

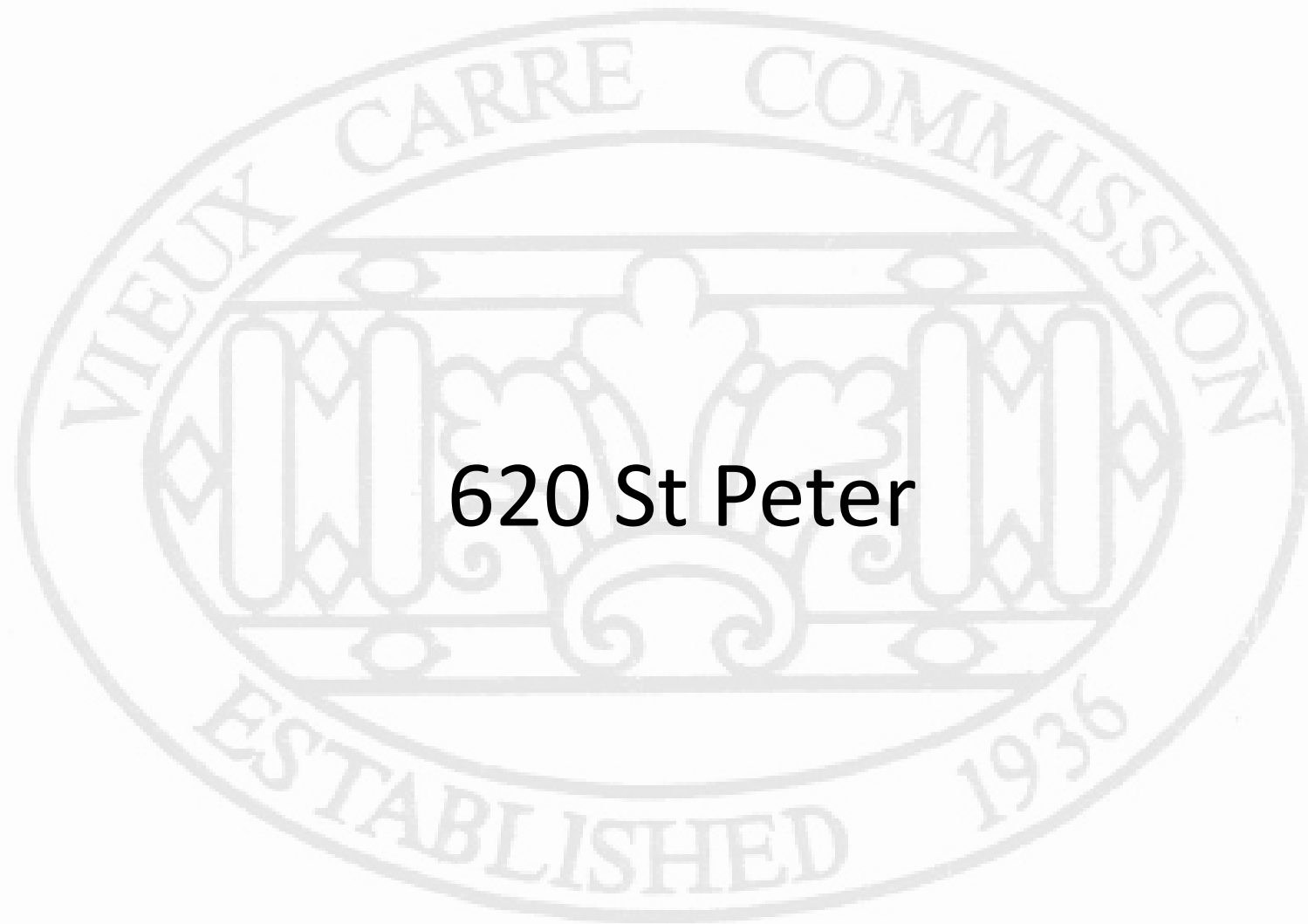


Vieux Carré Commission Architecture Committee Meeting

Tuesday, February 10, 2026



Old Business



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 **02/10/2026**

DESCRIPTION OF APPLICATION: 02/10/2026
Permit #25-37422-VCGEN **Lead Staff: Erin Vogt**

Proposal to install prefabricated HVAC line covers, per application & materials received 12/05/2025 & 01/26/2026, respectively.

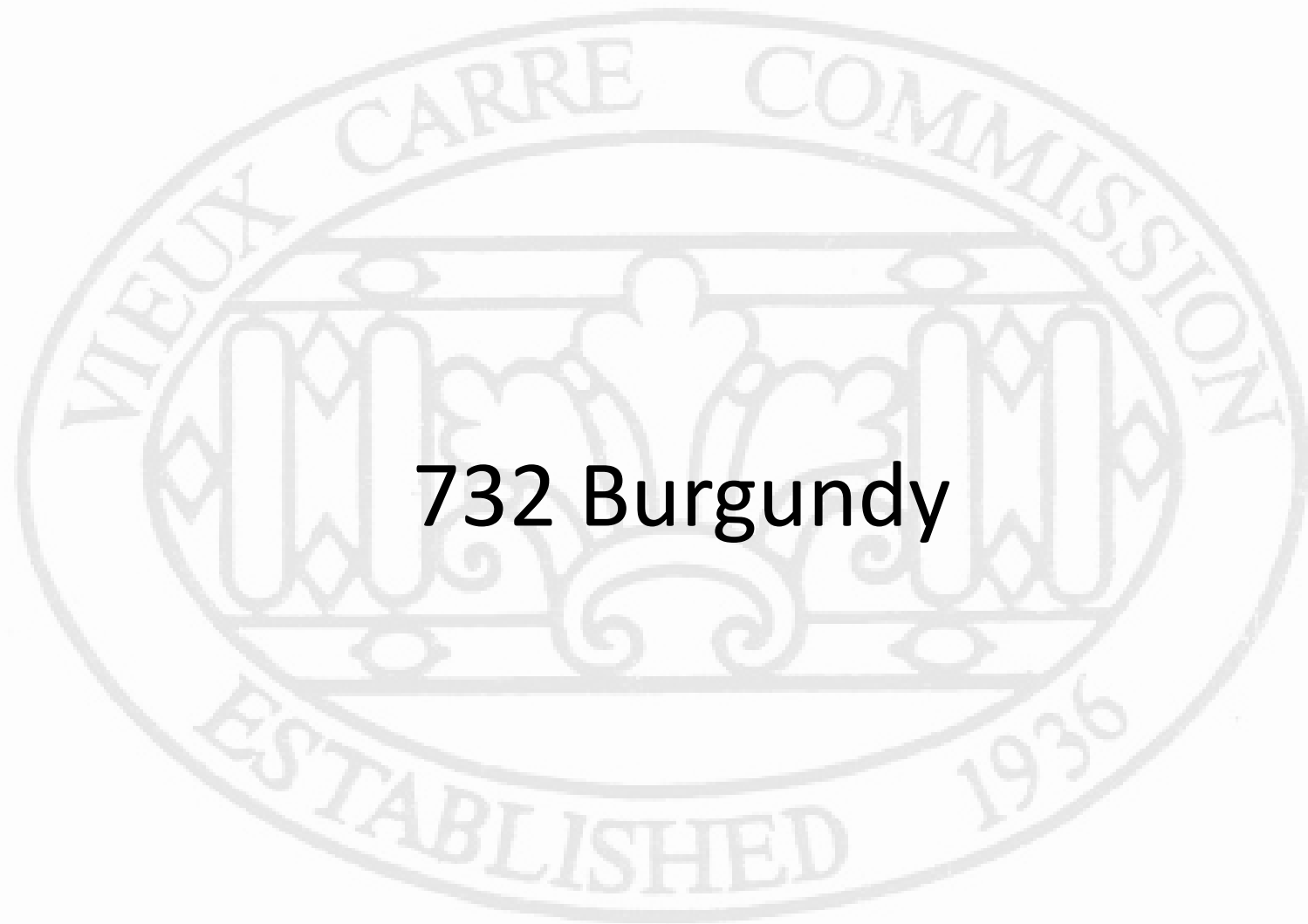
STAFF ANALYSIS & RECOMMENDATION: 02/10/2026

On 1/13/2026, the Committee conceptually approved a proposal to replace mechanical equipment and conduit. The motion was consistent with the staff recommendation and included a proviso that “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.” Following the hearing, the applicant submitted a spec sheet for SpeediChannel lineset covers, described by manufacturer DiversiTech as a “2-part channel system including a base and cover designed to protect and conceal linesets.” Staff noted that the motion required metal, but the applicant informed staff that metal covers would need to be larger to allow for screw attachments, which would then be visible. The Guidelines typically do not allow the use of exterior PVC due to concerns that it becomes brittle under UV exposure, but this product is described as “UV resistant.” The applicant noted that this product is similar to what is on the building now, and would be painted to minimize visibility. Since this particular product claims to be UV resistant and a metal cover would likely be more visually obtrusive, staff has no objection to this revision to the proposal.

ARCHITECTURAL COMMITTEE ACTION: 02/10/2026



New Business



732 Burgundy

ADDRESS: 732 Burgundy St
 OWNER: Club Nola LLC APPLICANT: Eric Perdomo
 ZONING: VCR-1 SQUARE: 87
 USE: Residential LOT SIZE: 1,226 sq. ft.

ARCHITECTURAL/HISTORICAL DESCRIPTION OF PROPERTY:

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

This 2½-story gable-ended brick townhouse with side passageway and a covered, post-supported cast iron gallery dates from c. 1850.

Architecture Committee Meeting of **02/10/2026**

DESCRIPTION OF APPLICATION: 02/10/2026
Permit #25-37312-VCGEN **Lead Staff: Erin Vogt**

Proposal to repair roof, including application of masonry sealant and atypical parapet cap, per application & materials received 12/03/2026.

STAFF ANALYSIS & RECOMMENDATION: 02/10/2026

See Staff Analysis & Recommendation dated 01/27/2026.

ARCHITECTURAL COMMITTEE ACTION: 02/10/2026

Architecture Committee Meeting of **01/27/2026**

DESCRIPTION OF APPLICATION: 01/27/2026
Permit #25-37312-VCGEN **Lead Staff: Erin Vogt**

Proposal to repair roof, including application of masonry sealant and atypical parapet cap, per application & materials received 12/03/2026.

STAFF ANALYSIS & RECOMMENDATION: 01/27/2026

The applicant proposes the following scope of work at the St. Ann-side parapet of the main building:

1. Remove cement on left parapet wall and (2) chimneys.
2. Remove/Replace slate tiles along the left wall.
3. Clean (2) chimneys to remove dirt and debris.
4. Apply mortar caulk to voids in brick and mortar.
5. Apply Prosoco silicone 10-year waterproofing agent to brick surface of (2) chimneys.
6. Fabricate/Install new 16 oz. copper step and counter flashing to left walls and at (2) chimneys.
7. Provide/Install 16 oz. copper cladding 3" over the top of parapet wall extending down to the top of the slate roof.
8. Provide/Install a 3-course detail of polyfleece embedded in Alsan liquid flashing to the top of the parapet wall.
9. Dispose of debris. Haul away.

The existing conditions at this property are not ideal due to the presence of extensive roofing cement. The corbel appears to have been eliminated from the interior face of the parapet on the Burgundy side slope, while the rear roof slope still has an articulated corbel beneath the roofing cement. The VCC has hesitated to approve wholesale removal of roofing cement, as it often leads to destruction of historic fabric, favoring strategic removal of delaminated materials only. Soprema Alsan liquid flashing is a polyurethane and bitumen based waterproofing coating that has had limited approval for flashing and/or repair at low pitched roofs only, and is not considered approvable for application to historic masonry.

The proposed chimney sealant is Prosoco Sure Klean Weather Seal Siloxane PD, which has been approved for waterproofing in limited conditions, typically when there is significant masonry damage. Photos provided by the applicant appear to show the masonry in fine condition, with no significant deterioration or spalling visible. It does appear that the mortar is in poor condition, with separation from the masonry in many joints. The chimneys should be repointed and not caulked; if moisture intrusion persists after adequate repairs are completed, the use of Siloxane PD can be reconsidered.

Staff seeks the guidance of the Committee regarding the proposed atypical roof repairs and whether the existing conditions merit deviation from typical flashing and capping details.

ARCHITECTURAL COMMITTEE ACTION: 01/27/2026



335 Dauphine

ADDRESS: 335-41 Dauphine
 OWNER: Mercier Realty & Investment Co. APPLICANT: Kurt Werling
 ZONING: VCC-2 SQUARE: 92
 USE: Commercial LOT SIZE: 6,445 sq. ft.

ARCHITECTURAL/HISTORICAL DESCRIPTION:

Rating – Green, or of local architectural and/or historical importance.

Three 1835 Federal or American style 2 1/2 story masonry townhouses with attached 2-story service ells; a row of three buildings designed by the builders J.M. and G.W. Zacharie. The ground floor openings have been mutilated, and the three buildings, which originally had handsome pilastered entrances and frieze windows, generally are in a neglected condition. The three parcels have been resubdivided into one property.

Architecture Committee Meeting of

02/10/2026

DESCRIPTION OF APPLICATION:
Permit # 25-39221-VCGEN
Violation Case #21-00519-DBNVCC

02/10/2026

Lead Staff: Nick Albrecht
Inspector: Marguerite Roberts

Proposal to renovate building including reconfiguring ground floor openings and installing a new balcony and proposal to construct connecting addition between the main buildings and service buildings, per application & materials received 12/19/2025.

STAFF ANALYSIS & RECOMMENDATION:

02/10/2026

The applicant proposes a major renovation of this important property which includes several different components.

Rear Property Line Wall

As seen on sheet A101, the rear property line of this property extends beyond the rear walls of the three service buildings. This can also be observed by looking at the rear wall of the neighboring building at 331 Dauphine, which shares the same rear property line and is constructed on the property line. In order to reclaim this space and provide an egress passage, the applicant proposes to construct a new masonry wall at the rear property line. This would also include the removal of existing wood fencing at the rear of the buildings and construction of additional new masonry walls.

No details are shown for the proposed new masonry walls but staff notes that the existing masonry wall along Conti St. is stucco over brick with a simple corbel top. Staff questions if the proposed new walls will match this design. Conceptually, staff finds this aspect of the proposal approvable although additional details will be needed regarding wall construction, the various gates, paving, etc.

Balcony

The proposal includes the construction of a balcony across the entirety of the Dauphin St. elevation of the main buildings. Although staff could not locate any photographs showing a balcony on this building, plan book drawings and Sanborn maps provide strong evidence that the building historically featured a balcony. The balcony is shown on the elevation on sheet A-301 and with some details on A-601.

Staff measured the balcony at 4-1/2' in depth and notes that balconies are typically no more than 4' in depth. The balcony is shown with a 42" tall cathedral style iron railing, matching the cathedral style railing seen on the plan book drawing. Staff notes that the cathedral style railing can be increased to 42" without negatively impacting the overall appearance or proportions of the rail.

The construction of the balcony would also include the conversion of three existing second-floor windows to French doors. This work is also consistent with what is seen on the plan book drawing. Staff also finds this aspect of the proposal conceptually approvable, again with more details needed, and noting that this aspect of the proposal requires Commission level approval. The applicant should perform some exploratory demolition to look for existing concrete evidence that a balcony previously existed on this building as well as a structural engineer's report concerning the addition of a balcony and the next item of reworking the ground floor openings.

Ground Floor Openings

The current ground floor openings are a mismatch of storefronts that are seen in photographs as early as 1963. Plan book drawings indicate that each of these three townhouses originally featured a door-window-window arrangement with the openings corresponding with the second-floor openings. The applicant proposes to reimagine the ground floor openings to still feature storefronts but with some

distinction from townhouse to townhouse.

Although there is seemingly nothing left of the historic arrangement and staff does not necessarily find the existing storefronts to be successful or in need of retention, staff questions if there could be more inspiration taken from the plan book drawing or from other existing ground floor storefront arrangements. For example, the proposed apartment entry door appears to line up perfectly with one of the townhouse doors seen in the plan book drawing. Could this entrance take more inspiration from the plan book drawing and feature pilasters and no transom window?

Additionally, staff recommends that the height of all the ground floor opening be shortened to leave a band of stucco between the top of the storefronts and the bottom of the balcony. Staff recommends further study of existing storefront arrangements in the district and suggests that some consistent fenestration of openings and pilasters, which is very commonly seen, may be more successful.

Connecting Addition

The most significant aspect of the proposal is an addition measuring approximately 8' wide by 70' long and 2-1/2 stories tall located across the back of the main building. The applicant's note that the addition will provide needed connections between the main building and service buildings, provide an egress path, and provide a central location for all mechanical equipment. The Guidelines list eight requirements for additions. From a purely conceptual viewpoint, staff believes that an addition in this location and of this scale meets some of these requirements although it would not satisfy the requirement that an addition be constructed "*so that historic building fabric is not radically changed, obscured, damaged, or destroyed.*" The Guidelines also state that, "*the VCC requires making minimal alterations to the original design, features, and materials of the historic building and setting*" and "*maintaining the appropriate historic context to the setting.*" (VCC DG: 14-15)

The proposed addition would intermingle the main building and detached service buildings in a way that would never have been historically. It is very common to see exterior stairs connecting the second or third floors of a main building to the balcony of a service building but a connecting enclosed addition like this is atypical. Staff certainly appreciates the concept of bringing this entire site back into commerce and the complications of doing that with modern building code, but questions if there may be alternatives that would accomplish that goal and be more in keeping with the Guidelines.

Alternatives may include internalizing an egress stair into the mass of the main building, constructing exterior balconies and stairs to provide an emergency egress path, limiting an addition to the ground floor only which may be more successful while still accomplishing some of the goals of the applicant, or some combination of the above.

Again, staff is eager to see this property brought back into service, but being constrained by the Guidelines, staff does not find the current proposed addition approvable and requests commentary from the Committee regarding the concept of this addition. Staff notes that any addition would require Commission level approval.

Summary

In summary, staff recommends:

- Conceptual approval of the rear property line wall
- Conceptual approval of the balcony construction and related changes to the second-floor millwork
- Deferral of the proposed changes to the ground floor openings and proposed addition.

ARCHITECTURAL COMMITTEE ACTION:

02/10/2026

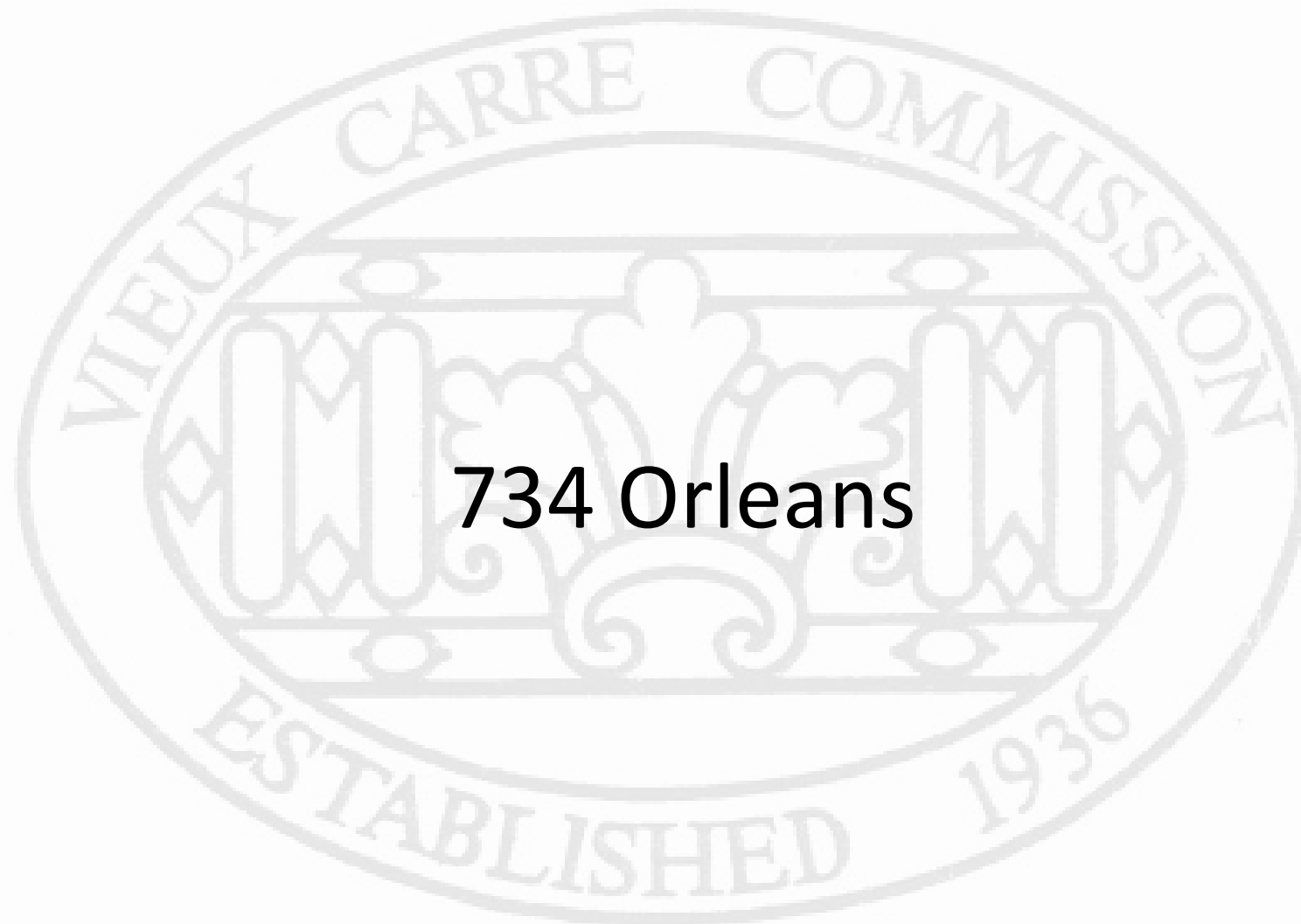
ADDITIONS GUIDE

THE VCC REQUIRES:

- Preserving the cohesive ambiance of a historic building and the streetscape with compatible, sympathetic construction
- Using compatible siting, proportion, scale, form, materials, window and door patterns, roof configuration, details and finishes at an addition
- Constructing an addition at a secondary elevation wherever possible, subordinate to the historic building, and compatible with the design of the property and surrounding neighborhood
- Constructing an addition so that historic building fabric is not radically changed, obscured, damaged or destroyed
- Making minimal alteration to the original design, features and materials of the historic building and setting
- Using new design elements and scale that are compatible with the historic building and setting
- Using materials and techniques that are compatible with the historic building and setting
- Maintaining the appropriate historic context to the setting

THE VCC RECOMMENDS:

- Reviewing the *Guidelines* sections related to a project to better understand the historic context and appropriate design and materials
- Consulting with the VCC Staff early in the planning stages of an addition project
- Identifying, retaining and preserving the character defining features of an existing building



734 Orleans

ADDRESS:	734 Orleans		
OWNER:	Zaeringer Properties LLC	APPLICANT:	Erika Gates
ZONING:	VCC-2	SQUARE:	60
USE:	Commercial/Residential	LOT SIZE:	2516 sq. ft.

ARCHITECTURAL/HISTORICAL DESCRIPTION OF PROPERTY:

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

One of two c. 1810 Creole style 2-story masonry buildings, this corner building and attached service wing was modified in the late 19th century.

Architecture Committee Meeting of **02/10/2026**

DESCRIPTION OF APPLICATION: 02/10/2026
Permit #26-00479-VCGEN **Lead Staff: Erin Vogt**

Proposal to replace gallery roof and downspout, per application & materials received 01/07/2026 & 01/21/2026, respectively.

STAFF ANALYSIS & RECOMMENDATION: 02/10/2026

Staff been working with the applicant on their application to replace the gallery roof, which originally proposed to replace the existing corrugated metal in kind. The applicant is now proposing to replace the roof with standing seam galvalume and install new galvalume box gutters to match existing. The existing downspout and leaderhead were removed for stucco repairs and will be reinstalled.

Staff has scheduled this for Committee review due to several atypical conditions, particularly an unusual parapet profile and partial metal cap on the back side of the parapet, which covers part of the top face and kicks up at the edge. Additionally, this property has a rooftop catwalk fire escape which has existed since at least the 1960s and is in good condition, but it bears on the portion of the parapet that does not have a metal cap. The main roof is flashed in copper but does not drain onto the gallery roof.

The gallery roof will be flashed into the front side of the parapet, which is stuccoed and shows signs of deterioration. It is unclear what the underlying conditions are, but staff suspects that the stucco in this area is Portland cement due to the extent of cracking and telegraphing. Staff noted rust at the existing box gutter and decorative gallery cast iron, and asked the applicant how galvanic corrosion would be avoided if these materials are in contact. The applicant stated that the current conditions have been in place since at least the 1960s and “all rust present is from the significant age of the awning and gutters and not a result of galvanic corrosion.”

Staff seeks the guidance of the Committee regarding the proposed work, but notes that the scope of work should be expanded to include painting the gallery ironwork to prevent further rust.

ARCHITECTURAL COMMITTEE ACTION: 02/10/2026



631 Dauphine

ADDRESS:	631 Dauphine		
OWNER:	631 Dauphine Street LLC	APPLICANT:	Juan Lara
ZONING:	VCR-1	SQUARE:	89
USE:	Residential	LOT SIZE:	1,932 sq. ft.

ARCHITECTURAL / HISTORICAL DESCRIPTION OF PROPERTY

Described as late as 1835 as a 1-story dwelling, this 2-story structure is said to have been built by architects Latour and Laclotte, c. 1811.

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

Architecture Committee Meeting of

02/10/2026

DESCRIPTION OF APPLICATION: **Permit # 26-01203-VCGEN**

02/10/2026

Lead Staff: Nick Albrecht

Proposal to renovate the building including the installation of new rooftop mechanical equipment, per application & materials received 01/13/2026 & 02/02/2026, respectively.

STAFF ANALYSIS & RECOMMENDATION:

02/10/2026

New owners of this property are proposing a significant renovation of these buildings. Although the majority of the work will be contained to the interior of the main and service buildings, staff notes a few aspects in need of Architecture Committee review.

Mechanical Equipment

The building currently does not have any central air conditioning, and the applicant met with staff to discuss the initial proposal for rooftop mechanical equipment. During that meeting, staff recommended that the applicant propose an alternative rooftop mechanical plan in the event that the initial plan was not accepted.

The applicant's first option, which is still being proposed, is to create a roof well on the rear slope of the main building. This well would measure approximately 7' wide by 6' long. The provided section drawing shows the mechanical units on the high side of the well, which would keep the majority of the units below the plane of the roof surface. At the low end of the well, a 42" tall rail is shown with lattice screening.

Staff notes that this proposal would result in a condition with very limited visibility of the mechanical units but is rather invasive as it would involve cutting into the structure of the roof.

The alternative option is a more typical roof mounted rack. The proposed rack is shown significantly larger at over 11' wide by 6' long. This setup notes 3' of clearance on the sides of the units, resulting in the wider platform. This service width was not shown on the roof well option and staff seeks confirmation that the platform option would require this width while the roof well option would not. The downslope portion of the platform is noted as being 3-1/2' above the roof surface, with an additional 3-1/2' of railing above the platform. The negative with this option is obviously the greatly increased height and visibility of the equipment with the positive being that this option should be far less invasive to the building and could be considered more easily reversible.

No roof hatch is shown on either option, implying that this equipment would need to be accessed by a ladder. Staff seeks confirmation this is the intention of both option.

Staff is more drawn to the less invasive roof platform option but appreciates the pros and cons of both options and seeks the advice of the Committee regarding the proposed mechanical equipment. Either option for rooftop mechanical equipment would require approval from the full Commission.

Alternatively, staff recommends that the applicant explore options to locate the equipment at grade in the courtyard.

Rear Elevation

On the rear elevation of the main building, the applicant proposes some changes to the existing fenestration. Staff notes that there are discrepancies between the proposed rear elevations as shown on A202 compared to what is shown on A203. Assuming that A203 is the result of drafting errors, these comments are based on the elevation as seen on A202.

The existing condition features a wide central window which is shown as having the two center sashes sliding to the outside. This set of windows is proposed to be replaced with new sixteen light sash windows. This bank of windows is seen in 1933 HABS photographs of the building, although it is

difficult to ascertain the function or lite pattern in those old photographs. Given the age of the building, staff questions if casement style windows may be a more appropriate function for these sashes.

A brand new window opening is proposed at the second floor adjacent to the existing wide opening. This is shown with eight lite casement style sashes. The Guidelines generally discourage the addition of window or door openings, particularly on a more prominent building façade. (VCC DG: 07-20) On the floorplan, this new window is shown opening to a bathroom.

A much smaller additional second floor opening is proposed to be infilled. This opening is also seen in the HABS photograph but again it is difficult to determine details of that window. The Guidelines generally discourage the removal of window or door openings.

An additional small second floor opening is also proposed to be infilled. This area of the wall is out of view of the camera in the HABS photographs and little information has been provided in the submittal. There is also a similarly sized opening at the ground floor also proposed for removal. Given the small size of these openings, it is possible that they were created to accommodate thru wall AC units but additional information is needed prior to recommending for their removal.

Finally, a door opening on the ground floor is proposed to be infilled. This door is noted as being rater short at only 5-1/2' tall, but again additional information on the existing condition is needed before staff could recommend that it be removed.

Staff recommends deferral of this aspect of the proposal to allow the applicant time to submit additional information regarding the existing and proposed openings.

Structural Work

Structural plans have been included in the submittal which show an alarming amount of structural work. No structural work is noted for the rear building but at the main building, new concrete foundations are shown along with interior steel beams. In an email the engineer described the work as pouring a new foundation in order to build a new 2x4 wall inset of the existing masonry wall to be the load bearing walls of the floor trusses of the second floor. The engineer continued that attempting to pocket the new floor trusses into the masonry wall would be highly invasive and potentially destructive. An alternative option would be the introduction of a ledger beam bolted and epoxied to the wall, which was also thought of as being invasive. Finally, the engineer notes that the new concrete foundation would have to be built at the same depth as the existing corbel footing for consistency and similar bearing capacity.

Conceptually, the way this approach is described seems reasonable provided care was taken not to impact the existing masonry wall or spread footing. Staff is concerned particularly regarding detail 2 seen on sheet S105 which appears to show the interior side of the spread footing being demolished in order to pour the new concrete foundation. There is also an L beam noted as acting as a brick intel, embedded into the existing wall. Staff finds the elements of this detail to be much more invasive to the wall than what is being described and requests commentary from the engineer regarding this detail. Staff has seen examples in other similar situations where the new foundation is built in a way so that it is slightly cantilevered as to not disturb the existing corbel footing. Staff would be much more comfortable with a similar approach in this situation.

Summary

Staff requests commentary from the Committee and applicant regarding the proposed rooftop mechanical options and the structural interventions. Staff recommends deferral regarding proposed changes to the rear elevation fenestration.

ARCHITECTURAL COMMITTEE ACTION:

01/27/2026



915 Toulouse

ADDRESS:	915 Toulouse St.	APPLICANT:	Neka Highland
OWNER:	NOL Holdings, LLC	SQUARE:	89
ZONING:	VCR-1	LOT SIZE:	1,869 sq. ft.
USE:	Residential		

ARCHITECTURAL / HISTORICAL DESCRIPTION OF PROPERTY

This double masonry Creole cottage and the neighboring building at 909-11 Toulouse are early examples that date from c. 1811. Both buildings have detached service buildings.

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

Architecture Committee Meeting of **02/10/2026**

DESCRIPTION OF APPLICATION: 02/10/2026
Permit # 26-02306-VCGEN **Lead Staff: Nick Albrecht**

Proposal to replace existing alleyway gate with new gate that does not match existing, per application & materials received 01/23/2026.

STAFF ANALYSIS & RECOMMENDATION: 02/10/2026

The applicant notes that the owner is having issues with the existing gate swelling in rainy weather and is proposing a new gate to address that issue and also for general ease of maintenance. Looking at historic photographs it looks like the existing gate may date to the mid-1980s while this style of wood gate is seen in the earliest photographs available of this building dating to 1962. A plan book drawing dated to 1852 appears to show a six-panel wood gate in this location.

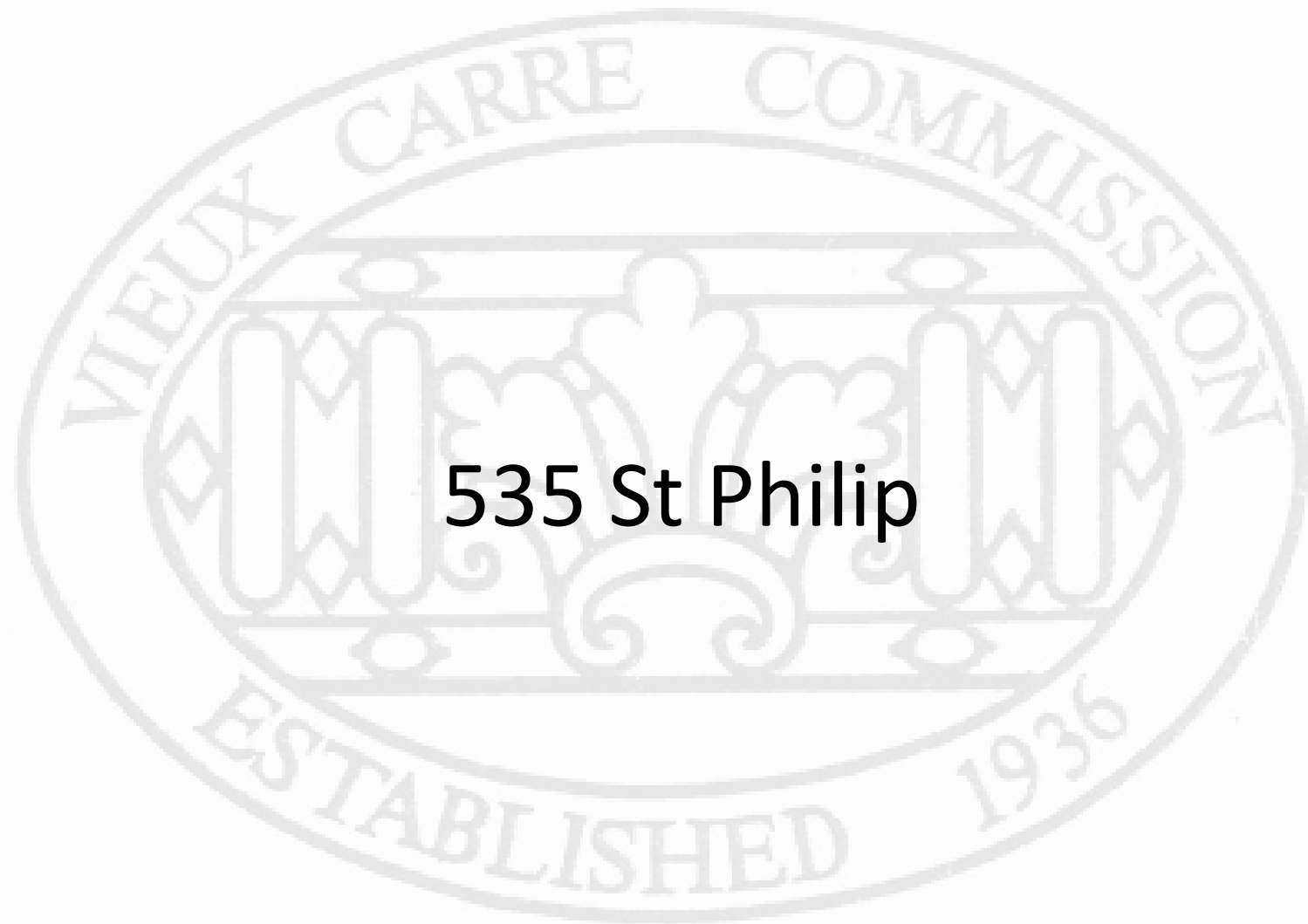
After initial feedback from staff, the applicant is proposing a second option also being considered. The initially proposed option is to demolish the existing gate and install a new iron security gate with the vertical pickets of the gate noted as being aligned with the existing transom level pickets above. Staff notes that if this option is approved, backing materials on metal gates are typically not allowed.

The second option proposed is to install a metal frame gate clad in vertical boards of Accoya wood. The wood boards are noted as having gaps between them aligned with the existing vertical iron bars above the gate.

The Guidelines state that the VCC requires a “*gate to be compatible with the type and style of the building.*” (VCC DG: 10-7) Given that this is an early, c. 1811 building, staff finds a solid wood gate to be the most compatible type of gate in this location. The Guidelines note that wood cladding on a supporting metal frame is acceptable directly referencing vehicular gates, although staff would not find a similar concept objectionable in this instance. Staff would recommend that the appearance of the gate remain the same with vertical V groove boards and the existing cast iron inset “window” but would not be opposed to that arrangement being attached to a supporting metal frame or the use of the proposed Accoya wood.

Staff recommends conceptual approval of a wood clad metal gate provided the outside appearance of the gate matches existing.

ARCHITECTURAL COMMITTEE ACTION: 02/10/2026



535 St Philip

ADDRESS:	535 St. Philip	APPLICANT:	Hayden Building Maintenance
OWNER:	Nancy Morris; et. al.	SQUARE:	20
ZONING:	VCR-2	LOT SIZE:	2,908 sq. ft.
USE:	Mixed Use		

ARCHITECTURAL / HISTORICAL DESCRIPTION OF PROPERTY

This circa 1833 masonry three-story Creole style townhouse with arched ground floor openings with glazed transoms, wrought iron balconies and a semi-attached kitchen.

Rating: Green - of local architectural and/or historical importance.

Architecture Committee Meeting of

02/10/2026

DESCRIPTION OF APPLICATION: **Permit # 26-02770-VCGEN**

02/10/2026

Lead Staff: Nick Albrecht

Proposal to install new gas lantern on front elevation of the main building, per application & materials received 01/28/2026.

STAFF ANALYSIS & RECOMMENDATION:

02/10/2026

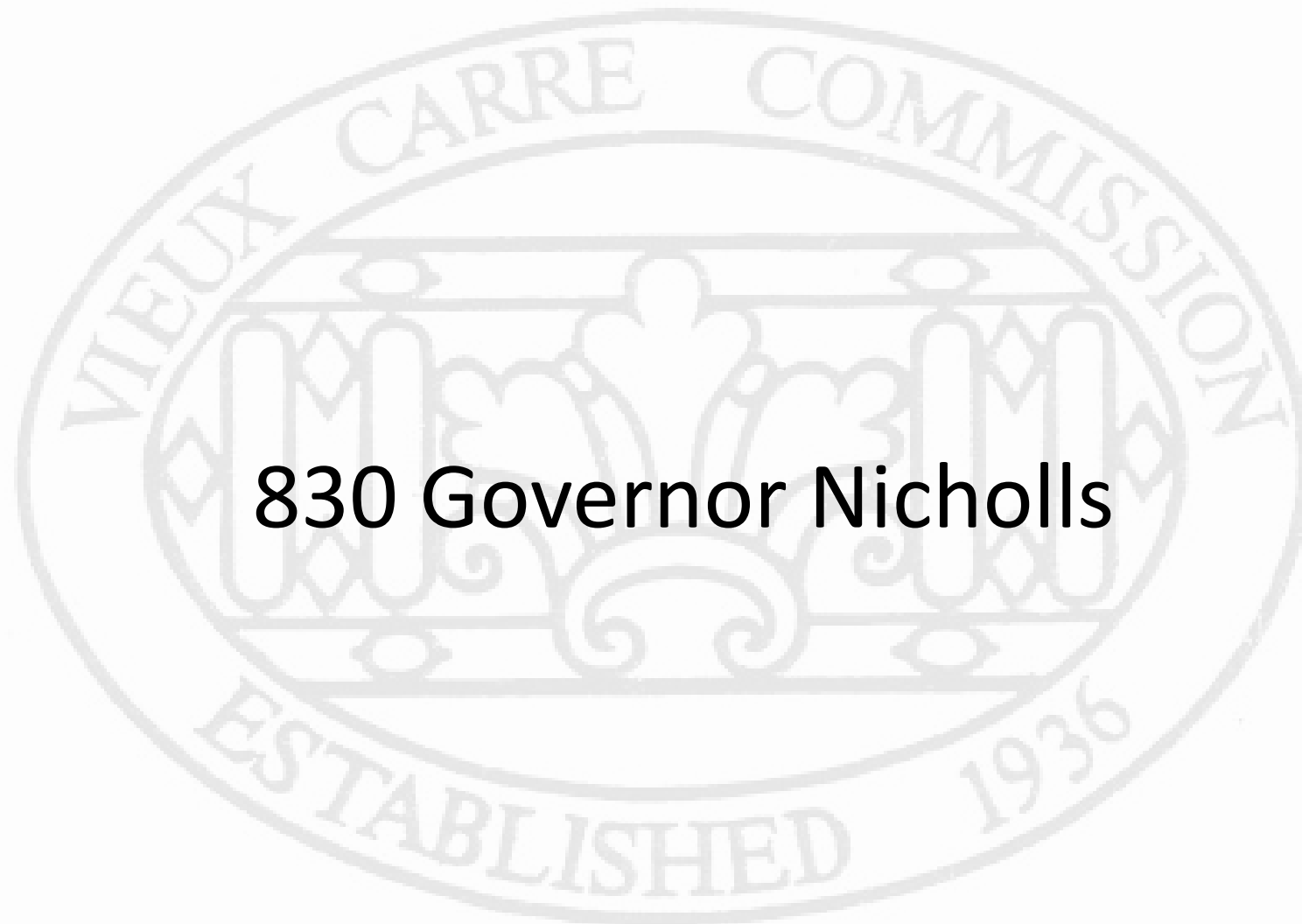
The applicant proposes to install a single 24” Bevolo gas light above the pedestrian alleyway of this building. Currently, there is no exterior lighting, gas or electric, at the first floor of this building. Staff previously asked the applicant if they would be open to incorporating functional electric lighting with the proposal, noting that the gas fixture would not provide a great deal of light. The applicant was agreeable to also adding electric lighting. Those details have not been finalized but should be staff approvable.

Regarding the proposed decorative light, staff finds it consistent with the Guidelines as it is limited in number and located near a focal point of the building. The proposed 24” size may be a little large for this location. If the provided rendering accurately shows the size in comparison with the opening, staff recommends that a smaller size be used. The fixture height should relate to the height of the arched opening behind it.

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

ARCHITECTURAL COMMITTEE ACTION:

02/10/2026



830 Governor Nicholls

ADDRESS:	830-32 Gov. Nicholls		
OWNER:	Big Easy Bears LLC	APPLICANT:	Big Easy Bears LLC
ZONING:	VCR-1	SQUARE:	78
USE:	Residential	LOT SIZE:	4,781.25 sq. ft. (approx.)

ARCHITECTURAL/HISTORICAL DESCRIPTION OF PROPERTY:

Main building & service building: **Green**, of local architectural and/or historic significance.
Shed: **Brown**, detrimental, or of no architectural and/or historic significance

This c. 1845 1½-story brick cottage features four full-length openings across the front façade and a denticulated cornice. Subject of Paint Analysis, Phase I.

Architecture Committee Meeting of **02/10/2026**

DESCRIPTION OF APPLICATION: 02/10/2026
Permit #26-03229-VCGEN **Lead Staff: Erin Vogt**

Proposal to replace deteriorated building sill, per application & materials received 02/02/2026.

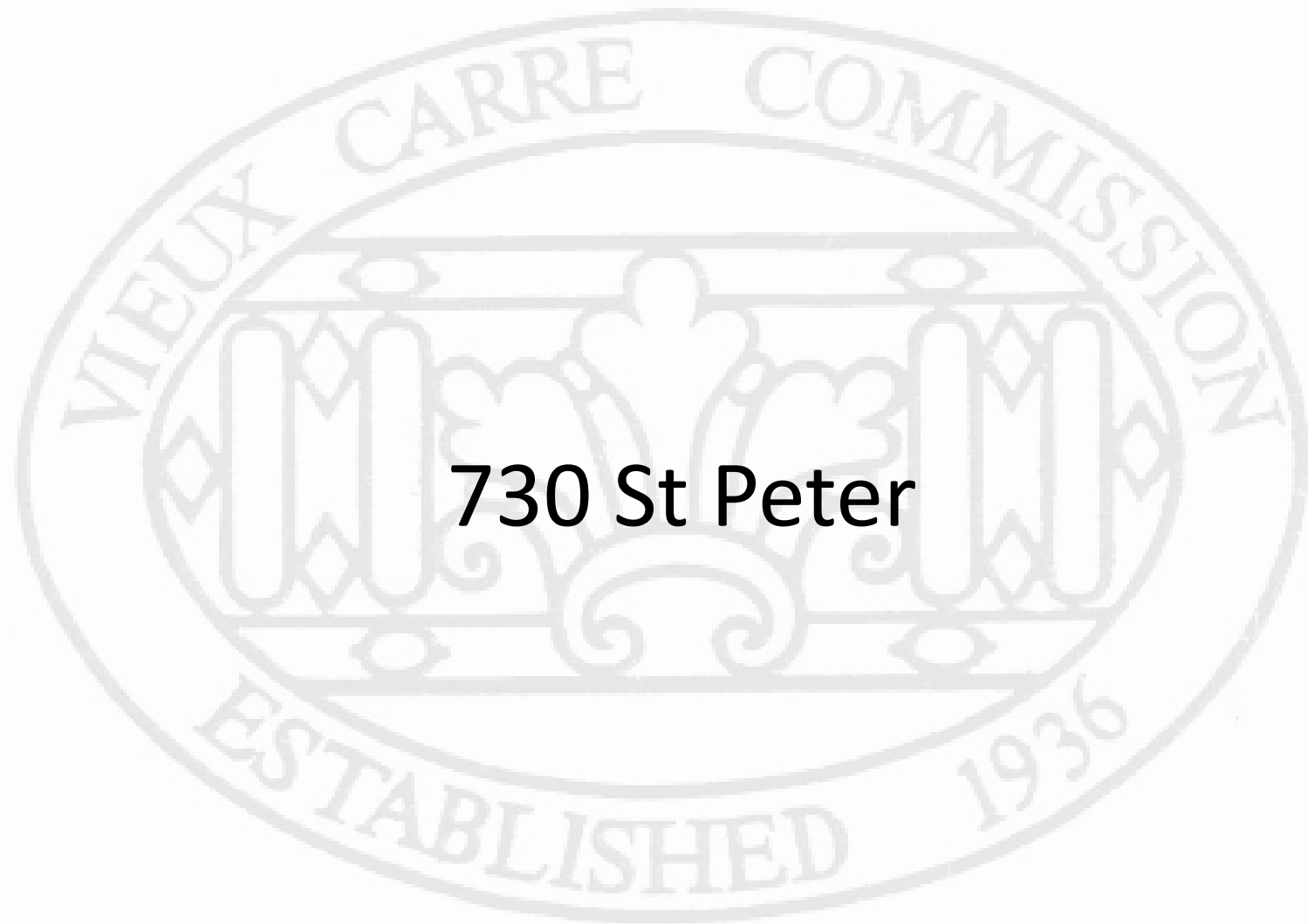
STAFF ANALYSIS & RECOMMENDATION: 02/10/2026

The applicant has been renovating the interior of the property and noted water intrusion and siding damage along the Bourbon-side wall. After performing minor exploratory demolition, they determined that the 6x6 sill was heavily deteriorated and approximately 25’-0” of the sill requires replacement. Staff has not inspected the full condition of the foundation, but the applicant stated that visual inspection did not indicate any masonry work was needed. Staff finds the proposed work typical compared to similar proposals and recommends **approval**.

ARCHITECTURAL COMMITTEE ACTION: 02/10/2026



Appeals and Violations



730 St Peter

ADDRESS:	730-32 St Peter		APPLICANT:	John C Williams
OWNER:	St Peter FQ Holdings LLC		SQUARE:	61
ZONING:	VCC-2		LOT SIZE:	3937 sq. ft.
USE:	Restaurant/vacant		OPEN SPACE:	
DENSITY:			ALLOWED:	6 units
			REQUIRED:	1181 sq. ft.
			EXISTING:	Unknown
			PROPOSED:	Unknown

ARCHITECTURAL/HISTORICAL DESCRIPTION OF PROPERTY:

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

In 1821 the builders Maurice Pizetta and Felix Pinson bought this site of New Orleans's first theatre, which burned in the great fire of 1816. By 1826 they had constructed this high style house, which from 1827-37 served as the city residence of the St. Charles Parish planter, Jean Baptiste LaBranche. Described in an 1826 auction notice as having an "upper floor elegantly finished with plastering and cornices," the building, according to an 1860 plan book drawing, was distinguished by a handsome pedimented cornice and frieze windows detailed in iron. Although they are known primarily for their work in the Quarter, Pizetta and Pinson also designed and built structures in other parts of town, including the extant granite stores on Canal Street, built in 1825 for the painter Degas's grandfather, Germain Musson.

Architecture Committee Meeting of **02/10/2026**

DESCRIPTION OF APPLICATION: 02/10/2026
Permit ##22-35393-VCGEN **Lead Staff: Erin Vogt**

Appeal to retain masonry wall extension, per application & materials received 11/23/2022 & 01/26/2026, respectively.

STAFF ANALYSIS & RECOMMENDATION: 02/10/2026

On 11/19/2025, staff conducted a site visit and observed that the rear, Toulouse-side courtyard wall had been extended in height contrary to VCC staff notes throughout the stamped architectural set stating that the wall extension was not included in the current scope of approval. The Committee had reviewed a proposal on 6/11/24 to extend the masonry courtyard wall to a uniform height, but it was deferred due to questions regarding whether it could be found approvable per the CZO, and pending submittal of an engineer’s report/corbel footing investigation. No further materials were provided but the extension has been built. It is unclear how much height has been added, but it appears to be about ten feet. The applicant has submitted the following engineer’s report dated 1/26/2026 from Mr. Matthew Dauphin at Carubba Engineering:

“We performed a limited visual observation of the above property as it relates to an existing multi-wythe brick masonry wall. We understand that your office intends to add an extension to the top of the existing masonry wall to match the historic height of the wall, which was previously removed. Your office provided us with historic photographs showing the wall at its full height. Accordingly, we opine the wall may be restored to its original height.”

The extended wall is observed in photos as early as 1920 and was removed at some point prior to 1978. The overall height of the wall is not specified in any submitted materials. From photographs taken during construction and submitted by the applicant, it appears that the new extension was toothed into the adjacent wall separating 730 and 726 St. Peter. Staff notes that there is no corbel present, unlike the existing portions of the wall.

Staff finds it unusual that the engineer’s report refers to an “intent” to add height to the wall, considering this work was already completed prior to inspection. It is also troubling that no visual inspection of the foundation was undertaken prior to installation of the flagstone pavers. The wall appears to be only two wythes thick, which is unusual given the overall height. Staff notes that it is unclear why the height of the wall was reduced in the first place, and the assumption the foundation must be sufficient to support the added height may not be accurate.

Staff recommends **deferral**, noting that the added height must also be found approvable by Zoning and Safety and Permits, not just VCC.

ARCHITECTURAL COMMITTEE ACTION: 02/10/2026