



Vieux Carré Commission Architecture Committee Meeting

Tuesday, March 24, 2026



New Business



922 Esplanade

ADDRESS:	922 Esplanade	APPLICANT:	Authement Iron Works
OWNER:	Bruce A Germer	SQUARE:	81
ZONING:	VCR-2	LOT SIZE:	5169 sq. ft.
USE:	Residential		

ARCHITECTURAL/HISTORICAL DESCRIPTION OF PROPERTY:

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

C. 1856 classic style 2½-story frame townhouse, which in its detailing (pilastered entrance, cast iron balcony and canopy) is similar to the brick dwellings at 926 and 932-34 Esplanade. Its builder was Auguste Roy.

Architecture Committee Meeting of **03/24/2026**

DESCRIPTION OF APPLICATION: 03/24/2026
Permit #25-25319-VCGEN **Lead Staff: Erin Vogt**

Proposal to install new vehicular and pedestrian gates, per application & materials received 08/20/2025 & 03/05/2026, respectively.

STAFF ANALYSIS & RECOMMENDATION: 03/24/2026

The existing sheet metal-backed vehicular and pedestrian gates at this property were installed between 1975 and 1980 and have a legal non-conforming status per the Design Guidelines. The applicant proposes to remove the non-historic gates and frame and install a new wood- or Aeratis-clad 10’-0” tall steel tube frame with an 11’-9” wide double vehicular gate and 2’-8” wide pedestrian gate. Drawings indicate that the gates would be made from 2” steel tubes and Aeratis Heritage or Traditions tongue-and-groove PVC porch decking, reinforced with 1” flat bars. The drawings call for 1” x 4” pressure treated T&G pine as an alternate to the Aeratis decking. It is unclear if the existing automatic opener mechanism would be retained and reinstalled or if the gate would become manually controlled.

Aeratis decking has been approved for installation by the Committee on a limited basis at balconies and galleries, primarily at buildings that are Yellow rated or lower, require no structural modification, and are uncovered by a roof or overhang. The VCC has not issued any permits for “off-label use” of this material, and it is unclear how it performs when installed in an alternate manner. With limited exceptions, synthetic materials are prohibited by the Guidelines; considering the poor quality of pressure treated pine in recent years and the rate at which it has required replacement, the Committee felt compelled to allow for alternatives for balcony and gallery decking at lower rated properties. This has not extended to other applications where hardier wood species, such as Spanish cedar or mahogany, has successfully lasted longer than pine balcony decking. Considering Aeratis is expanding their available products to include siding and even shutters, staff is concerned that further approval of this product beyond balcony and gallery decking may result in widespread replacement of natural wood throughout the District. Given this building’s Green rating, staff does not find use of Aeratis T&G to be appropriate.

The applicant stated that the proposed height of the frame is consistent with what is there now, but the proportions are not comparable since the new gates would be entirely solid and the existing gates do not have sheet metal backing to their full height. Typically, wooden gates of this height would have a fixed transom panel above, especially at the pedestrian gate. A transom bar at approximately 7’-6” would improve the proportions without affecting security or privacy, and would likely also improve operation of the gates.

Overall, staff finds the proposed replacement gates to be **conceptually approvable**, including retention of the automatic opener mechanisms. However, Spanish cedar or mahogany should be used instead of Aeratis decking, and staff suggests the applicant consider a transom bar and fixed wooden panel above. Hardware must be submitted to VCC staff for review and approval prior to permitting.

ARCHITECTURAL COMMITTEE ACTION: 03/24/2026



911 Iberville

ADDRESS: 901-911 Iberville/ 201-225
Dauphine
OWNER: Hyman-Moses Properties APPLICANT: Matthew Buyer
LLC
ZONING: VCC-2 SQUARE: 93
USE: Commercial LOT SIZE: 19,584 sq. ft.

ARCHITECTURAL/HISTORICAL DESCRIPTION:

Rating: Orange: Twentieth Century Construction.

In 1963-66 the architectural firm of Seifert and Gibert designed this multi-level parking garage and retail store complex, which was constructed on the site of the Palace or Greenwall Theatre and another early 20th c. Renaissance Revival building.

Architecture Committee Meeting of **03/24/2026**

DESCRIPTION OF APPLICATION: 03/24/2026
Permit # 26-03222-VCGEN **Lead Staff: Nick Albrecht**

Proposal to construct new roof level elevator bulkhead, per application & materials received 02/02/2026 & 02/06/2026, respectively.

STAFF ANALYSIS & RECOMMENDATION: 03/24/2026

The applicant is proposing to construct a new elevator in the building which will require a roof level elevator bulkhead. This is shown measuring approximately 7'6" by 9'3" and rising approximately 4'8" above the existing roof level. The applicant notes that there is an existing stair and manlift penthouse on the roof that features a sloped roof of its own. The mid-point of that roof is the tallest feature of the property and measures at 62'2" above grade. The mid-point of the proposed new rooftop bulkhead is noted as being a total of 61'7-1/2" above grade, meaning that there are no issues with increasing the overall building height of the property due to this small rooftop addition.

The elevator override is shown near the Burgundy edge of this property, but immediately adjacent to a building of similar height which features substantially sized mechanical units in close proximity to the proposed location of the elevator construction. The bulkhead is setback from the closest street facing side of the building by more than 55'.

The Guidelines state that the VCC "*strives to make a rooftop addition, including an elevator and mechanical equipment... as unobtrusive and minimally visible as possible.*" (VCC DG: 14-17) The Guidelines also note that elevator overrides are exceptions to the requirements of more activated rooftop additions. Still, the Guidelines note that any rooftop addition requires Commission level approval.

Given the nature of this building, the small scale of the proposed bulkhead, and the proposed location, staff finds the proposed elevator override to be unobtrusive and does not find that it would have any kind of negative impact on this building or any surrounding buildings.

Staff recommends approval of the proposal to be forwarded to the Commission for final approval.

ARCHITECTURAL COMMITTEE ACTION: 03/24/2026



640 Royal

ADDRESS:	636-640 Royal	APPLICANT:	Kurt Werling
OWNER:	640 Skyscraper, LLC	SQUARE:	42
ZONING:	VCC-2	LOT SIZE:	3,840 sq. ft.
USE:	Commercial		

ARCHITECTURAL / HISTORICAL DESCRIPTION:

Rating: Main building, Blue—of major architectural or historic importance;
Courtyard addition, Brown—objectionable

The Pedesclaux-Le Monnier House is one of the most important landmarks from New Orleans' Spanish Colonial period. Constructed soon after the fire of 1794, probably according to the designs of French architect Barthelemy Lafon, the building was completed in 1811 by the noted local architects Latour and Laclotte. Originally a three-story entresol structure, this house incorporates characteristics of 18th century building traditions, such as bold stucco moldings, a horizontal emphasis balanced by strong pilaster treatment, curvilinear walls and clear ordered treatment of bays and openings. Although the upper level openings are original, the ground floor openings were altered first c. 1850 and then in the 20th century.

Architecture Committee Meeting of **03/24/2026**

DESCRIPTION OF APPLICATION:
Permit # 25-39842-VCGEN

03/24/2026
Lead Staff: Nick Albrecht

Proposal to construct new wood rooftop mechanical rack, per application & materials received 12/30/2025 & 03/10/2026, respectively.

STAFF ANALYSIS & RECOMMENDATION: 03/24/2026

The VCC extensively reviewed and approved the installation of a metal mechanical platform on this building in 2024. A permit was issued for the installation of the rack on 06/21/2024 and re-issued 02/26/2025 but was never constructed. A new applicant is now proposing to construct a new wood mechanical rack in the same footprint as the previously approved metal rack.

The previously approved rack measured approximately 36' long by just over 10' wide. It was shown at 1' above the roof surface on the high side of the roof and approximately 3' on the low end of the roof, all supported by 4" steel tube posts that would tie in with the structure of the building.

The applicant is proposing a wood rack to have the same dimensions but to be in the same plane as the roof, rather than a level surface above the roof. The rack is shown detailed with pressure treated 4x4s above each rafter, anchored with lag screws through the roof surface and into the rafters below. Pressure treated 2x6 decking is shown on top of the 4x4s. The high side of the rack is noted as being flashed but no flashing details have been provided.

The applicant stated that the units themselves would be leveled during installation by the mechanical contractors using wedges on the low side of the units. All rafters below the area of the proposed new mechanical rack are noted as being sistered with new matching height members. The rack was previously shown with a wood slat screen on all sides, but screening is no longer being proposed with the applicant noting that the units will sit lower with this design and make the screening unnecessary. No details have been provided regarding the locations of disconnect switches or condensate lines.

Compared to the previously approved metal rack, the applicant notes that a wood rack would be lighter, it would be easier to install piece by piece rather than using a crane to hoist in a large metal rack, and it could be installed more quickly.

Staff notes that this rack was originally conceptualized to be sized appropriately to eventually be able to accommodate the mechanical needs of the entire building. The building is comprised of several different spaces, many of which are still vacant, so the mechanical needs of those spaces is somewhat unknown. Staff has concerns about the longevity of pressure treated wood in this highly exposed location compared to the previously approved metal. Staff also notes that the proposal shows the rack in the same plane as the roof and therefore only approximately 7" above the roof surface, making the proposed rack and mechanical area much less defined compared to the previously approved rack. Staff notes that it would be quite easy for mechanical equipment to expand beyond the perimeter of the wood rack without a clearly defined platform and screening.

Staff suggests that if approved as proposed, future mechanical equipment installations may need to be reviewed with more scrutiny to ensure the installations fall within the rack area and would not create any concerns with visibility, given the lack of screening, as well as the routing of condensate lines or other

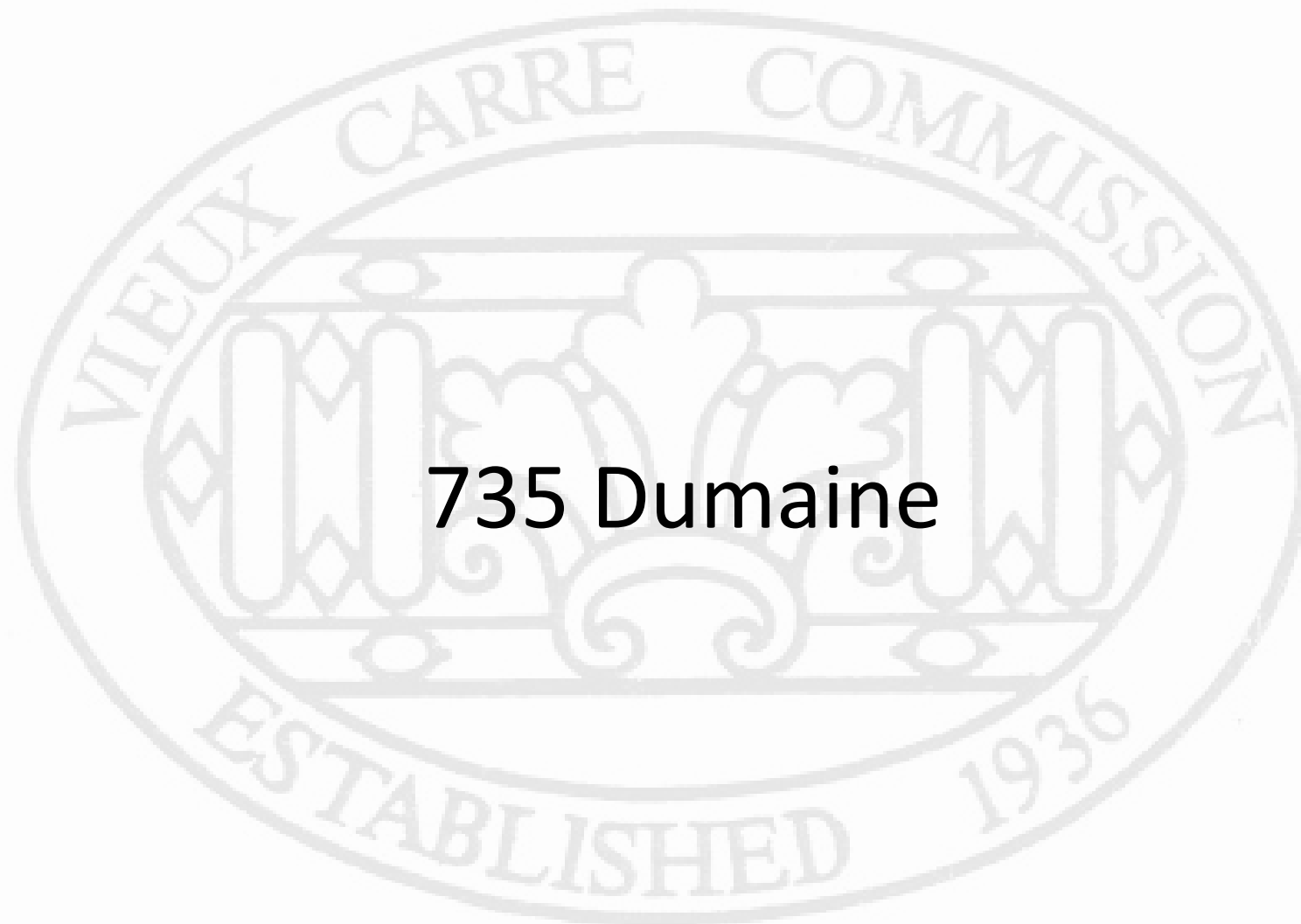
associated elements. Staff notes that the “wedges” noted by the applicant to level the equipment will raise the units to a height comparable to what they would be if the rack was constructed level.

Given these conditions, staff questions if a level wood rack with the previously approved screening may be more successful. This type of installation also requires Commission level review if approved by the Architecture Committee.

Staff is concerned that the installation as proposed would be unsuccessful for the reasons noted in the report and recommends denial of the proposal as currently proposed.

ARCHITECTURAL COMMITTEE ACTION:

03/24/2026



735 Dumaine

ADDRESS:	735-737 Dumaine St.	APPLICANT:	William Leroy Hoffman
OWNER:	French Sector LLC	SQUARE:	57
ZONING:	VCR-1	LOT SIZE:	2,137 sq. ft.
USE:	Residential		

ARCHITECTURAL / HISTORICAL DESCRIPTION OF PROPERTY

Rating: **Green**, of Local Architectural or Historical Importance.

A cast iron gallery wraps around both sides of this c. 1843 two-story brick townhouse. Note that not only have some of the ground floor openings been altered, but that they are not aligned below the upper openings. Could this building incorporate the c. 1825 Creole cottage owned (and built?) on the site by architect/builders Gurlie and Guillot?

Architecture Committee Meeting of 03/24/2026

DESCRIPTION OF APPLICATION: 03/24/2026
Permit # 26-06704-VCGEN **Lead Staff: Nick Albrecht**

Proposal to install a total of four new smart locks on various door and gates of the property, per application & materials received 03/06/2026.

STAFF ANALYSIS & RECOMMENDATION: 03/24/2026

The applicant proposes to replace four existing locks on the property with three Schlage Encore locks and one Level lock. Two of the locks would be installed on the gates that access the alleys on each side of the building. A third Schlage lock would be installed at the shutters on the 725 side of the building with the final Level lock installed in the entry door behind those shutters.

The proposed Schlage Encore locks feature a flat touchscreen that only illuminates when the lock is activated, typical of other smart locks that have been approved previously. The applicant included an interesting accessory for the lock in the application: a lock cover made by a third-party vendor that would fold down and provide a smooth, flat surface when closed. Staff finds the concept of this kind of lock cover interesting, but not necessarily needed for this particular installation.

The final “Level” smart lock completely internalizes to the door with the door to retain typical hardware on the exterior and interior. This smart lock does feature a separate keypad that can be installed in close proximity to the lock. The applicant proposes to install the keypad on the door frame and notes that with this keypad he plans to use a third-party supplied cover over the keypad, whether required by the VCC or not.

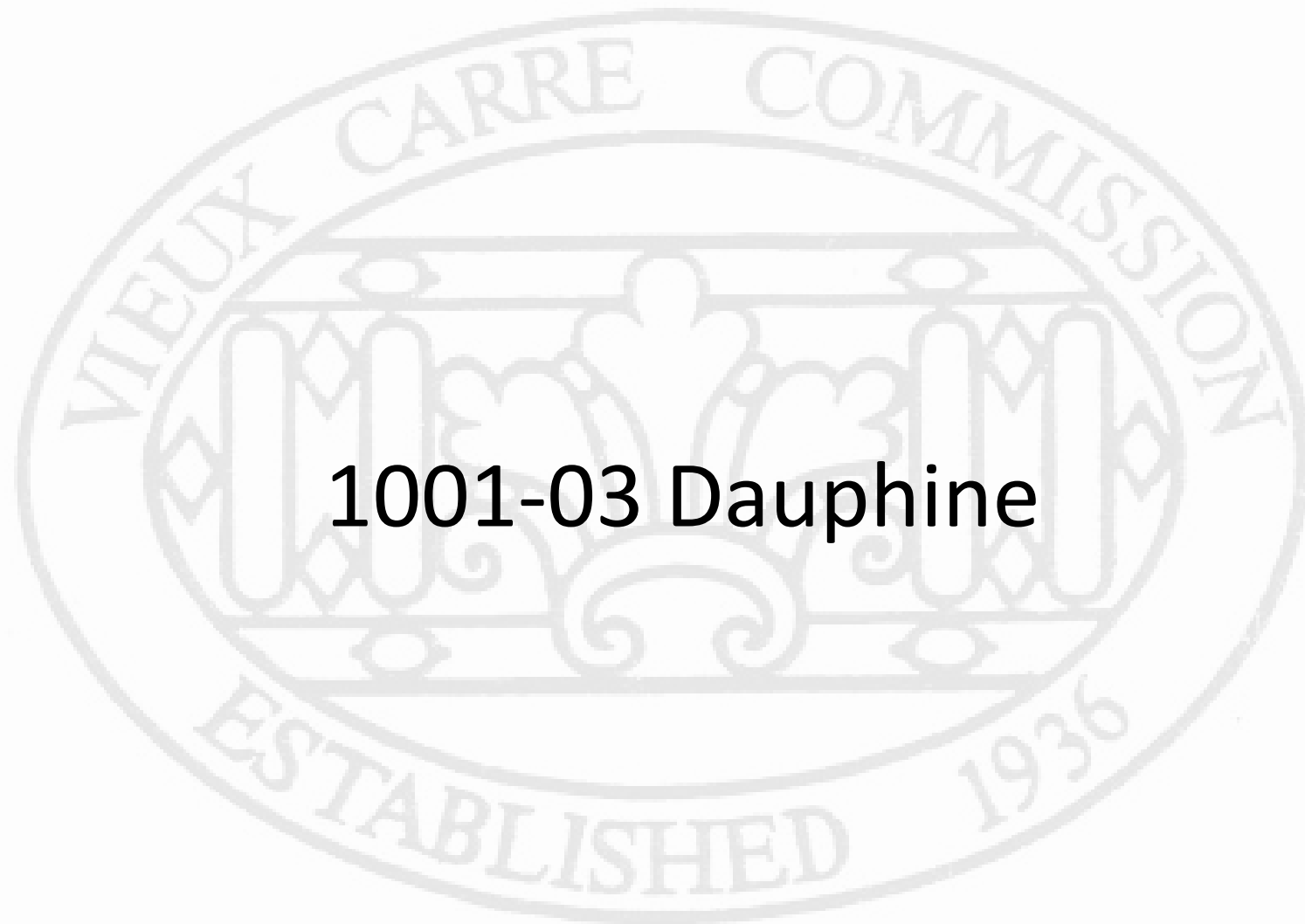
The applicant notes that the reason for the multiple smart locks is to provide access to vendors for A/C maintenance, pest control, etc. without having to use lockboxes or having multiple duplicated keys in circulation.

Staff finds the proposal for these keypad locks fairly consistent with others that have been approved. Staff’s one hesitation is with the number being proposed, although this property is arranged in a way that the alley on one side of the building has no access to the alley on the other side of the building. Small courtyards exist on both sides of the building that can only be accessed from their respective alleyway.

Having two layers of smart locks at the entry door with one on the shutters and one on the door itself is also somewhat atypical, although the need to maintain locking abilities at both levels is understandable. Staff requests confirmation from the applicant that the street facing door is the only access point for this space. If another entrance exists on the alley side of the building, staff recommends that the smart locks be installed on the side elevation instead.

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

ARCHITECTURAL COMMITTEE ACTION: 03/24/2026



1001-03 Dauphine

ADDRESS: 1001-03 Dauphine, 901 St.
Philip Street
OWNER: Matassa Investments LLC APPLICANT: Loretta Harmon
ZONING: VCR-1 SQUARE: 84
USE: Commercial LOT SIZE: 2465.7 sq. ft.

ARCHITECTURAL/HISTORICAL DESCRIPTION OF PROPERTY:

Main buildings (1001 & 1003): Green, of local architectural and/or historic significance.
Detached kitchens (1001 & 1003): Green, of local architectural and/or historic significance.

1001 Dauphine: Like many other corner structures in the Vieux Carré, this address features an early 19th century, masonry, Creole cottage that later (in the 19th century) was expanded with the addition of a frame second floor. The detached brick kitchen, like the first floor of the main building, dates to the early 1800s.

1003 Dauphine: A typical, c. 1890, bracketed, frame shotgun cottage.

Architecture Committee Meeting of **03/24/2026**

DESCRIPTION OF APPLICATION: 03/24/2026
Permit #26-07054-VCGEN **Lead Staff: Erin Vogt**

Proposal to install new hood and intake vent for commercial restaurant, per application & materials received 03/10/2026.

STAFF ANALYSIS & RECOMMENDATION: 03/24/2026

This property was recently purchased by a new owner who will be relocating the deli kitchen to the first floor of the rear dependency. The applicant proposes to install a new exhaust vent through the dependency roof, set back a minimum of 10’-0” from the St. Philip-side property line and 8’-9” from the rear Burgundy-side property line. The roof plan and section show a copper-clad wood framed wall measuring 2’-10” x 2’-10” penetrating the roof a minimum of 18” in height, with the stainless-steel exhaust vent extending another 5’-10” above it. The roof system is currently an unpermitted asphalt shingle roof, which will be replaced with slate and copper as part of a future application. The existing intake and exhaust vents that served the old kitchen will be removed from the rear infill roof behind the shotgun at 1003, but this work is also noted as being under the scope of a future application.

The proposed new intake fan is shown at an existing window opening on the second floor Dauphine elevation of the dependency. This facade is screened from the right-of-way by wood lattice panels spanning between the main building and dependency, which have been present since at least 1999. The opening currently contains a fixed plate glass upper sash and plywood in lieu of a bottom sash, and the jamb has been modified so that the millwork is barely set back within the depth of the wall. The applicant proposes to leave the modified jamb in place and install six-over-six, double-hung sashes, with the intake fan to operate through the lower portion of the opening. A section detail shows the bottom sash raised into the “open” position, with a prefinished stormproof louvered panel installed below. Given that this location is not readily visible, has no existing historic millwork, and will not require a new penetration, staff has no objection to location of the intake vent in this location. However, staff recommends that the Committee require that the jamb be restored to match the rest of the property so the windows are in the correct plane if/when the vent is removed.

Staff finds that the work is likely conceptually approvable per the Guidelines but is concerned that the exhaust vent may be tall enough to be visible from the right-of-way on St. Philip. The Guidelines require that “*restaurant vents and exhausts should be installed within the building envelope in a location where they are not visible from the public right-of-way, an occupied courtyard or a neighboring property.*” [VCC DG: 04-08] They also state “*restaurant vents and/or exhausts should be installed within the building envelope where they are minimally visible from the public right-of-way.*” [VCC DG: 13-8] It is unclear if the Mechanical Division will require a service platform or safety rail for the exhaust vent, which could contribute to increased visibility.

Since the Guidelines require Commission review and approval to install rooftop equipment on a Green rated building, staff recommends **deferral** and requests that the applicant provide the following materials for review at the 04/14 AC agenda before being scheduled for Commission:

- A sight-line study showing the expected visibility of the exhaust vent from all relevant viewsheds, including multiple points on St. Philip and at the intersection with Dauphine. A mockup may be especially helpful.
- A determination from DSP regarding their requirements for any additional rooftop elements; a platform, rail and/or roof hatch would also require Commission review and approval per the Design Guidelines.

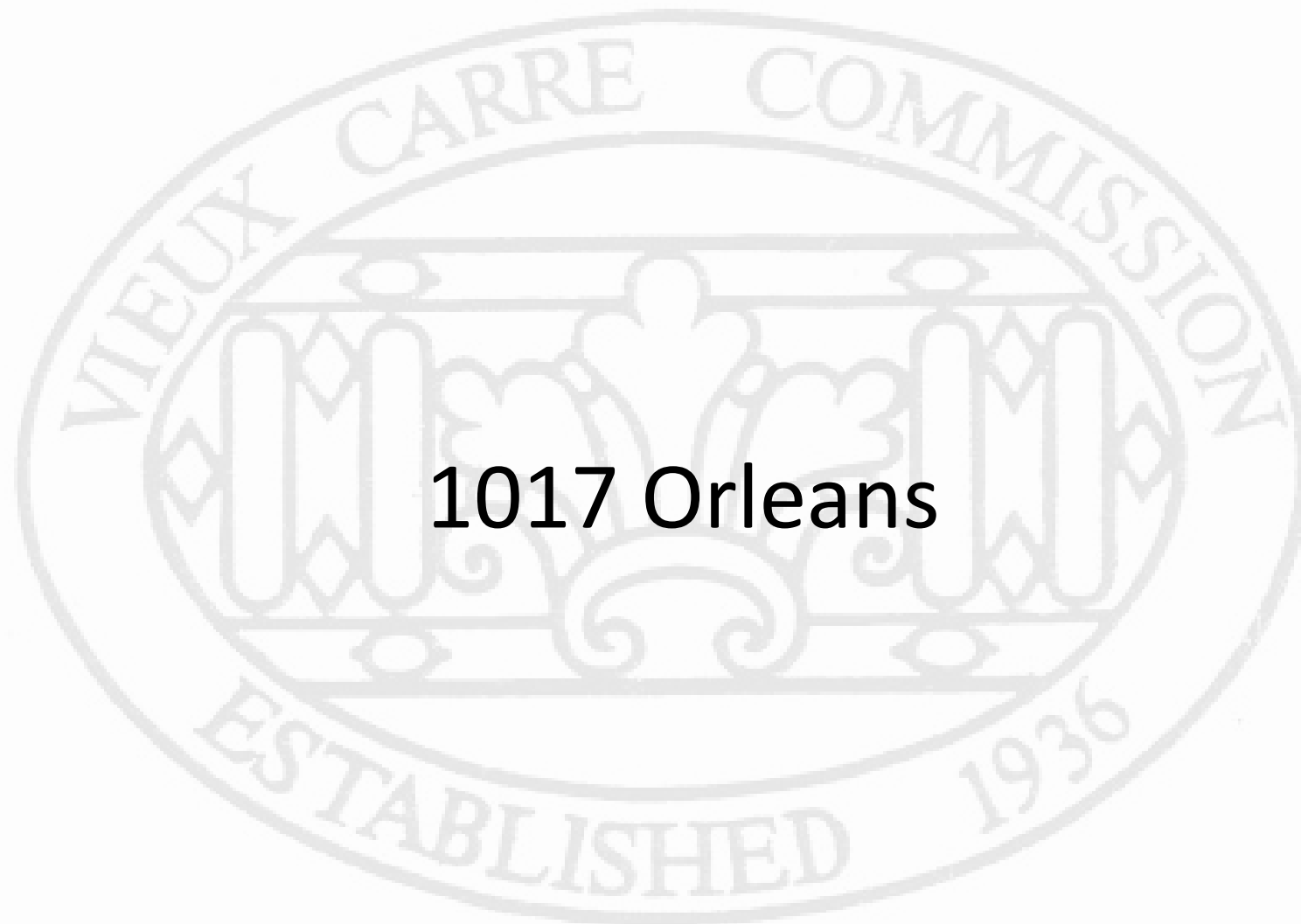
Staff notes that a STOP WORK ORDER was placed on the property on 03/10/2026 for unpermitted modification of the storefront, including removal of the only remaining historic transom, following discussion of the review process with the owner on site. An application has been submitted by a different applicant for review at the next hearing. No permits will be issued for this property until the unpermitted work is fully addressed and the SWO lifted.

ARCHITECTURAL COMMITTEE ACTION:

03/24/2026



Appeals and Violations



1017 Orleans

ADDRESS:	1015-1017 Orleans		
OWNER:	Abdul-Hadi Nazha Allah	APPLICANT:	Nazha Abdul-Hadi
ZONING:	VCR-1	SQUARE:	102
USE:	Residential	LOT SIZE:	2,550 sq. ft.

ARCHITECTURAL / HISTORICAL DESCRIPTION OF PROPERTY

A plan, c. 1915, Edwardian, frame, double shotgun with a front gable and porch. The c. 1830 kitchen remains from the Creole cottage that once stood on this site.

Rating: Main: **Yellow**, contributes to the character of the District
Rear Kitchen: **Green**, of local architectural and/or historical significance.

Architecture Committee Meeting of **03/24/2026**

DESCRIPTION OF APPLICATION: 03/24/2026
Permit #25-14223-VCGEN **Lead Staff: Erin Vogt**

Proposal to replace existing inappropriate millwork, per application & materials received 11/10/2025 & 03/09/2026, respectively.

STAFF ANALYSIS & RECOMMENDATION: 03/24/2026

When the property was sold in 2024, VCC staff was asked to inspect the property and determine what violations were in place so the new owner would have this information in advance. VCC staff determined that millwork replacement and PVC plumbing installation had both been completed without benefit of review and approval. The applicant received Commission approval to retain the PVC plumbing until it requires replacement but stated that they were willing to replace the millwork. The applicant is proposing to replace the inappropriate windows and mulled set of French doors on the rear, single story addition as follows:

- A four lite fixed sash on the N. Rampart elevation (mislabeled “guest bath, Burgundy side”) will be replaced with a two-lite double hung window of the same size.
- Two (2) single-lite fixed sash windows on the rear, St. Ann-side elevation will be replaced with two (2) two-lite double hung windows of the same size.
- A single-lite fixed sash on the Burgundy elevation (mislabeled “master bath, N. Rampart side”) will be replaced with a two-lite double hung window of the same size. Staff notes that the existing window appears smaller, so all sizes must be confirmed prior to permit.
- The mulled French doors on the St. Ann elevation will be replaced with a single solid wood door with two flush panels. It is unclear if the size of the opening will be reduced, or how it compares to the existing door of the same style. Staff requests additional detailed information regarding the proposed modifications at this opening, but finds the overall style of the door to be appropriate.

Staff finds the proposed work **conceptually approvable**, with the applicant to submit final drawings for review and approval at staff level.

ARCHITECTURAL COMMITTEE ACTION: 03/24/2026



832 Esplanade

ADDRESS:	832 Esplanade	APPLICANT:	Loretta Harmon
OWNER:	832 Esplanade Avenue LLC		
ZONING:	VCR-2	SQUARE:	80
USE:	Residential	LOT SIZE:	4022.4 sq. ft.

ARCHITECTURAL/HISTORICAL DESCRIPTION OF PROPERTY:

Rating: Main building: **green**, or of local architectural and/or historical importance.
Service ell: **green**, or of local architectural and/or historical importance.
~~Dependency: **green**, or of local architectural and/or historical importance.~~

C. 1892 2-story side-hall frame residence and attached service ell. This townhouse, which was built by Fourchey and Fourchey, architects, for Dr. J. N. Charbonnet, has balustraded frame galleries, covered by a deep roof overhang.

Architecture Committee Meeting of **03/24/2026**

DESCRIPTION OF APPLICATION: 03/24/2026
Permit #26-03710-VCGEN **Lead Staff: Erin Vogt**

Appeal to retain unpermitted rear structure modifications, millwork removal, and enclosure of service ell galleries, and proposal to perform structural work including but not limited to roof form modification, per application & materials received 02/05/26 & 03/09/2026, respectively. [Notices of Violation sent 01/17/2019, 06/11/2019, 09/09/2019, 03/02/2020, 03/09/2021, 07/22/2021, 06/13/2022 & 02/05/2026. STOP WORK ORDERS placed 09/01/2017, 01/17/2019, 07/08/2020, 04/06/2021, and 02/20/2025.]

STAFF ANALYSIS & RECOMMENDATION: 03/24/2026

Numerous violation cases were opened in response to extensive unpermitted work in the rear that continued despite multiple Stop Work Orders between 2017 and 2022. A new owner purchased the property in 2024 with 24 violations attached, including:

- Illegal demolition of a detached structure
- Illegal enclosure of the first and second floor galleries at the rear service ell
- Unpermitted construction of a bump out on the rear of the main building
- Unpermitted expansion of a rear addition.

Extensive structural, foundation, mechanical, electrical, gas and plumbing work were completed with no permits. The applicant is largely appealing to retain most of the existing conditions, which have not been fully documented for consideration of retention. An engineer's report was provided that states:

The existing residence is supported by a raised pier-and-beam foundation system assumed to be consisting of brick masonry footings and/or grade beams bearing directly on native soil. Axis Engineering reviewed and evaluated the adequacy of the existing foundation system under the proposed renovation and additional loading and determined that the added exterior wall to the existing foundation system is acceptable.

The applicant proposes to:

- Remove an unpermitted rear deck and install a stoop instead, retaining the widened addition and the inappropriate millwork on the side and rear elevations. A new gable roof is proposed to be added to the modified addition.
- Repair the front gallery railing, framing, deck and fascia, to match existing. Structural repairs are not specified or detailed.
- Retain existing infilled galleries on both floors. The application does not address the obliteration of architectural features, poorly installed siding, removal of drainage, inappropriate roof, etc.
- An enclosed bump out was added at the first floor of the rear of the main building, including inappropriate windows, roof, etc. A new pier is proposed to be added at the corner, but no other information is provided about the foundation, structure, wall systems, etc.
- Retain and install new HVAC,
- Retain extensive exterior PVC plumbing,
- Retain an unpermitted gas lantern at the front of the building
- Retain paint. Keynotes point to parts of the building that are unpainted
- Modify gutters and downspouts.
- Reinstall missing shutters

Staff notes that the application does not address all violations on the property and much of the work requested for retention is prohibited by the Guidelines. Before tackling the approvability of items like the

HVAC, PVC plumbing, new roof structure, etc. determinations must first be made regarding the more significant work without permit that the applicant is requesting to retain.

Staff reinspected the full site in December 2025 and found that the new owners had performed additional work without permit at the rear of the property. Another violation case was opened, this time citing 29 different work without permit and demolition by neglect categories. Staff does not consider this application sufficient to address the egregious work without permit (undertaken by both the previous and current owners) that detrimentally modified the main building and service ell, neither in documenting the existing conditions or making a compelling case to allow retention of work that would have never been found approvable or compliant with the Design Guidelines. Additionally, staff has significant life safety concerns that are not addressed by this application. In addition to the flagrant structural work carried out with no permits and the shocking destruction of historic materials, permits were not issued by Safety and Permits for extensive interior work outside VCC jurisdiction. More information is needed before retention of any unpermitted work can be thoughtfully and seriously considered by all relevant agencies.

ARCHITECTURAL COMMITTEE ACTION:

03/24/2026