



Vieux Carré Commission Architecture Committee Meeting

Tuesday, March 10, 2026



Old Business



915 Dauphine

ADDRESS:	915 Dauphine St.	APPLICANT:	MZ. Architecture & Design, Kevin James Landeche
OWNER:	915 Dauphine LLC	SQUARE:	85
ZONING:	VCR-1	LOT SIZE:	4175 sq. ft.
USE:	Residential		

ARCHITECTURAL/HISTORICAL DESCRIPTION OF PROPERTY:

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

Garage: **Brown**, detrimental, or of no architectural and/or historic significance

[Staff notes that the description of property and ratings have not been updated following the 1993 fire, rear building demolition, and new construction. Several structures on this property are currently unrated. Commission review will be required to update the status of the various structures.]

This address features a c. 1900 three-bay frame cottage, which has a rear camelback section and a brown-rated one-story infill section on its uptown street front, and a detached ~~2-story frame~~ c. 1993 one-story CMU building at the rear of the property.

Architecture Committee Meeting of **03/10/2026**

DESCRIPTION OF APPLICATION:
Permit #25-30286-VCGEN, 26-00874-VCGEN

03/10/2026
Lead Staff: Erin Vogt

Proposal to relocate and add new HVAC equipment to Dumaine-side roof, per application & materials received 10/01/2025 & 02/10/2026, respectively.

STAFF ANALYSIS & RECOMMENDATION: 03/10/2026

As part of the overall renovation of the property, the applicant is now proposing to remove the two condensers from grade at the Dumaine-side entrance and install two new condensers on the roof of the Brown rated garage building and two new condensers on the roof of the attached single-story Green rated Dumaine-side addition, as follows:

On the garage roof:

- A new wood framed platform tied into the roof with an integrated TPO cover is shown set back 5'-0" from the rear of the garage, approximately 2'-7" from the adjacent building on the Dumaine side.
- Condenser 4, which serves the second floor, is a 2-ton side discharge heat pump measuring 32' x 40" x 20" with a weighted dBA of 53-59. The condensate line is shown going directly into the house.
- Condenser 3 is a Trane split system unit that serves the living area of the house. It measures 51"H x 35"W x 39"D and has a weighted sound power level of 74 dBA. The condensate line is shown going directly into the house.
- Optional screening is shown set back 2'-0" from the rear roof of the garage, but has not been detailed. No side screening is needed due to the proximity of the adjacent building.

On the rear attached single-story Green rated addition roof:

- Condenser 1, which serves the primary suite, is a Ruud "Endeavor Line Achiever Series" dedicated horizontal heat pump measuring 59"L x 33"W x 29"H, with an outdoor sound rating of 82 dB. It is shown on a small pad, with "0" clearance from exterior wall". It is also shown with an outdoor duct measuring 15' long.
- Condenser 2 is a Mitsubishi heat pump that serves the rear cottage building. It measures 43' x 29" x 10" and has a maximum dBA of 35. The condensate line to the rear building will be buried.
- Screening is shown on the Dauphine and Dumaine sides of the units, as this equipment would be significantly more visible from the adjacent property, particularly at the second floor.

Staff has no objection to the two proposed units on the Brown rated garage building. Given the rating of the structure, Commission review is not required for this equipment.

Staff is concerned that Condenser 1 is very large, has a much higher dB rating than is typically found approvable (particularly in residential applications) and an exterior duct is needed. Both the duct and unit are indicated to be directly against the side of the house, which could cause maintenance issues for the wooden siding. Screening should be required for any equipment in this area, and Commission review and approval is required since this addition is Green rated.

Overall, staff recommends:

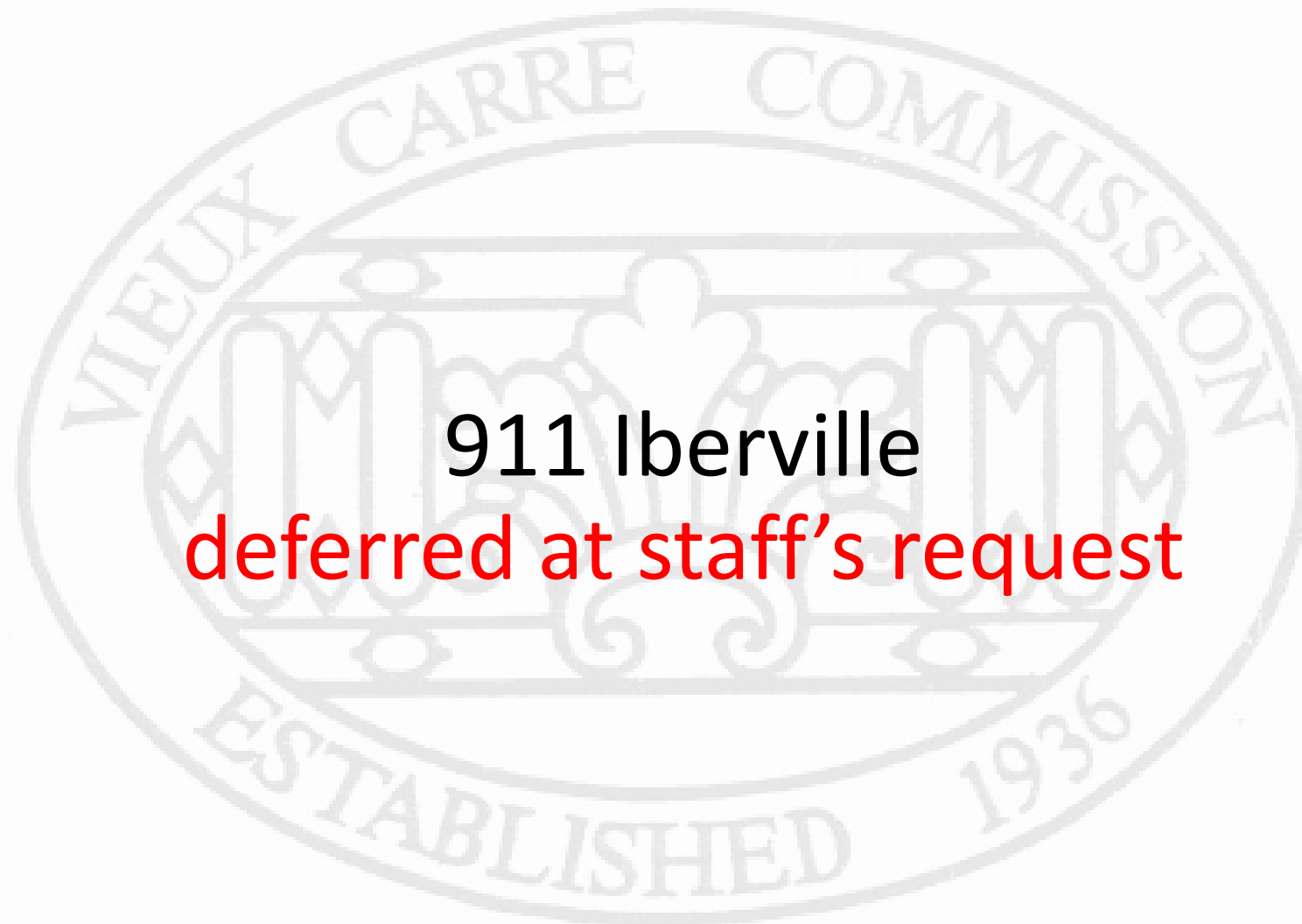
- **Conceptual approval** of Condensers 3 & 4 on the roof of the garage structure.
- **Conceptual approval** of Condenser 2, to be forwarded to the Commission for review prior to permit.
- **Deferral** of Condenser 1. This location also requires Commission review and approval prior to permit. The Committee may choose to allow for final review and approval of another unit at staff level if smaller, quieter equipment is proposed as an alternative.
- **Conceptual approval** of screening at the rear addition, with final review and approval of details at staff level.

ARCHITECTURAL COMMITTEE ACTION:

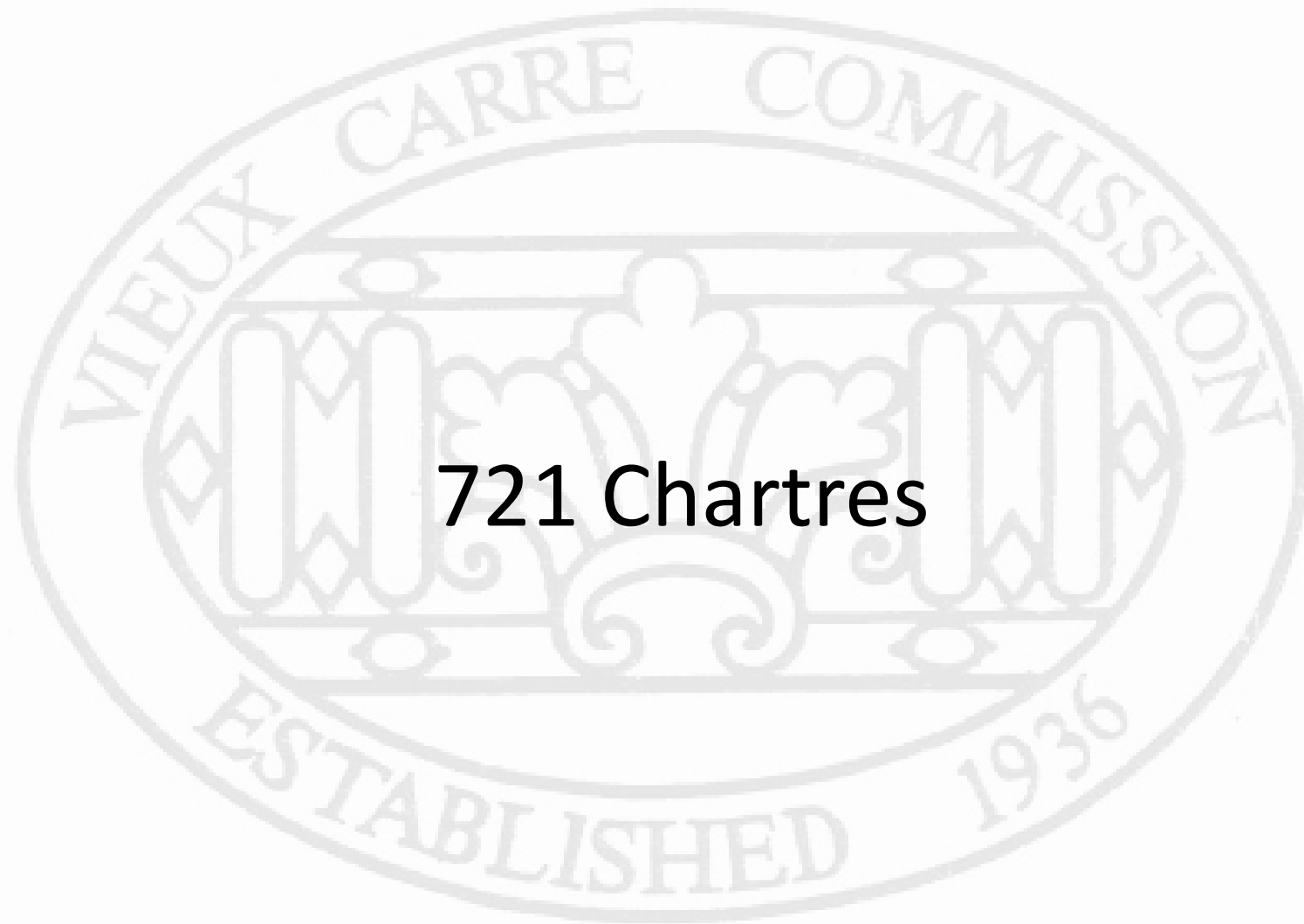
03/10/2026



New Business



911 Iberville
deferred at staff's request



721 Chartres

ADDRESS:	721 Chartres Street	
OWNER:	Archdiocese of New Orleans	APPLICANT: St. Louis Cathedral
ZONING:	VCR-1	SQUARE: 45
USE:	Place of Worship	LOT SIZE: 29,925 sq. ft.

ARCHITECTURAL / HISTORICAL DESCRIPTION OF PROPERTY

In 1850 the French architect J.N.B. DePouilly enlarged and remodeled the old parish church to be more visibly compatible with the newly constructed Pontalba Buildings and with improvements made to the Cabildo and Presbytere. The result of DePouilly's work was a lengthened nave, a heightened facade, and a new airy steeple (later covered with slate). Thus this focal point of the Vieux Carré's public square actually dates from the mid-nineteenth century and only includes a few wall fragments of the Spanish church.

Rating: **Purple** - of National Architectural and/or Historical Importance.

Architecture Committee Meeting of

03/10/2026

DESCRIPTION OF APPLICATION:

03/10/2026

Permit # 26-03801-VCGEN

Lead Staff: Nick Albrecht

Proposal to renovate the cathedral, including removal and replacement of stucco, removal and replacement of slate roofing and flashing, and restoration of stained-glass windows and installation of permanent protective glazing per application & materials received 02/06/2026.

STAFF ANALYSIS & RECOMMENDATION:

03/10/2026

Staff and the applicants have been in contact for several months regarding this major proposed renovation of the St. Louis Cathedral. Staff is confident that all the key players in this project have the best interest of the building in mind. There are three major components of the proposal that deserve extra attention.

Stucco Work

The majority of the discussion staff has had with the applicant has concerned the proposed stucco work on the building. The applicant is proposing a complete removal of stucco from the entire building, repairs, and tuck pointing of the underlying masonry, and replacement of stucco to match all existing profiles and details. This work would either be done in vertical sections at a time from start to finish with a section of scaffolding being assembled, the adjacent area of stucco being removed, masonry repairs, and new stucco all being completed based on the accessible area from the scaffolding before the scaffolding is disassembled and moved. Alternatively, the entire building may be scaffolded at once with a roof over the scaffolding to allow for continuous and uninterrupted work.

The applicant has noted that the existing stucco suffers from elastomeric paint and other improper repairs made over time. The goal would be to use the most appropriate materials in the replacement and to as closely as possible match the original appearance of the stucco. The exact composition and color of that stucco is still being evaluated.

Roofing and Flashing

The overall project includes the removal of slate roofing from the main roof. The existing slate on the steeples is noted as remaining in place. For the main roof, the plans call for the removal and storage of the existing slates, the removal of the underlayment down to the existing wood substrate, the removal of existing copper flashing and counter flashing, and the removal of any deteriorated roof deck. New fire retardant plywood sheathing would be installed over the existing roof deck, new underlayment installed, and the slate reinstalled, with any damaged slate being replaced to match existing.

It is possible that the existing slate will be completely replaced. If this path is chosen, the existing colors of the slate would be matched.

Some of the flashing details are still being finalized but the intention is to standardize the flashing using primarily copper flashing. Of the example flashing details seen on A910, staff sees nothing that would be of concern. The intention of the work is to match all flashing details and coping profiles.

Following the completion of the roofing work, the plans call for the replacement of the various existing metal louvers. The plans call for new copper louvers, matching existing, in all location. Staff notes that the many of the existing louvers show damage, either bent out of place or discoloration. Staff seeks confirmation regarding the use of copper in all locations. While the louvers near the top of the center spire have the green color of patinaed copper, the various lower louvers appear to be painted the same color as the stucco.

Stained-Glass Windows

One significant change is proposed for the windows found at the second level of the building and at "attic level 1". The majority of these windows feature some kind of existing Plexiglas protective covering on the exterior side of the stained-glass. Following the completion of the stucco and roof work, and the completion of restoration work to the existing windows, the plans call for the installation of protective glazing in new

metal frames. Details on these call for “new permanent laminated safety glass storm protection with vented frames. Color match frames to new stucco.” These are shown set off from the windows by approximately 2” to 3” and in discussion with the applicant, it was noted that the intention was to have these as far back from the building edge as possible.

This type of protective glazing has to be reviewed in the context of the unique circumstances of this building, this location, and these window types. With the vast majority of residential and commercial windows in the district, the Guidelines and VCC staff would recommend things like shutters or interior storm windows, or storm protection that was only installed if a significant storm was forecasted. The Guidelines explicitly state that, “*permanently attached plastic storm protection panels are not appropriate in the Vieux Carre*” (VCC DG: 07-16) and note the requirement of all replacement windows to have “*exterior, profiled muntins.*” (VCC DG: 07-9). Staff believes in the context of historic stained-glass windows, these Guidelines are not necessarily applicable. The National Park Service has an article specifically about the use of protective glazing for stained glass. The article notes that:

- Glass protective glazing is the more aesthetic option compared to plastic,
- There are several advantages and disadvantages of installing any kind of protective glazing,
- The most compelling reason to install protective glazing is to protect against vandalism or severe weather, such as hurricanes, both of which staff finds to be a strong possibility here.

The NPS article notes that if protective glazing is installed that:

- Proper ventilation is important to prevent the build up of heat and moisture
- The glazing not altar the appearance of the stained glass by becoming opaque and/or yellow
- Be reversible, easily removable, and as maintenance free as possible.

(<https://www.nps.gov/articles/000/preservation-matters-protective-glazing.htm>)

Staff finds that the protective glazing as proposed with the use of clear laminated safety glass with a vented frame is well inline with these NPS recommendations.

One new portion of stained-glass window is proposed at the first-floor level on the St. Peter side of the building near the very front of the building. This window currently has a window AC unit with intact stained-glass windows above. No details have been provided on the new window and the note calls for the panel to be provided by the owner with the intention being to match the design of the existing stained glass windows immediately above.

Summary

In summary, staff finds this overall project moving in a very positive direction. Additional information will be needed regarding some of the aspects of the project noted above and staff notes that at some point this project will require full Commission review. Commission review may be best after some more of these existing details have been worked out.

Staff recommends conceptual approval of the overall proposal to return to the Architecture Committee for review of full construction documents.

ARCHITECTURAL COMMITTEE ACTION:

03/10/2026



540 N Rampart

ADDRESS: 540 North Rampart
 OWNER: Vincent J Marcello Jr. APPLICANT: Marcello Properties
 ZONING: VCC-2 SQUARE: 99
 USE: Commercial & residential LOT SIZE: 1771 sq.ft.

ARCHITECTURAL/HISTORICAL DESCRIPTION:

Rating: Main & service ell – Blue, of Major Architectural or Historical Importance
 Courtyard infill - Brown

This property is one in an imposing row of four circa 1854 late Greek revival townhouses, located at 532-540 North Rampart.

Architecture Committee Meeting of **03/10/2026**

DESCRIPTION OF APPLICATION: 03/10/2026
Permit # 26-04999-VCGEN **Lead Staff: Nick Albrecht**
Violation Case #24-03686-DBNVCC **Inspector: Marguerite Roberts**

Proposal to install new wall ties, replace existing wood lintels with new steel lintels, and perform other masonry and stucco repairs, per application & materials received 02/20/2026.

STAFF ANALYSIS & RECOMMENDATION: 03/10/2026

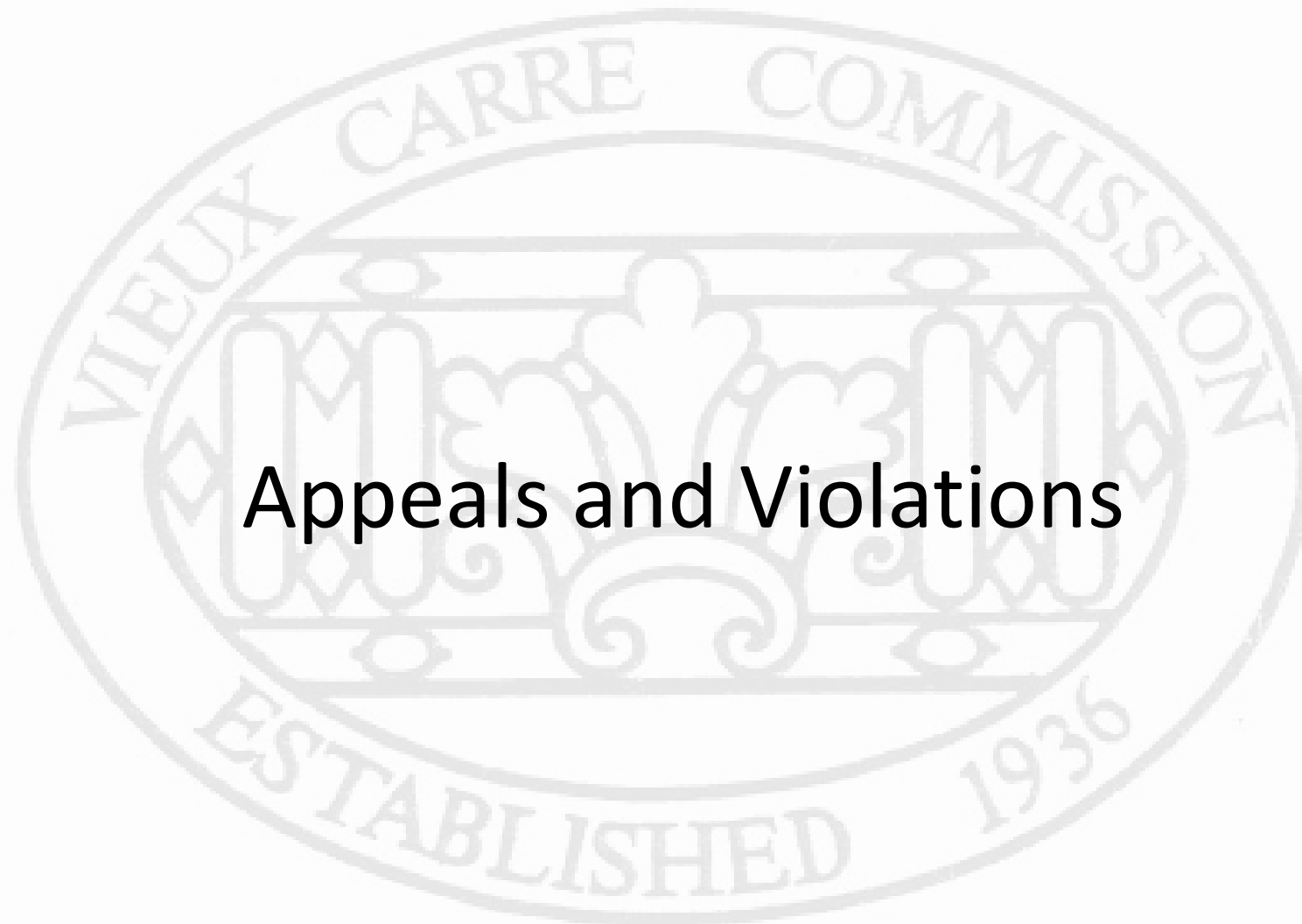
The proposed work occurs on the N. Rampart elevation, near the corner with Toulouse St. New tie backs are proposed with two each shown above the first, second, and third-floor levels for a total of six new tie backs. The locations of the tie-back plates are shown as being just under the gallery decking or third-floor gallery overhang, which should make them quite discrete. The plates themselves are noted as being 8” in diameter. As with all tie back applications, staff recommends that the plates be painted to match the stucco wall color.

In addition to the tie-backs, new steel lintels are proposed above one opening each on the first, second, and third-floor levels, in the same general area as the proposed tie-backs. Conceptually, staff has no objections to the proposed new steel lintels, which are shown in drawings provided by an engineering firm. Staff questions the details shown in the drawing noting that the lintel is shown exposed on the interior side of the wall and conflicting with elements of the wood casing. This detailing may need to be revisited and revised, but conceptually if there is no exterior visibility of the new lintels, staff finds the proposal approvable.

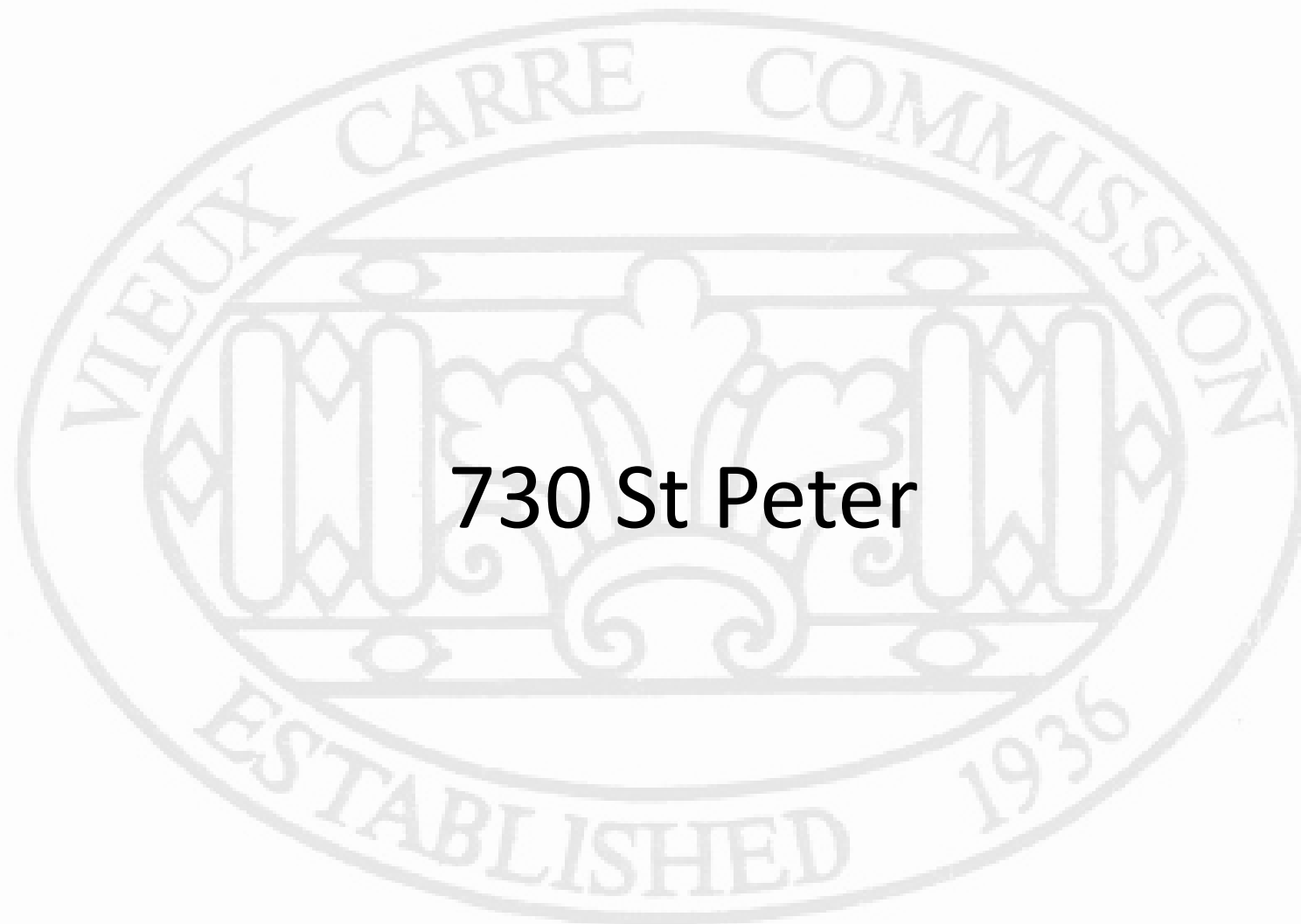
The plans note that existing cracks will be repaired using an injection method, but the applicant has confirmed that all stucco repairs will be completed using typical VCC approved methods. The stucco repairs will be completed following the completion of the proposed structural interventions.

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

ARCHITECTURAL COMMITTEE ACTION: 03/10/2026



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:		REQUIRED:	1181 sq. ft.
ALLOWED:	6 units	EXISTING:	Unknown
EXISTING:	None	PROPOSED:	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 **03/10/2026**

DESCRIPTION OF APPLICATION: 03/10/2026
Permit #22-35393-VCGEN **Lead Staff: Erin Vogt**

Appeal to retain masonry wall extension, per application & materials received 11/23/2022 & 02/20/2026, respectively.

STAFF ANALYSIS & RECOMMENDATION: 03/10/2026

This appeal was last reviewed on 02/10/2026 and deferred until the applicant could provide more information. Updated drawings show that approximately 10’-4” of additional height was added, and no vertical reinforcement tied the sections of wall together. Photos of the excavated foundation were also provided, which the applicant stated was originally observed on site with their engineer, Walter Zehner.

It is still unclear if DSP will consider the wall extension approvable for retention. If the Committee finds retention conceptually approvable, the motion can include a proviso that DSP must also find it compliant with building code and the CZO before staff stamps documents for retention.

ARCHITECTURAL COMMITTEE ACTION: 03/10/2026

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



806 N Rampart

ADDRESS: 800 N. Rampart Street
 OWNER: 800 N Rampart LLC APPLICANT: John C Williams
 ZONING: VCC-2 SQUARE: 103
 USE: vacant LOT SIZE: 3040 sq. ft.

ARCHITECTURAL / HISTORICAL DESCRIPTION OF PROPERTY:

800-804 N. Rampart: Gable-ended, corner Creole cottage, the historic openings of which have been obliterated. Plan book drawings from 1858 and 1863 show this and the neighboring cottage at 1035 St. Ann. If the existing building is the same one depicted on the 1858 drawing, it was altered after 1863 with the addition of a steep gable end and dormers.

Rating: **Pink** - of potential local or major architectural significance, but with detrimental alterations.

806-08 N. Rampart: C. 1880 two-story frame building in the late Victorian Italianate manner.

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

Architecture Committee Meeting of 03/10/2026

DESCRIPTION OF APPLICATION: 03/10/2026
Permit #26-03213-VCGEN **Lead Staff: Erin Vogt**

Appeal to retain millwork installed in deviation from approved plans, per application & materials received 02/09/2026 & 02/24/2026, respectively.

STAFF ANALYSIS & RECOMMENDATION: 03/10/2026

Staff issued a permit to correct violations on 10/24/24, primarily to address minor demolition by neglect throughout the site and to correct window sash replacement that took place without permit. The enclosure of two non-historic openings on the rear elevation was also included in the scope following Committee approval on 10/08/24. The corresponding renovation (non-structural) application was not issued by DSP and was subsequently closed. The contractor then filed for a renovation (structural) application in June 2025 but no VCC subpermit was created, as the description stated that the VCC subpermit had already been issued. Because no subpermit was created, VCC staff was not able to verify that the scope of work was unchanged, but the uploaded drawings were the same stamped by VCC staff under the non-structural application. Photos from a third-party inspector were uploaded to the structural permit in 08/25, but the permit has not been closed by DSP and it has not been marked as having had final inspection.

The current application was filed on 02/09/26 to perform interior work to white box the vacant building, with the only exterior scope being staff-approvable lighting. Staff noted that the drawings showed a set of French doors at the back wall that were not in the previous scope, as staff recalled that all rear openings were to be enclosed per the 2024 violation abatement permit. Staff informed the applicant that retention of the opening would require Committee review, and that a full inspection was needed. The applicant arranged for staff to inspect the property on 02/19/2026, where the following work without permit was observed:

- All siding was replaced on the rear and side elevations and plywood sheathing installed underneath,
- Extensive framing replacement was undertaken,
- Structural work was performed on the interior at the rear addition,
- An exterior column supporting the second-floor rear addition was removed and a bracket installed without structural review or Committee approval,
- A set of French doors with transom and board and batten shutters was installed in the rear wall,
- Windows on the side and rear elevations were completely replaced with pre-hung millwork that did not match previous conditions.

Staff notes that the drawings stamped VCC approved on 10/24/24 included a note from the applicant which stated “no changes to exterior design or style, door or window size or position. [...] All existing features including millwork and hardware to remain, be repaired, or milled to match existing. Drawings are representative of existing structure and do not propose new features or work other than violation abatement.”

The current scope of work submitted by the applicant is solely for retention of the unpermitted French doors installed at the rear. The contractor stated that interior demolition had uncovered framing for a previously existing door with an extant transom above, and that the doors were added because he believed they were on the plans and had been approved. He added that they matched all millwork details at the Pink rated building under renovation at 800 N. Rampart, which is a completely different age and style

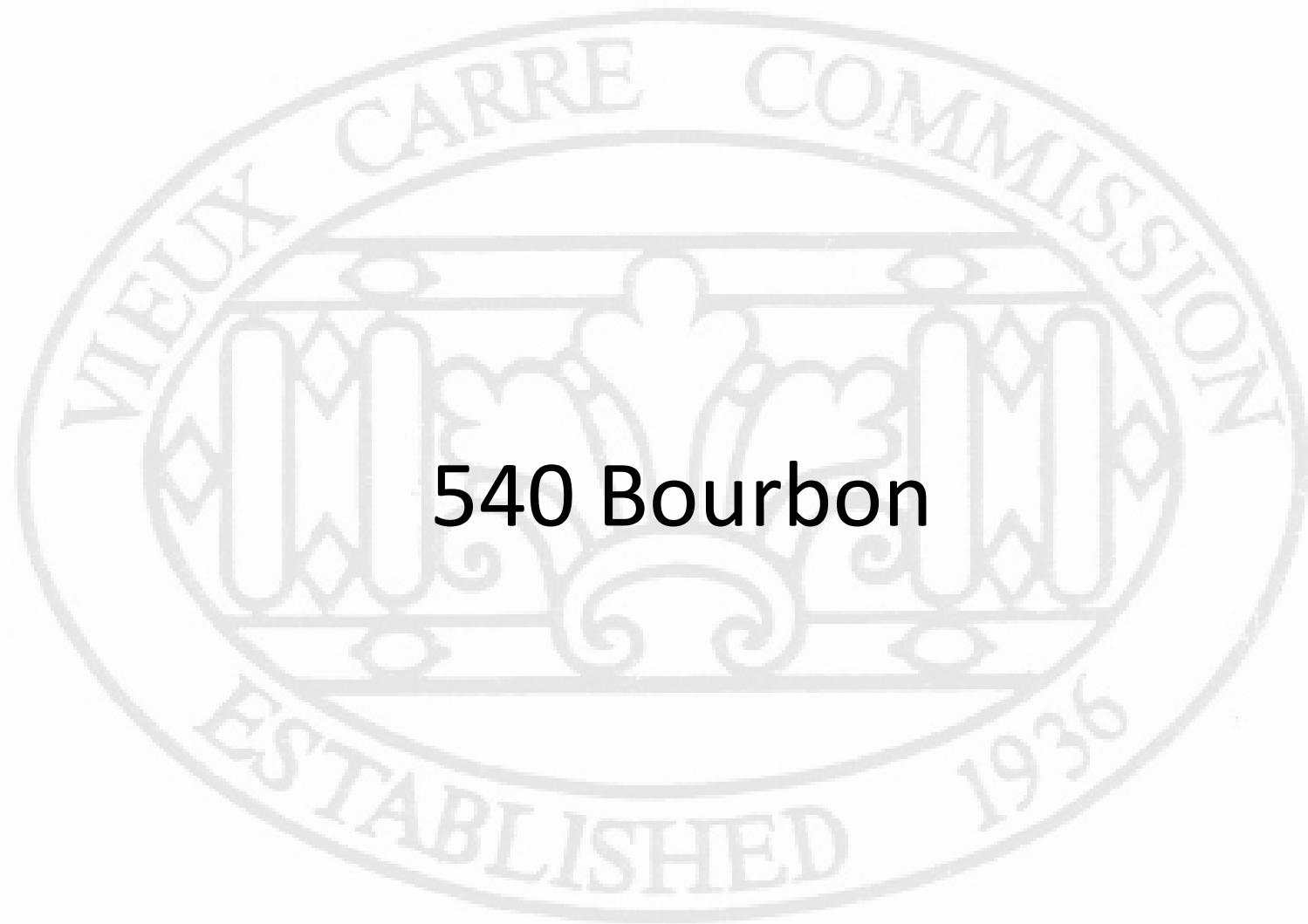
from the Yellow rated 806-10 N. Rampart.

Staff conceptually has no objection to the restoration of an opening in this location, given the extant framing and transom. However, a pair of French doors with board and batten shutters would not be found on the rear elevation of a building of this age and style. Staff finds it likely that this opening would have had a solid wood door with four panels, similar to the one found on the front elevation, with no shutters. Additionally, the detailing of the doors, jamb, shutters and hardware are all atypical and not approvable for retention. Staff recommends **denial** of the appeal to retain this millwork, with the applicant to submit a proposal to install an appropriate single door.

Additionally, the scope of the appeal must be expanded to address all work in deviation from approved plans. Retention of the structural work, plywood sheathing, and millwork replacement all require documentation and Committee approval.

ARCHITECTURAL COMMITTEE ACTION:

03/10/2026



540 Bourbon

ADDRESS: 536-44 Bourbon Street
 OWNER: Annmar Properties LLC APPLICANT: Loretta Harmon
 ZONING: VCE SQUARE: 62
 USE: Nightclub LOT SIZE: 1953 sq. ft. (approx.)

ARCHITECTURAL/HISTORICAL DESCRIPTION OF PROPERTY:

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

1 1/2 story c. 1825 double masonry Creole cottage, the service wing of which before its demolition, stood on the site of 536 Bourbon. This cottage has a twin at 734-38 Toulouse Street.

Two story rear building: **Brown**, detrimental, or of no architectural and/or historic significance

C. 1940 nondescript, 2-story brick commercial building which was constructed on the site of the demolished service building for 740 Toulouse

Architecture Committee Meeting of **03/10/2026**

DESCRIPTION OF APPLICATION: 03/10/2026
Permit #24-28036-VCGEN **Lead Staff: Erin Vogt**

Proposal to add millwork replacement to scope of violation abatement permit, per application & materials received 09/13/2024 & 02/24/2026.

STAFF ANALYSIS & RECOMMENDATION: 03/10/2026

On 04/16/2025, staff issued a permit to correct longstanding demolition by neglect and work without permit violations, all of which were in keeping with the Guidelines and approvable at staff level. The applicant has returned to staff with a proposal to replace five pairs of French doors with transoms on the Toulouse and Bourbon elevations, three of which are at the Green rated main building.

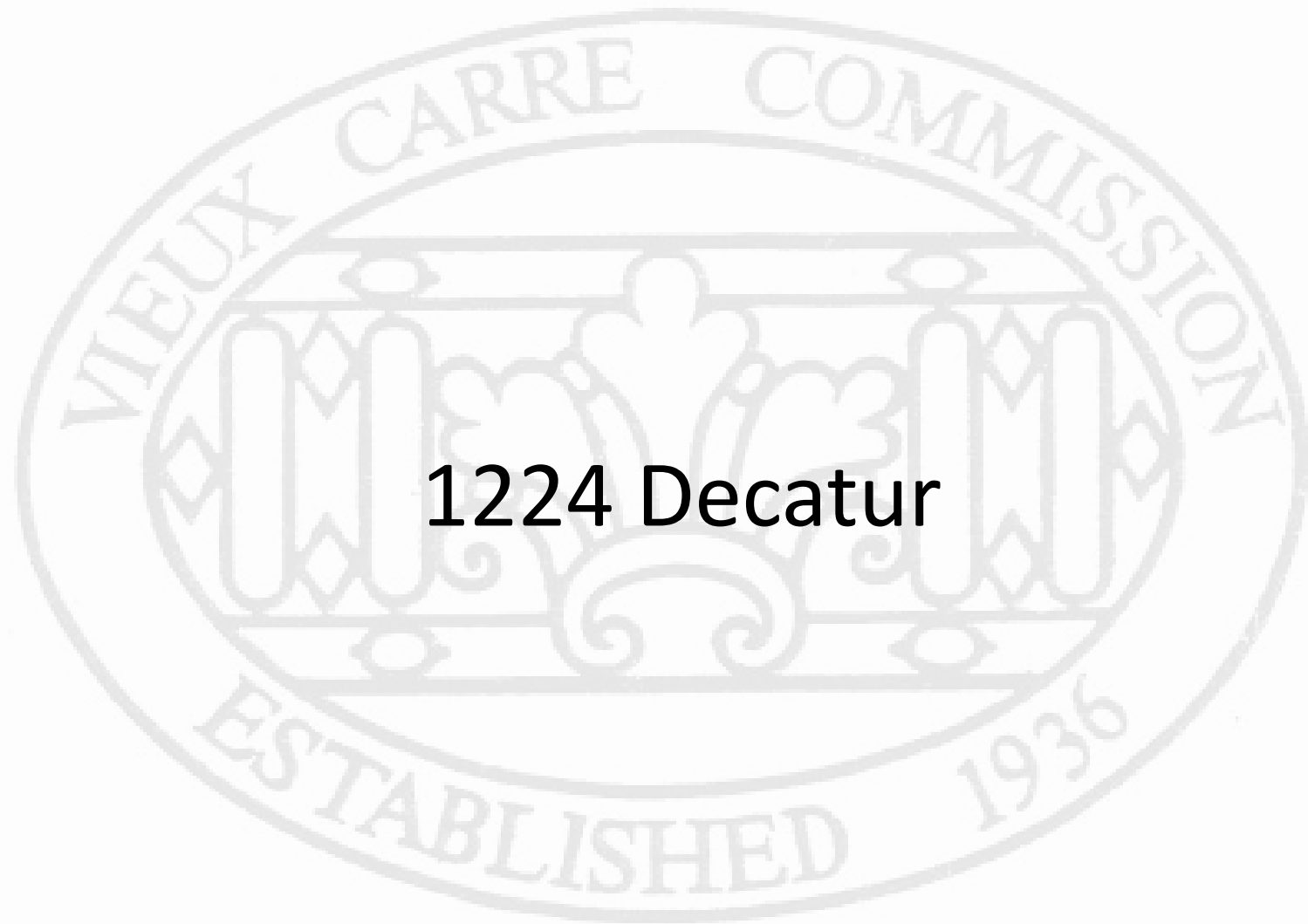
The currently existing millwork is in poor condition and photographs show multiple configurations of French doors and transoms in these openings since the 1970s. It is not clear if any of the remaining millwork has historic status, but all three sets of French doors and transoms at the Green rated building are particularly unusual and distinct from each other.

The replacement doors are shown as three lite French doors with single flat panels below. The Toulouse-side set of doors (labeled as opening 1) appear to be shown fixed in place; these doors should be built to be operable, and any modifications to fix them in place must be reversible. Openings 2, 4 and 5 are shown swinging out, while opening 3 swings in. The jamb details all show the doors mounted in the same plane, 9” back from the brick mold. Four lite transoms are shown above. The two sets of doors at the Brown rated addition are shorter (approximately 8’-7” tall instead of 9’-1”) and narrower (approx. 3’-3” as opposed to 3’-11”).

While staff generally discourages the wholesale replacement of millwork, particularly with the intent of making dissimilar millwork consistent despite changes over time, the condition of the millwork is particularly poor, and no single opening can be said to have historic significance. Staff has no objection to the proposed work at the Green rated building.

Since the Brown rated building is a separate structure with smaller openings and French doors are present on the second floor of the Bourbon elevation, staff finds it more appropriate for the new first floor millwork to match the ten-lite, no panel French doors above (staff notes that the transoms are drawn as having five lites, when there are only four). However, as it is likely impractical to have French doors with no panels on the ground floor on Bourbon Street, staff recommends **conceptual approval** of the proposal as submitted, with minor revisions to be handled at staff level.

ARCHITECTURAL COMMITTEE ACTION: 03/10/2026



1224 Decatur

ADDRESS: 1224 Decatur
 OWNER: Hanqi Investments LLC APPLICANT: Coastal Restoration
 Contractors & Environmental
 ZONING: VCS SQUARE: 14
 USE: Mixed Use LOT SIZE: 1,807 sq. ft.

ARCHITECTURAL / HISTORICAL DESCRIPTION OF PROPERTY

A plan book drawing from the 1860s documents the appearance of this 3 ½ story Greek revival townhouse, one in a row of four built in 1841 by builder Jean Fleming. Each building had three bays on each of the three full floors, a segmental arched dormer, wrought iron balconies on the upper floors and--on the ground floor--a fine Greek revival passageway entrance with a four-panel door below a plaid transom and two pairs of shop doors with night blinds.

Ratings: Main & service buildings - Green, or of local architectural or historic significance

Architecture Committee Meeting of 03/10/2026

DESCRIPTION OF APPLICATION: 03/10/2026
Permit # 25-16002-VCGEN **Lead Staff: Nick Albrecht**
Violation Case #25-04563-DBNVCC **Inspector: Marguerite Roberts**

Proposal to retain and modify work completed in deviation of approved plans including rooftop catwalk and platform, per application & materials received 05/27/2025 & 09/19/2025, respectively.

STAFF ANALYSIS & RECOMMENDATION: 03/10/2026

As a reminder, the VCC approved the installation of a rooftop mechanical rack on this building as part of a major renovation approved in 2014. Following the completion of that renovation, staff noted that work related to the rooftop rack was not completed as per the approved plans. Specifically, the as-built roof rack lacks lattice screening that was to be applied. Additionally, tankless water heaters were installed on the rack that were not shown on the plans. In addition to these issues with the roof rack itself, staff found that a new roof hatch and catwalk had been installed that were not indicated on the approved plans.

The applicant is seeking to retain the roof hatch, catwalk, and additional equipment and proposes to install louvered screening as previously recommended. This application was deferred at the 10/07/2025 Architecture Committee meeting to allow time for revised drawings to be produced and for the applicant and staff to confer with Safety & Permits regarding some of the code requirements of the rooftop mechanical rack.

Staff received an email from a senior building plan examiner with Safety & Permits noting that there were no obvious problems with code. The “*proposed setup is adequately framed/supported, not too close to roof edge, catwalk has handrails, etc.*” With these building code issues seemingly adequately addressed, staff has some additional recommendations based on VCC Guidelines.

Staff finds the installation of louvered screening approvable and suggests that it be painted to match the roof color behind the roof rack to help reduce the visibility of this roof rack. As with the screening, staff recommends that the roof hatch cover be painted to match the color of the roof.

The catwalk is not explicitly shown in elevation or detail drawings. Staff previously noted that the existing condition of having 2x4 guardrails looks rather improvised. Staff recommended that a minimal metal mechanical guardrail would be preferred to the current 2x4 construction. A metal rail would be visually “lighter” than the current wood rail and could also be painted to match the roof surface.

Overall, staff finds the retention of these elements, with the noted modifications, to be conceptually approvable. Staff notes that elements of this proposal require full Commission review and recommends that the Committee forward this project to the Commission with a positive recommendation.

ARCHITECTURAL COMMITTEE ACTION: 03/10/2026



730 Royal

ADDRESS:	730 Royal St.	APPLICANT:	Mark Mueller
OWNER:	Rodrigue Realty, LLC	SQUARE:	46
ZONING:	VCC-2	LOT SIZE:	2,106 sq. ft.
USE:	Mixed Use		

ARCHITECTURAL / HISTORICAL DESCRIPTION OF PROPERTY:

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

The subject building is one in a row of five Transitional style red brick buildings constructed in the late 1830s for the wardens of St. Louis Cathedral on the river side of Royal between Pere Antoine Alley and St. Ann. Each structure originally had ground level arched openings and upper level, square-headed openings and attached 3-story service ells. In the late 19th century, many of the ground floor openings were fitted with projecting three-sided display windows or vitrines.

Architecture Committee Meeting of**03/10/2026****DESCRIPTION OF APPLICATION:**
Permit # 25-36928-VC GEN

03/10/2026

Lead Staff: Nick Albrecht
Inspector: Marguerite Roberts

Review of mortar conditions and results of brick and mortar testing in conjunction with proposal to continue repointing work, per materials received 0/16/2025.

STAFF ANALYSIS & RECOMMENDATION:

03/10/2026

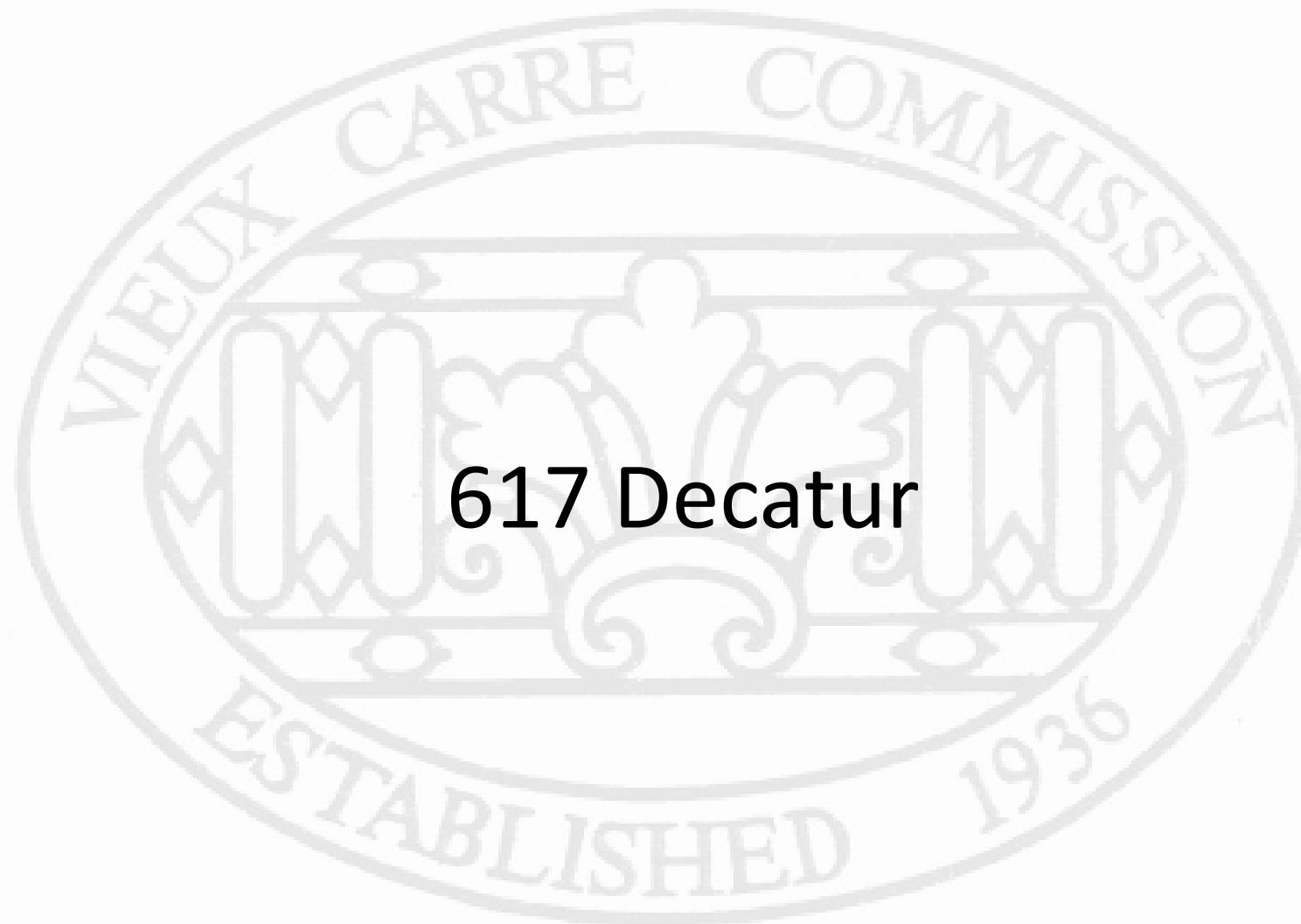
A permit was issued for this building initially to repoint approximately 35% of the masonry. After the work began, the applicant reached out and received an approved change order to repoint 100% of the masonry. Staff became concern with the work in progress and issued a Stop Work Order due to the color of the mortar being used and the presence of prepackaged "PakMix Mortar Mix" bags on site.

Following the Stop Work Order, staff requested that the applicant perform mortar testing of the existing mortar. The test results came back noting that the compressive strength of the mortar was not measurable because it was too soft but the testing notes that the compressive strength of the bricks were also tested using a hammer test. The test results note that ten readings were taken at each of three different areas of the building with all the bricks testing at 3,000 to 3,500 psi. The test results also include information on Quikrete's Mortar Mix, which is not an approved material to be used for pointing work but notes that this mortar has a minimum compressive strength of 750 psi, which should be compatible with these bricks.

Provided that the applicant is agreeable to mixing mortar and completing the repointing work all to VCC's specifications, staff has no objections to the work proceeding. Staff recommends that the Stop Work Order be lifted and the work continues while still being observed by VCC staff.

ARCHITECTURAL COMMITTEE ACTION:

03/10/2026



617 Decatur

ADDRESS:	617 Decatur		
OWNER:	RIZZUTO 617 DECATUR, LLC	APPLICANT:	Kelso Ashlee
ZONING:	VCC-2	SQUARE:	26
USE:	Restaurant/Bar	LOT SIZE:	1304.7 sq. ft.

ARCHITECTURAL/HISTORICAL DESCRIPTION OF PROPERTY:

Main building: **Orange**, 20th century construction.

Late 20th century commercial building built on empty lot long after original building destroyed by fire.

Architecture Committee Meeting of **03/10/2026**

<u>DESCRIPTION OF APPLICATION:</u>	03/10/2026
Permit #26-05456-VCGEN	Lead Staff: Erin Vogt

Appeal to retain rooftop mechanical equipment installed without benefit of VCC review and approval, and to install rail and screening, per application & materials received 02/24/2026.

STAFF ANALYSIS & RECOMMENDATION: 03/10/2026

Staff inspected the property on 8/23/2018 and issued a notice of violation for various demolition by neglect and work without permit violations, including unpermitted mechanical equipment present on both the lower and upper roofs. An application was submitted in 2022 to retain the equipment, but was deferred as Safety and Permits determined that platforms and rails would be needed, and the VCC had concerns that this would make the conditions much more conspicuous. The 2022 application expired from inactivity and no further action was taken to address the violations.

The roof is now failing, and an application was submitted to replace both the upper and lower roofs. Staff noted that the mechanical equipment could not be removed and reinstalled under the roof application since the equipment is currently in violation, and reinstallation as-is would not comply with mechanical code. The applicant is appealing to retain two (2) 10-ton condensers on the lower roof, as well as a 69” tall x 62” diameter water tower for daiquiri machines. Two abandoned units will be removed, and the existing Daikin units will be relocated away from the Wilkinson elevation, set back approximately 12’-4”. Staff notes that the dBA for the Daikin units is listed as 84.7, which is at the high end for units of this size.

New 42” tall railings are shown mounted to the roof adjacent to the Chartres and Toulouse-side parapets. A partial guardrail with wood lattice is shown on the Wilkinson side, adjacent to the existing roof hatch. There is currently no equipment on the upper roof; all abandoned disconnect switches leading to the empty upper roof must be removed. Any future equipment must be submitted to the VCC for review and approval prior to installation.

Staff finds the proposed equipment retention, reorganization and rail/screen installation to be **conceptually approvable**. Due to the building’s Orange rating and its discrete location, Commission review is not required for installation of rooftop equipment.

ARCHITECTURAL COMMITTEE ACTION: 03/10/2026