proposes to apply stucco to all exposed masonry. It is unclear when the patchy stucco was applied, but the pattern suggests that the partial, “faux deteriorated” application was deliberate, as the edges of the stucco are finished and not delaminated or peeling away. VCC Design Guidelines only allow for the application of stucco on exposed masonry in extreme circumstances where the brick needs added protection. Staff inspected the masonry and found that it is largely in acceptable condition, and has been repointed with flush joints that would make new stucco application difficult. Staff recommends **denial** and suggests that the stucco be allowed to delaminate naturally.

Millwork:

The applicant is appealing to retain all windows and to replace three rear and service ell doors which were modified without benefit of VCC review and approval. The existing conditions are highly unusual and much of the work is inappropriate for retention. Additionally, the rear dormer was modified to add a door for access at the TPO service ell roof, which the applicant is appealing to replace with operable louvered shutters. Staff recommends **deferral** to allow the applicant to work with staff further on their proposal before returning to the Committee.

ARCHITECTURAL COMMITTEE ACTION:

09/23/2025