

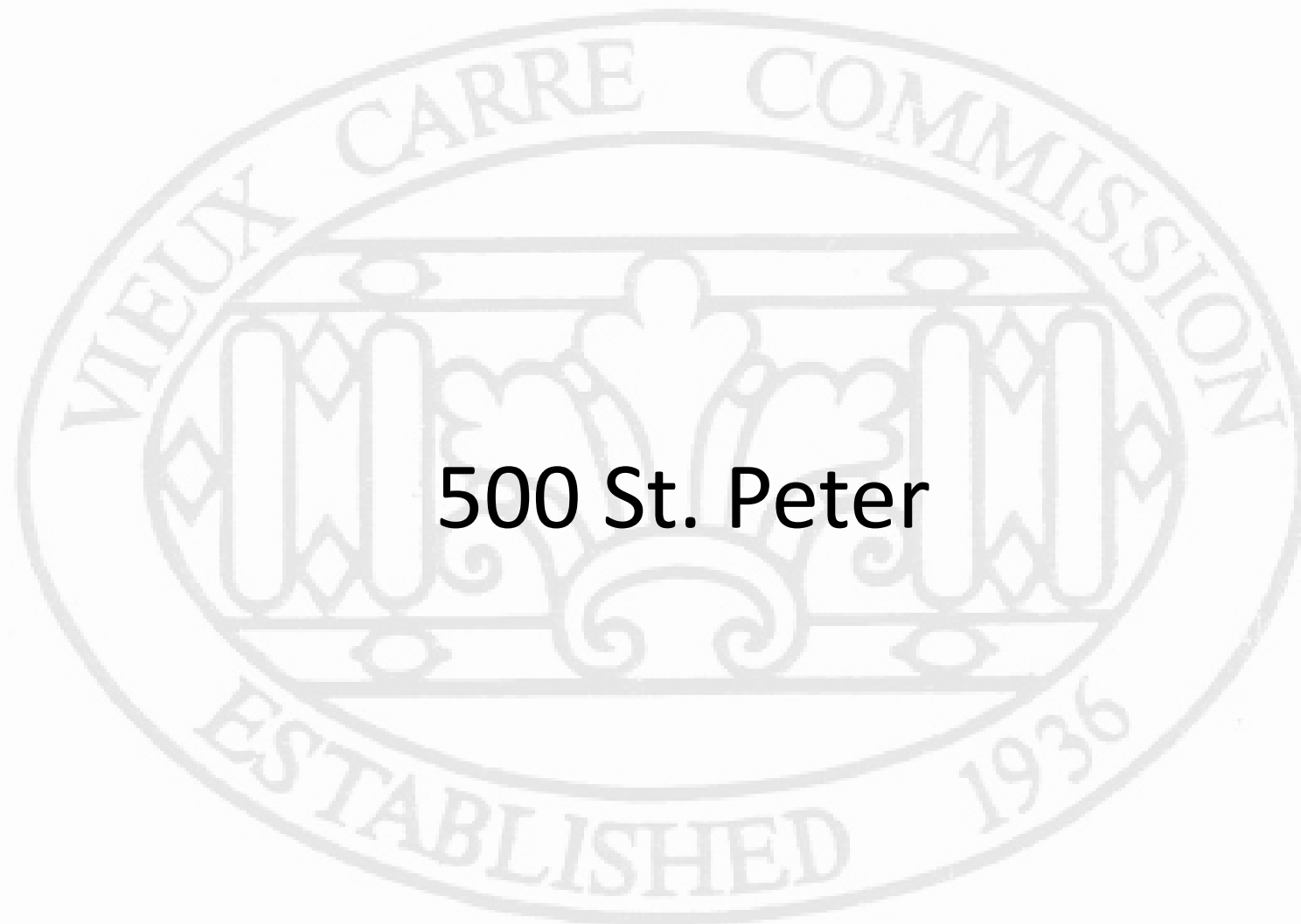


# Vieux Carré Commission Architecture Committee Meeting

Tuesday, January 13, 2025



# Old Business



500 St. Peter

ADDRESS:	500-40 St. Peter	APPLICANT:	Blake Kidder
OWNER:	City of New Orleans	SQUARE:	25
ZONING:	VCC-1	LOT SIZE:	32,543 sq. ft.
USE:	Commercial / Residential		

**ARCHITECTURAL/HISTORICAL DESCRIPTION OF PROPERTY:**

Rating: **Purple** - of national architectural and/or historical importance.

Baroness de Pontalba's lasting contribution to the architectural landscape of the city remains the two ca. 1850 block-long Philadelphia red brick structures that flank the upper and lower sides of the square, with sixteen elegant townhouses in each on the upper floors and separate commercial spaces on the ground floors. Henry Howard finalized James Gallier Sr.'s plans for these twin structures, known as the Upper and Lower Pontalba buildings.

**Architecture Committee Meeting of**

**01/13/2026**

**DESCRIPTION OF APPLICATION:**  
**Permit # 23-13761-VCGEN**

01/13/2026

**Lead Staff: Erin Vogt**

For Recommendation Only: Proposal to revise approved plans for courtyard millwork and to install stucco control joints, per application & materials received 05/19/2023 & 01/06/2026, respectively.

**STAFF ANALYSIS & RECOMMENDATION:**

01/13/2026

The applicant proposes the following change orders to the stamped plans, as follows:

During demolition in the courtyards it was discovered that one of the dependency walls they had thought was a wood framed enclosure of a previously-existing porch was actually a much older alteration built from soft red brick. Instead of installing wood pilasters as approved, they propose to apply a stucco finish over the brick and install new windows in the existing openings. Staff noted that the sliver of masonry between the two openings is very narrow and asked if any structural changes, such as a new lintel, would be necessary. The applicant stated that the existing steel plate lintels had been found satisfactory by their structural engineer, and would remain.

Due to the proportions of these openings, the proposed elevations show a three-lite transom over six-over-six double-hung windows on the second and third floors. Since this is a condition that was permitted elsewhere in these heavily modified courtyards, staff finds this proposed change to be consistent with the approved plans, and recommends the Committee forward a recommendation of **conceptual approval** to the Commission.

Additionally, the applicant stated that the envelope consultant has asked that stucco control joints be added at some of the courtyard walls. These would be limited to locations where a wood-framed structure meets masonry, which occurs in approximately six courtyards on multiple floors. Staff does not find the locations or the 5/16" width of the control joint to be visually obtrusive, but notes that the material for the joint is not specified. When control joints have been found appropriate and approvable by the Committee in past reviews, corrosion has been a primary concern. Assuming the material selected by the applicant will not corrode, staff recommends the Committee forward a recommendation of **conceptual approval** to the Commission.

**ARCHITECTURAL COMMITTEE ACTION:**

01/13/2026



**831-833 Dauphine**

ADDRESS:	831-33 Dauphine Street	APPLICANT:	Charles Neyrey
OWNER:	EV Pecunia LLC	SQUARE:	86
ZONING:	VCR-1	LOT SIZE:	5369 sq. ft.
USE:	Residential		

**ARCHITECTURAL/HISTORICAL DESCRIPTION OF PROPERTY:**

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

This finely detailed early 19th century (c. 1815-20) Creole cottage with two, one-story kitchens facing one another in the deep courtyard was constructed by the Cazelar family, free people of color.

**Architecture Committee Meeting of** **01/13/2026**

**DESCRIPTION OF APPLICATION:** 01/13/2026  
**Permit #24-12654-VCGEN** **Lead Staff: Erin Vogt**

Review of proposed revisions to permit, including installation of new water heaters, lighting, and electrical panels, per application & materials received 04/29/2024 & 12/30/2025, respectively.

**STAFF ANALYSIS & RECOMMENDATION:** 01/13/2026

When last reviewed on 11/11/25, the applicant requested to install six (6) wayfinding sconces on the St. Ann elevation of the main building. Because of the property’s Blue rating, staff encouraged the applicant to install landscape lighting or to locate the fixtures on the adjacent fence instead of creating six new penetrations in the masonry wall or running a conduit. The Committee moved with the staff recommendation at that hearing. The applicant is asking the Committee to reconsider their decision for this elevation. Staff notes that a specific fixture has not been proposed.

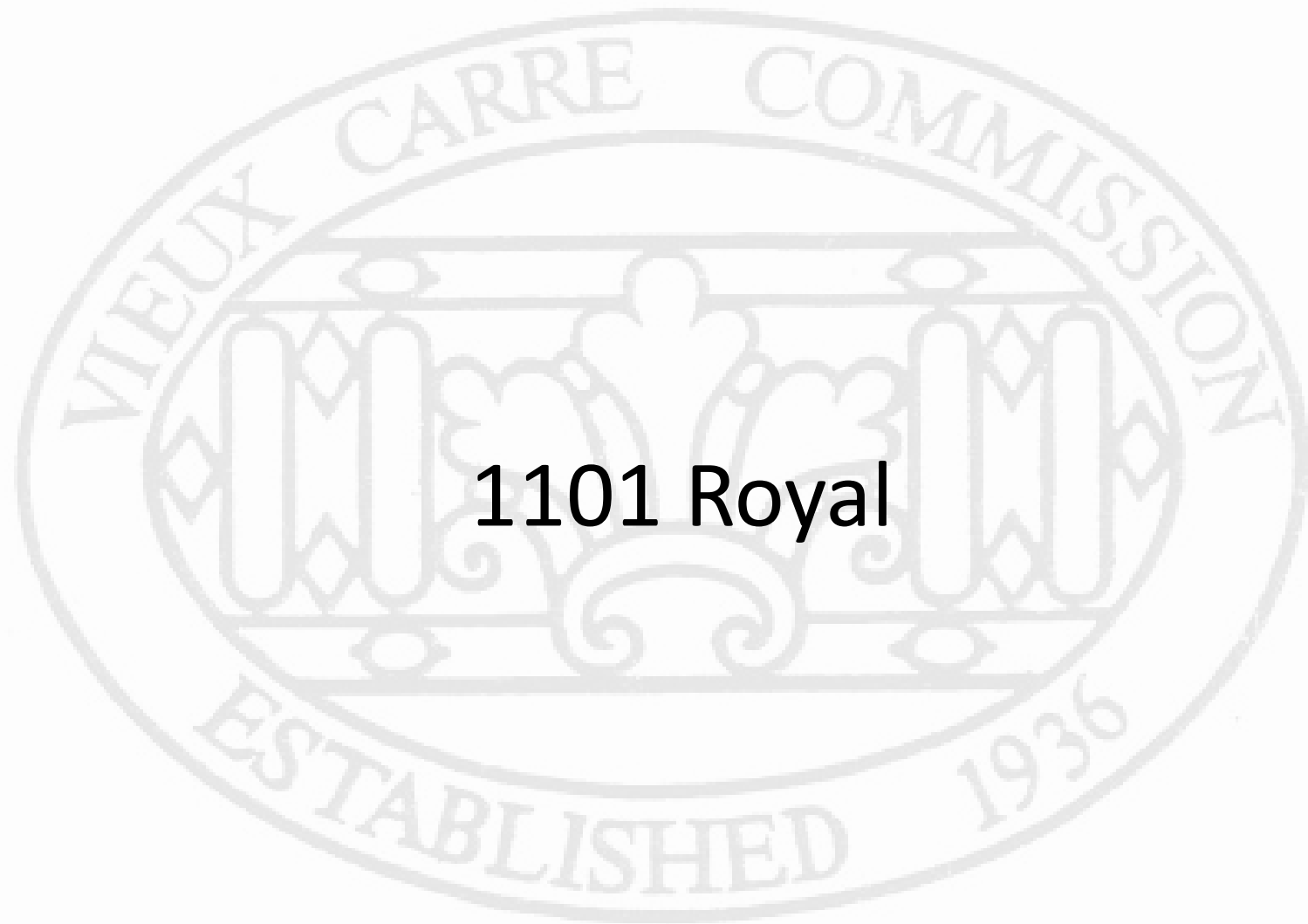
The applicant is also seeking to install the water heaters and electrical panels for each of the two kitchen buildings on an independent metal frame in the courtyard behind the structures. Staff is unsure why these cannot be located on the interior, and requests confirmation that the gas lines will still be buried and not run as conduit on the buildings, but appreciates that they are not proposed to be wall mounted. Staff notes that the Guidelines require Commission review and approval for installation of mounted equipment at Blue rated properties, whether they are mounted to the building or the ground. If they can be relocated to the interior, Commission review is not necessary.

While not called out by the applicant as a change needing review, staff noticed the addition of a note on the front elevation drawing which states “maintain existing finish [clear coat] look weathered when complete. Do not look ‘new.’” Staff notes that most sealants and other clear coats are not allowed per the Design Guidelines and must be submitted for Committee review, particularly given the building’s Blue rating. This should be removed from the current scope of work but may be submitted for review under a separate paint application. Manufacturer’s spec sheets for the specific product must be provided for consideration.

**ARCHITECTURAL COMMITTEE ACTION:** 01/13/2026



# New Business



**1101 Royal**

ADDRESS:	1101 Royal St.	APPLICANT:	Lenora Tusa
OWNER:	Charles Tusa	SQUARE:	55
ZONING:	VCR-2	LOT SIZE:	2,472 sq. ft.
USE:	Commercial		

**ARCHITECTURAL/HISTORICAL DESCRIPTION:**

Rating: Green: Of Local Architectural or Historical Importance.

This 2 1/2 story townhouse is one in this extant row of fifteen structures constructed in 1831 by the Architects Co. of New Orleans. Modifications to the original building in this individual building include the openings and walls on the service wing/s Ursulines Street elevation and the late Victorian style balustraded balcony.

**Architecture Committee Meeting of****01/13/2026****DESCRIPTION OF APPLICATION:**

01/13/2026

**Permit # 25-35053-VCGEN****Lead Staff: Nick Albrecht****Violation Case #25-11515-DBNVCC****Inspector: Marguerite Roberts**

Proposal to make repairs and stabilize the building including the installation of six new tie-back plates, per application & materials received 11/07/2025 & 12/15/2025, respectively.

**STAFF ANALYSIS & RECOMMENDATION:**

01/13/2026

Staff has been citing this property for several years including wall deterioration and cracks in the stucco. An engineer visited the property twice in mid-November and provided a report making the following recommendations:

- Install shoring on the interior side of the service ell on Ursulines
- Assess the interior wood framing while the ceiling finishes are removed and the shoring is in place
- Remove the stucco from the service ell wall from around the top of the first floor windows to the bottom of the second floor windows in order to review the condition of the underlying brick. The report notes that the condition of the brick may prompt the removal of additional areas of stucco.
- Install a series of six, 12” round tie back plates, shown at the second-floor, floor joist height of the wall.
- Repair/repoint the brick masonry and apply new stucco all per VCC standard details.

According to the written report and provided detail, this would put the tie-back plates directly against the brick, with the stucco then going around the tie backs. This will essentially sink the tie-backs into the stucco and make them less visible once the wall is finished and everything is painted to match.

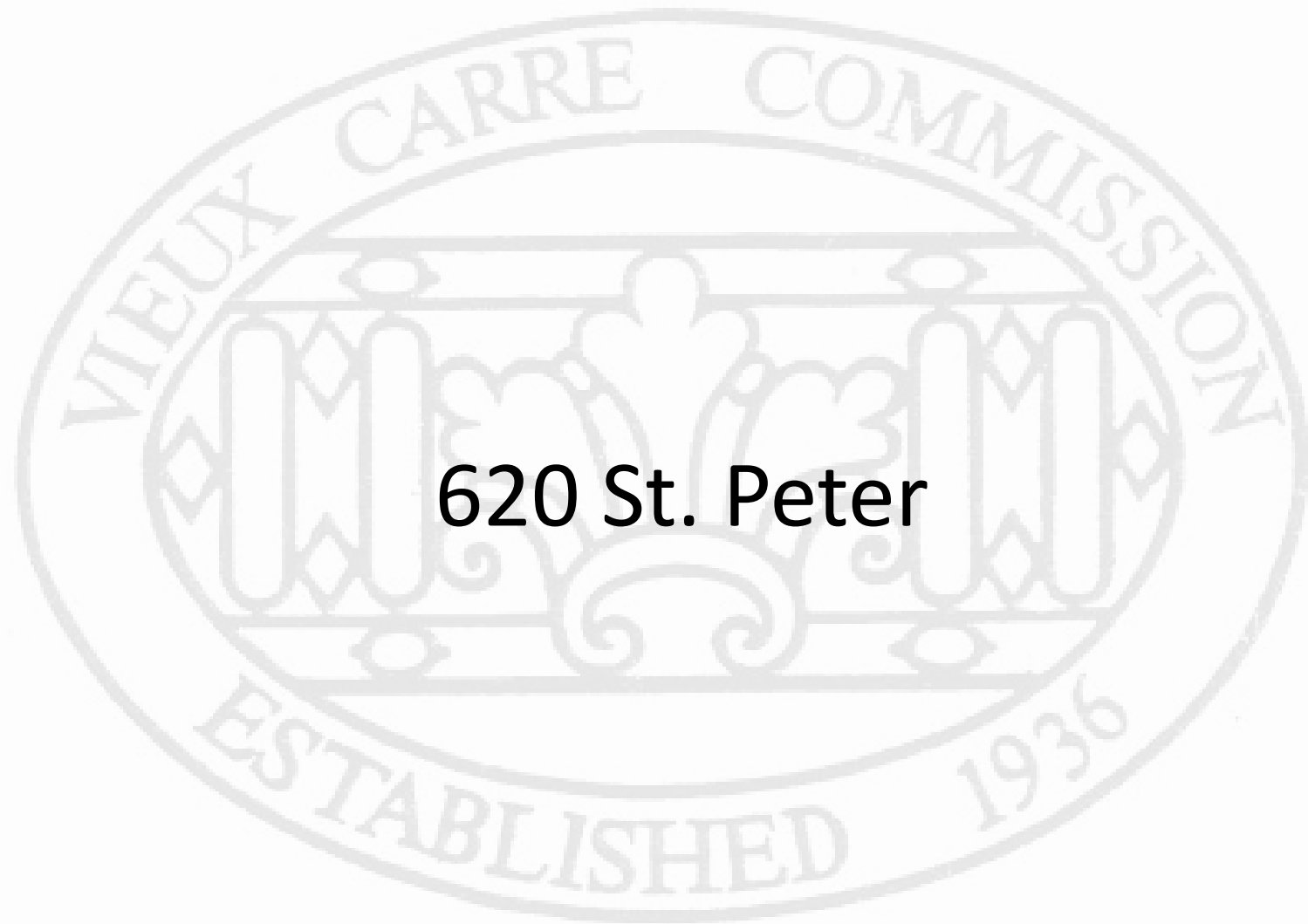
Staff finds the proposal fairly typical and appreciates that this wall is receiving some needed attention. Some detailing may be needed for where the stucco meets the tie-back plates. Staff does not recommend that stucco be applied over the plates.

The application also includes a note about replacing the dormer window on the Ursulines side of the main building, although no details have been provided. This window has also been cited for several years and a proposal was previously reviewed at the 08/27/2024 meeting. The existing window is inappropriate and documented as having been changed several times over the years. Staff recommends that a replacement window here should match the other existing dormer windows on the building, if those windows are appropriate. Otherwise, a more typical double hung dormer window would be appropriate.

Staff recommends conceptual approval of the structural work and window replacement with final details to be worked out at the staff level. Staff notes that these two items could be permitted separately if there is an urgency to address the structural concerns of the wall prior to finalizing the window details.

**ARCHITECTURAL COMMITTEE ACTION:**

01/13/2026



**620 St. Peter**

ADDRESS:	620 St Peter Street	APPLICANT:	Cangelosi, Jr Robert
OWNER:	Le Petit Salon Club	SQUARE:	42
ZONING:	VCC-2	LOT SIZE:	2756 sq. ft.
USE:	Club/Residential		

**ARCHITECTURAL/HISTORICAL DESCRIPTION OF PROPERTY:**

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

This richly detailed 4 1/2 story Greek revival townhouse, which was constructed c. 1838 for the wealthy merchant Victor David, has served as the headquarters of Le Petit Salon since the mid-1920s.

**Architecture Committee Meeting of** **01/13/2026**

**DESCRIPTION OF APPLICATION:** 01/13/2026  
**Permit #25-37422-VCGEN** **Lead Staff: Erin Vogt**

Proposal to remove current mechanical equipment and conduit and install new system for first and second floors, per application & materials received 12/05/2025 & 12/10/2025, respectively.

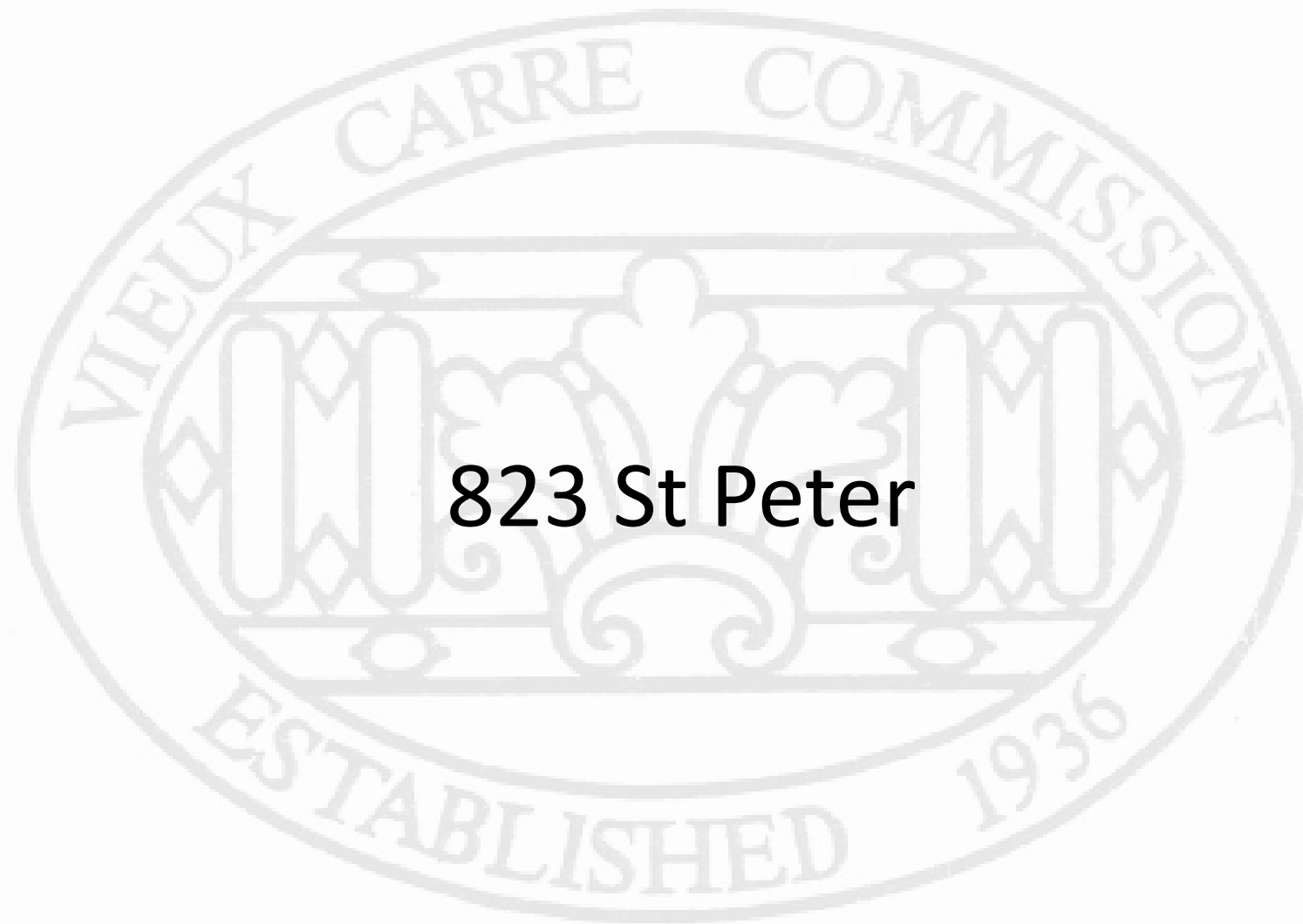
**STAFF ANALYSIS & RECOMMENDATION:** 01/13/2026

Last week, staff met with the applicants on site to inspect the existing conditions and discuss upcoming plans for a phased renovation. The first phase will remove all existing mechanical equipment and conduit serving the club on the first and second floors of the Blue-rated building. The defunct units on the roof of the two-and-a-half-story wood addition in the courtyard will not be replaced in their current location. An existing planter will be reduced in size to accommodate two new heat pumps (one 8-ton and one 6-ton unit) behind the Toulouse side of the service ell. 8'-9" tall lattice screening with operable gates will be installed.

All lines will run within the interior of the building until they reach the vestibule, at which point several of the lines will exit on the Chartres elevation and run along the side of the building for approximately 45 feet. The amount of conduit on the Chartres elevation will be reduced and set further back from the street compared to current conditions, and AC channels are proposed to cover the lines. Mechanical, electrical and plumbing conduits will be completely removed from the St. Peter elevation, porch, and courtyard facades.

Since HVAC replacement work in the District is often undertaken on an emergent basis and not planned comprehensively, staff appreciates the applicant's holistic approach, which will prioritize the most critically needed utility work, interior drainage issues, and masonry repairs. Plans are being developed to replace the window units serving the apartments on the upper floors with a more long-term solution. Staff finds the currently proposed work **conceptually approvable**; additional detail drawings are needed showing the attachment and materials for the proposed AC channels, which should be made from metal and painted to minimize visibility.

**ARCHITECTURAL COMMITTEE ACTION:** 01/13/2026



823 St Peter

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

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

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

Rating:

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

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

**Architecture Committee Meeting of**

**01/13/2026**

**DESCRIPTION OF APPLICATION:**  
**Permit # 25-38111-VCGEN**

01/13/2026

**Lead Staff: Nick Albrecht**

Proposal to replace existing electric decorative fixture with a new larger gas lantern on the front elevation, per application & materials 12/09/2025.

**STAFF ANALYSIS & RECOMMENDATION:**

01/13/2026

This property was last before the Architecture Committee at the 07/15/2025 meeting concerning a proposal to retain gas lanterns on the side elevation that had been installed without VCC review or approval. Noting that the locations were inconsistent with the recommendations of the Guidelines, staff recommended denial of the proposed retention and the Committee moved to deny the fixtures. Those fixtures have since been removed.

The applicant is returning with a new proposal to install a single gas lantern on the front elevation of the main building. Initially, the applicant inquired about proposing the reinstallation of the side elevation fixtures but that has since been removed from the proposal as staff informed the applicant that those could not be considered at this time based on the previous denial.

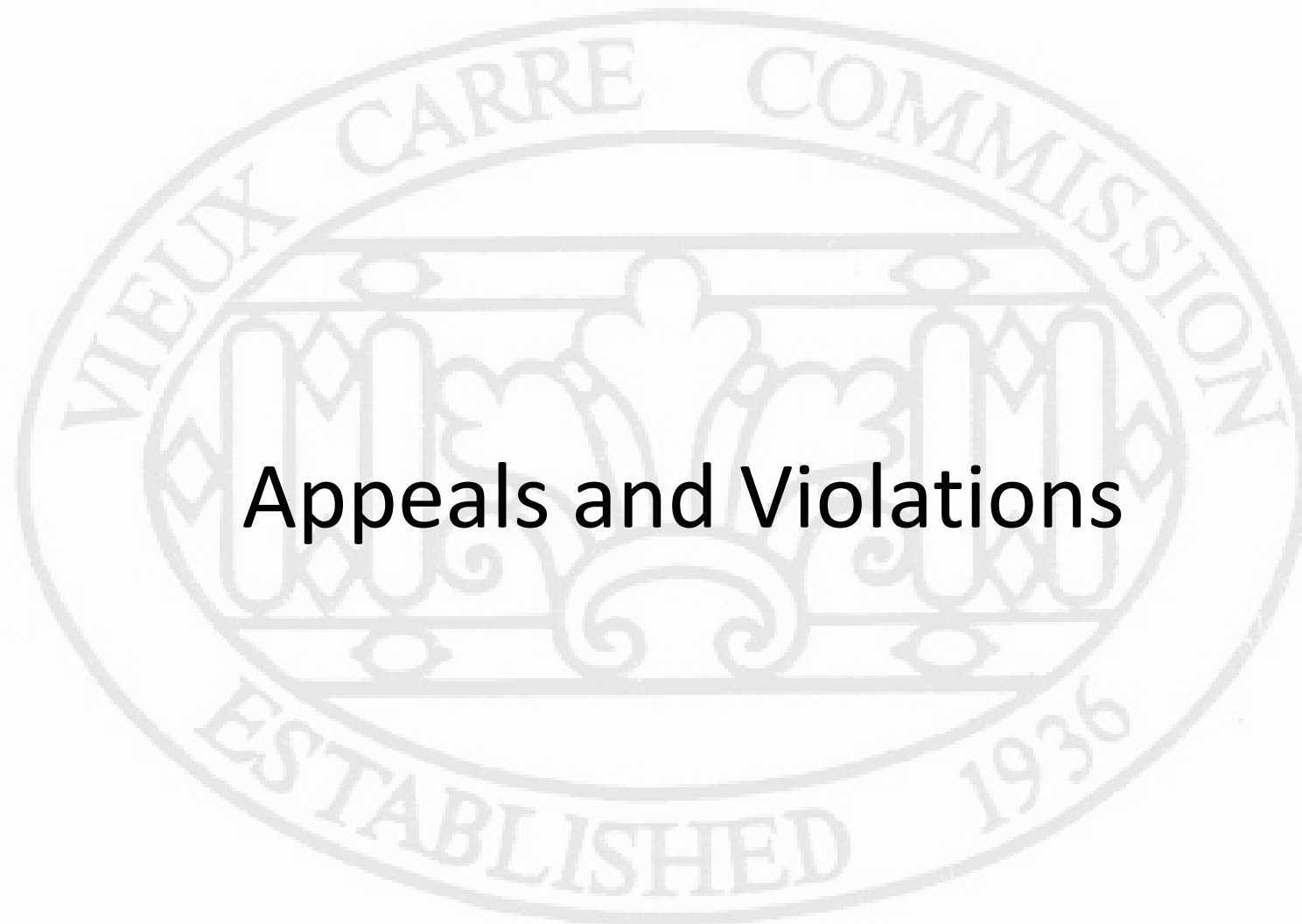
The current proposal is to replace the existing electric fixture with a new larger gas fixture. The new fixture measures 20-3/4" tall, a width of 11-1/2", and projects from the wall a distance of 13-1/2". Although the previously existing fixtures had decorative scrollwork above and below the fixture, the proposed new fixture features no such scrollwork.

Staff finds this proposal consistent with the recommendations of the Guidelines which call for decorative fixtures to be limited in number, located near a focal point, installed in a manner that is harmonious with the building's design, scaled appropriately, etc. (VCC DG: 11-7). Staff also notes that the proposed new fixture is replacing an existing electric decorative fixture, with a decorative fixture having been in this location since a 1977 renovation. Staff notes that the gas fixture will produce less light compared to the electric and this may inspire a proposal for additional functional lighting, which can be handled at the staff level.

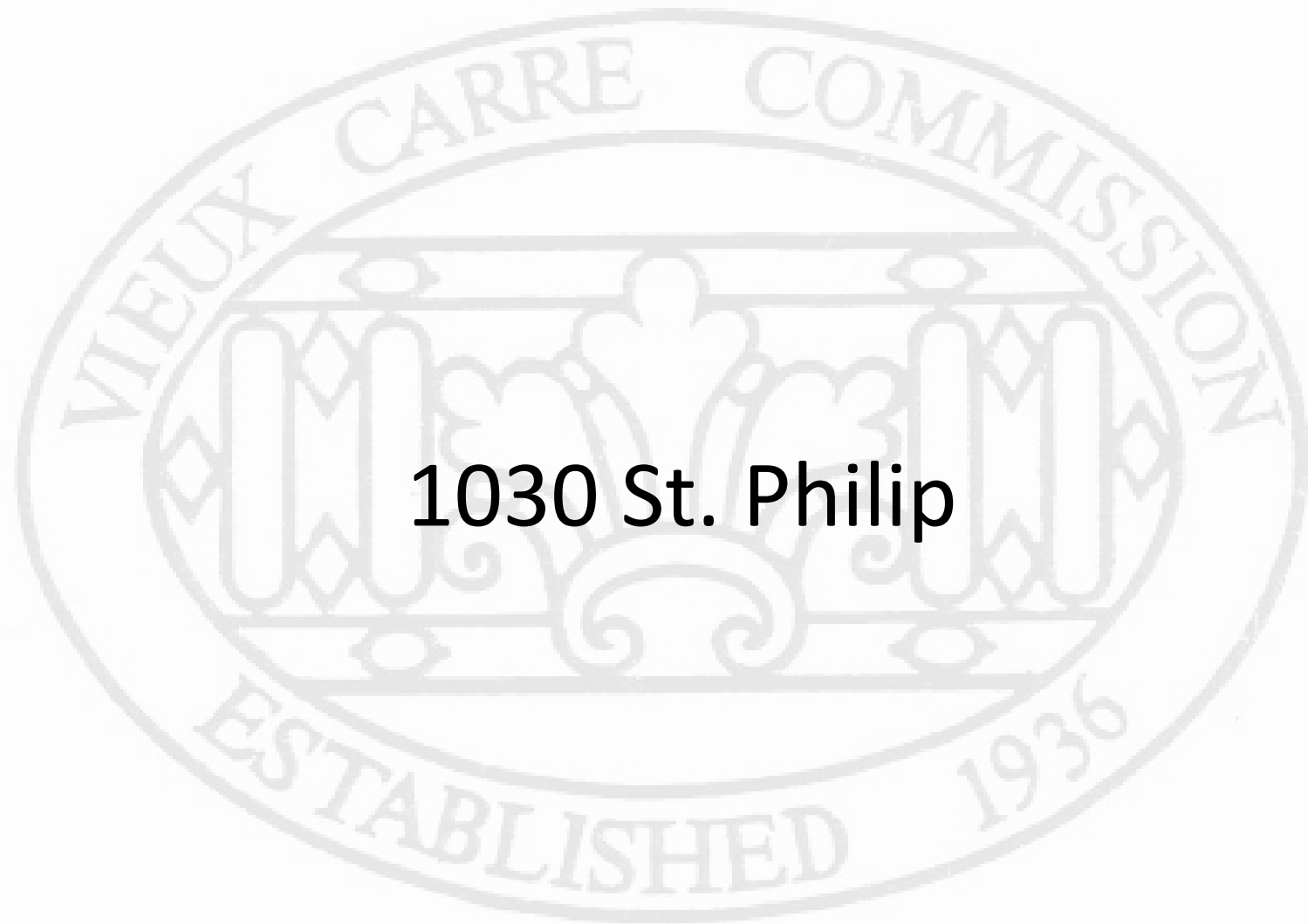
Staff recommends approval of the installation with any final details to be worked out at the staff level.

**ARCHITECTURAL COMMITTEE ACTION:**

01/13/2026



# Appeals and Violations



**1030 St. Philip**

ADDRESS: 1030-34 St. Philip St.  
 OWNER: MSY Management LLC APPLICANT: Loretta Harmon  
 ZONING: VCR-1 SQUARE: 104  
 USE: Residential LOT SIZE: 3097.8 sq. ft.

**ARCHITECTURAL/HISTORICAL DESCRIPTION OF PROPERTY:**

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

This 1½-story, 6-bay, masonry, double-dormered cottage, which dates from c. 1841, has gable ends and entrance detailing in the Greek Revival style. The cornice lintels over the other façade openings date from the late 19th century.

**Architecture Committee Meeting of** **01/13/2026**

**DESCRIPTION OF APPLICATION:** 01/13/2026  
**Permit #25-32641-VCGEN** **Lead Staff: Erin Vogt**  
**Violation Case #22-03967-DBNVCC** **Inspector: Tony Whitfield**

Appeal to retain mechanical equipment installed without benefit of VCC review and approval, reinstall previous gate, and additional work associated with addressing violations, per application & materials received 10/17/2025 & 12/08/2025, respectively. [Notices of Violation sent 05/19/2014, 07/05/2017, 07/24/2020 and 07/29/2022]

**STAFF ANALYSIS & RECOMMENDATION:** 01/13/2026

Much of the proposed work to abate violations can be handled at staff level. The following items require Committee review and approval:

- Three mini-splits installed at rear of main building are typical, discrete, and approvable for retention. However, their line sets are hidden by an unpainted PVC AC channel, which is not an appropriate material for retention.
- Two mini-splits are wall mounted to the side elevation of the Green rated rear building. The Guidelines recommend relocation to grade unless they must be mounted for code compliance for access due to the width of the alley.
- Staff notes that there is excessive conduit throughout the site, as well as loose and drooping wiring without conduit. Any abandoned wiring or conduit must be removed, and plans or marked up photos should be submitted indicating what will remain.
- The applicant is requesting retention of five water heaters installed in the N. Rampart side alley and covered with a deteriorated shed roof that cannot drain. Staff is concerned that the water heaters lack accessibility and may not be code compliant. The vents are also extremely tall in order to clear the roof, and appear to be a combination of metal and PVC, which cannot be retained. Staff recommends the applicant explore other options for the water heaters rather than retention. Additionally, the razor wire above the shed roof must be removed.
- The application includes a proposal to reinstall a non-compliant metal gate with sheet metal backing at the Burgundy side alley on St. Philip. Staff notes that the gate, which was removed without permit despite multiple Stop Work Orders, is no longer prescribed and cannot be reinstalled. Additionally, previous work without permit to install a gate in this location damaged the neighboring building, and the neighbor did not consent to a replacement gate touching their property. A revised submittal must also include plan details.

**ARCHITECTURAL COMMITTEE ACTION:** 01/13/2026



**528 N Rampart**

ADDRESS: 528 N. Rampart  
 OWNERS: James Gidlow, Brandon Landry, Kristi Emerson, Jane C Scheuerman, RX Holdings LLC  
 APPLICANT: Brandon Landry  
 ZONING: VCC-2  
 SQUARE: 99  
 USE: Residential  
 LOT SIZE: 3,222 sq. ft.

**ARCHITECTURAL / HISTORICAL DESCRIPTION:**

C. 1880 two-story Italianate building.

Main and rear buildings – Green

**Architecture Committee Meeting of** **01/13/2026**

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**DESCRIPTION OF APPLICATION:** 01/13/2026  
**Permit # 25-24101-VCGEN** **Lead Staff: Nick Albrecht**

Proposal to retain deviations from approved plans for previously approved metal alcove security gate, per application & materials received 08/08/2025 & 12/17/2025, respectively.

**STAFF ANALYSIS & RECOMMENDATION:** 01/13/2026

An alcove gate was approved for installation at this property at 09/09/2025 meeting. The approved plans and scope of work noted 5/8” solid pickets with a 1-1/4” flat bar frame. The installed gate is similar to the approved plans with a few notable variations. Specifically, the gate was installed with a metal mesh backing, most likely to discourage reach through openings of the gate. The installation of solid or perforated backings on fences and gates is generally not allowed. The VCC typically recommends alternatives, such as placing pickets closer together or using specific door hardware to prevent reach through access.

Still, metal backings have been approved in certain situations, most commonly when the gate is used to access a purely utilitarian area of a property. Staff suggests that if the backing was limited to a circular area a reasonable distance from the door hardware, this may be a less noticeable alternative.

The hardware installed on the gate also does not match what was shown in the approved plans. The plans called for a simple door knob style hardware with a small keypad incorporated into the door handle. The plans noted that an equivalent lock was acceptable. The hardware installed has been approved in other locations, but limited to alley gates. The installed hardware is larger than what was approved, although staff does not find it to be objectionable.

Staff requests commentary from Committee regarding the proposed retention. .

**ARCHITECTURAL COMMITTEE ACTION:** 01/13/2026

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

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**DESCRIPTION OF APPLICATION:** 09/09/2025  
**Permit # 25-24101-VCGEN** **Lead Staff: Nick Albrecht**

Proposal to install new metal alcove security gate, per application & materials received 08/08/2025.

**STAFF ANALYSIS & RECOMMENDATION:** 09/09/2025

The owners of the condos located in this building have been struggling with individuals loitering or camping in the alcove and on the stoop. Staff is working with the applicant on staff approvable items such as lighting and security cameras that may offer some help to the current situation. The proposed security gate requires Architecture Committee review.

The Guidelines state that, “an exterior metal grille is only permitted at a doorway with an exterior vestibule at least 18-inches in depth.” (VCC DG: 07-19) When approved, these security gates should correspond to the opening behind them and be a simple barrier grille with no decoration.

The applicant submitted a photograph of an existing alcove gate found on Esplanade Ave. which features simple vertical side panels and a central gate that they propose to model the new gate from this example.

In the example photograph, the building features a single entrance door with sidelights and the gate corresponds well to this arrangement. At 528 N. Rampart, the front entrance features a set of paired doors and no sidelights. Staff questions if the security gate should be designed to more closely match this paired door arrangement. That is, a set of paired gates with only an outer frame.

In addition to the proposed alcove gate, lighting, and security cameras, the applicant also inquired about the introduction of some hostile architectural elements. Specifically, something on the side walls of the stoops to discourage individuals from sitting on them. After some back and forth with staff, small pyramid shaped elements were discussed as a possible option. These would be painted to match the stoop. These types of deterrents are not specifically addressed in the current guidelines. Although the entire concept of “hostile architecture” may be generally discouraged, some small interventions may make sense in certain situations.

In summary, staff finds the concept of an alcove gate approvable in this situation but questions if a design more closely matched to the existing paired doors would be preferred. Staff requests commentary from the Committee regarding the concept of introducing some kind of sitting deterrent to the tops of the stoop sidewalls.

**ARCHITECTURAL COMMITTEE ACTION:**  
DRAFT

09/09/2025

Mr. Albrecht read the staff report with Mr. Andrews present on behalf of the application.

There was no public comment.

Ms. Steward made the motion for the conceptual approval of a gate with details to be worked out at staff with no direction on the defensive architecture. Mr. Fifield seconded the motion and the motion passed unanimously.