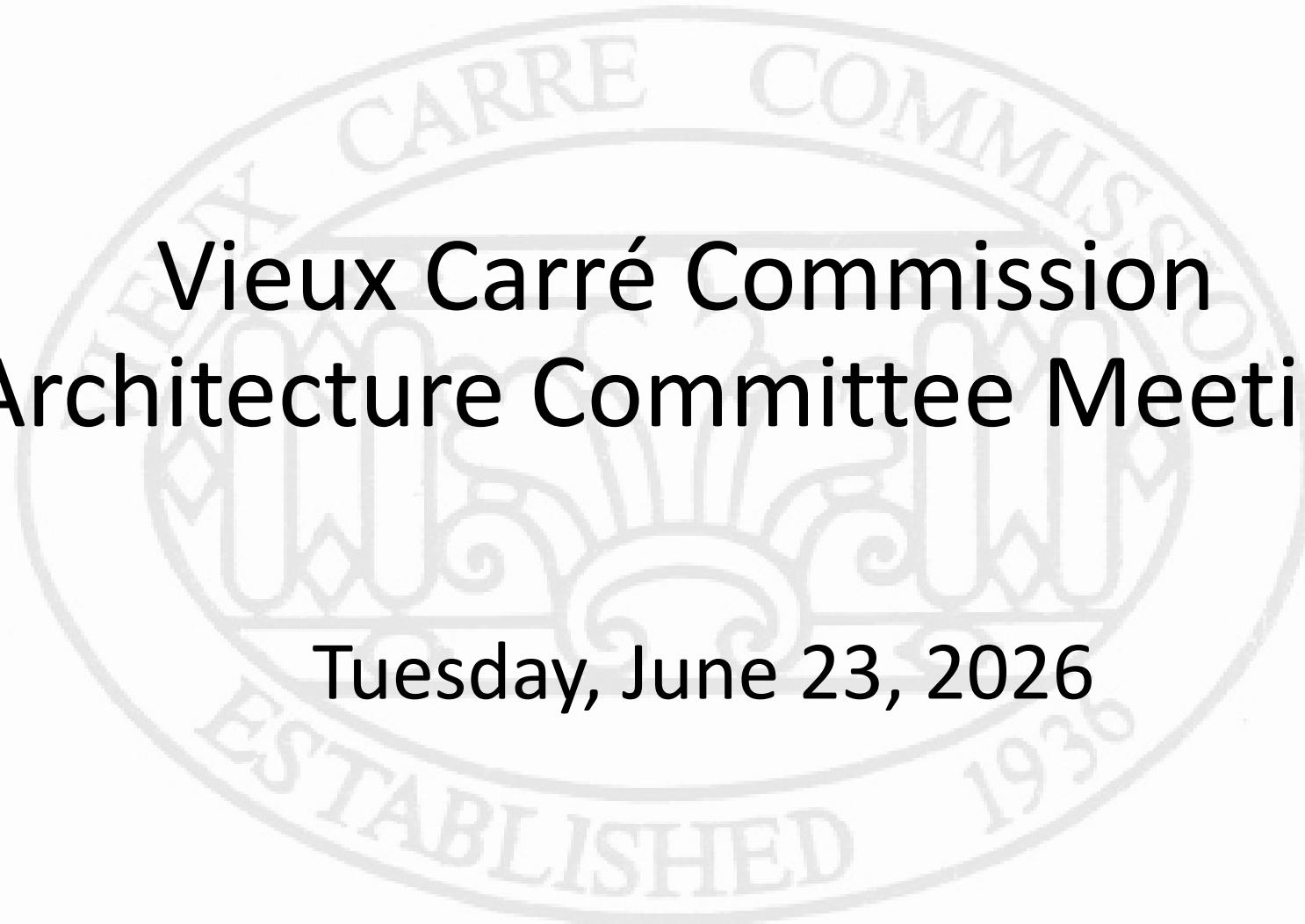


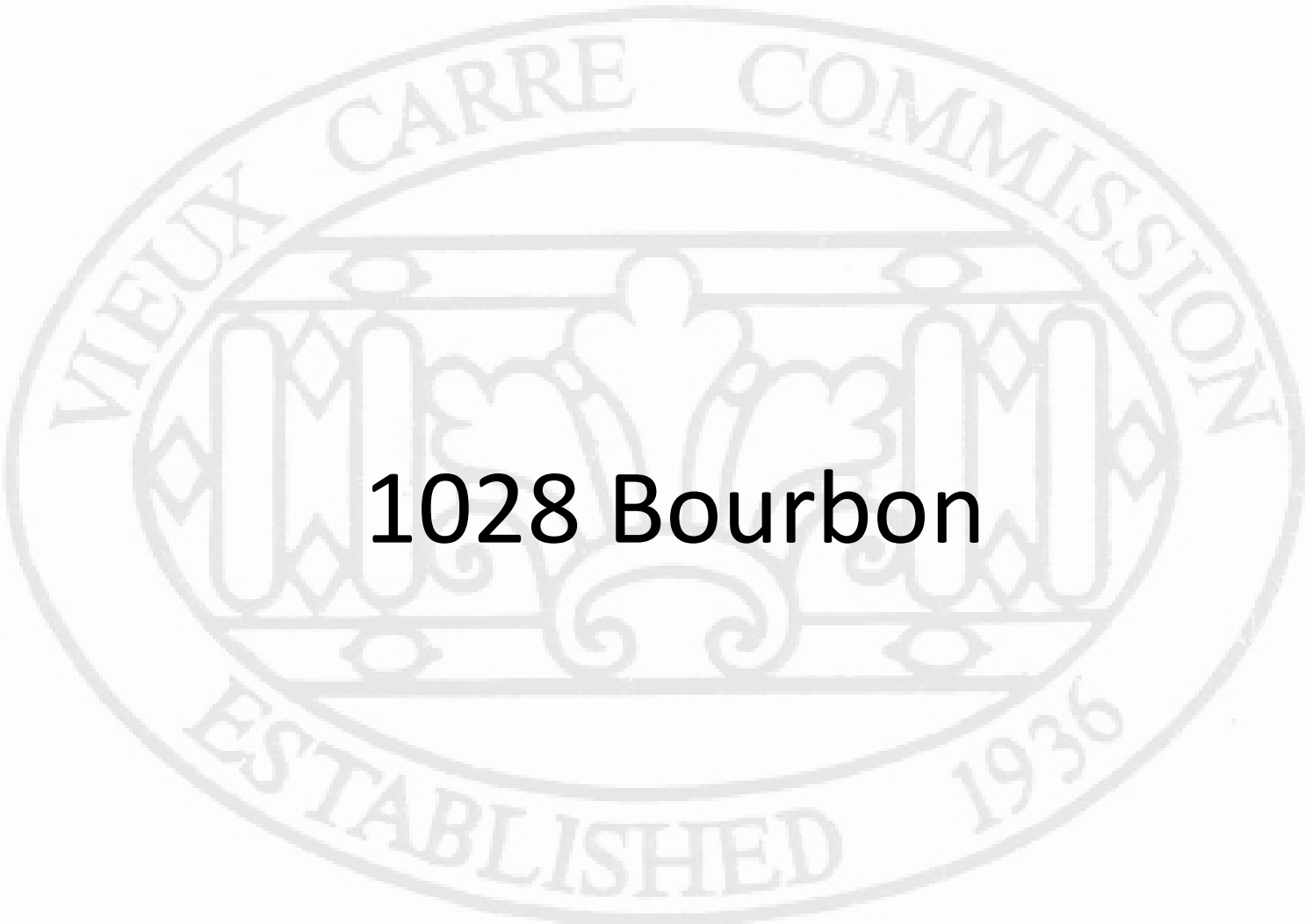


Vieux Carré Commission Architecture Committee Meeting

Tuesday, June 23, 2026



New Business



1028 Bourbon

ADDRESS:	1028 Bourbon	APPLICANT:	Erika Gates
OWNER:	Anthony Marino	SQUARE:	56
ZONING:	VCR-1	LOT SIZE:	4,352 sq. ft.
USE:	Residential		

ARCHITECTURAL / HISTORICAL DESCRIPTION OF PROPERTY

Rating: Main and two dependency buildings: Green, or of local architectural or historical importance;
Addition to the rear of main building: Unrated (suggested rating is orange, or of post-1946 construction)

This 2 ½ story side-hall plan townhouse in the Greek revival style dates from the 1850s. Its features include three bays, an ornate cast iron balcony with canopy and a service ell, attached to the main building by link construction. The one-story dependency at the rear of the property predates the other buildings on the property, perhaps going back to 1835. The construction date of the addition to the rear of the main building is unrecorded but occurred after the 1984 Sanborn Map was published.

<u>Architecture Committee Meeting of</u>	<u>06/23/2026</u>
<u>DESCRIPTION OF APPLICATION:</u>	06/23/2026
<u>Permit # 26-05372-VCGEN</u>	Lead Staff: Nick Albrecht

Proposal to convert currently enclosed catwalk structure to open air, per application & materials received 02/25/2026 & 05/19/2026, respectively.

<u>STAFF ANALYSIS & RECOMMENDATION:</u>	06/23/2026
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See Staff Analysis & Recommendation of 06/09/2026.

<u>ARCHITECTURAL COMMITTEE ACTION:</u>	06/23/2026
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<u>Architecture Committee Meeting of</u>	<u>06/09/2026</u>
<u>DESCRIPTION OF APPLICATION:</u>	06/09/2026
<u>Permit # 26-05372-VCGEN</u>	Lead Staff: Nick Albrecht

Proposal to convert currently enclosed catwalk structure to open air, per application & materials received 02/25/2026 & 05/19/2026, respectively.

<u>STAFF ANALYSIS & RECOMMENDATION:</u>	06/09/2026
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Sanborn maps dating back to 1876 indicate a suspended connection between the rear elevation of the main building and the balcony of the rear building. This connection is seen consistently in later Sanborn maps as well and still exists today. At some point, the connecting structure was fully framed with walls and a roof and that is the condition that exists today. The applicant contends that this was not the historic condition and is proposing to demolish the walls and roof to essentially create a linking balcony bridge between the main building and the balcony of the rear building. The railing design seen at the balcony of the rear building would be matched to become the railing for the catwalk. The catwalk would be open to the sky.

The submittal from the applicant notes the dotted line indication for this structure in the Sanborn map and states that this indicates that this implies an open-air structure. Staff’s interpretation of the dotted lines in the Sanborn map is that this is a suspended element with open air below, like a balcony or awning, but that there is no indication regarding the condition of the connecting element itself, whether it was previously open air or has always been enclosed. Unfortunately, staff could not locate more historic photographs of this space. Photographs from the 90s show the linking bridge in place, essentially as it is now.

It is difficult to judge the age of the framing used for the walls of the structure. The doors on either end of the bridge appear to be more contemporary but staff notes that any of these elements could have been changed during significant renovations of the property which are documented as having occurred in the 1990s and early 2010s.

The Guidelines only address proposals to enclose existing open-air spaces found at galleries, balconies, and porches noting that enclosing any of these spaces is not allowed. (VCC DG: 08-12) Staff’s only hesitation with the current proposal to convert this currently enclosed space to open-air is if the enclosed condition was a historic condition that would be lost with the current proposal. Staff notes that these linking structures or

catwalks are not particularly common historically and even less so as surviving elements still seen today. Each example seems to be somewhat improvised by whoever constructed them and were unlikely to be part of the original design intent of the buildings. In that sense, the link between the two buildings may be the more important element and the details of that structure can evolve over time. If approved, the proposed changes would be well documented as showing the evolution of this element and staff anticipates that if a future applicant ever proposed re-enclosing this space to match the current conditions, that would likely be approvable based on the historic precedence.

Staff requests commentary from the Committee regarding the proposal.

ARCHITECTURAL COMMITTEE ACTION: 06/09/2026

There was no one present to represent the application.



ADDRESS:	738-42 Royal		
OWNER:	St Ann/Royal LLC	APPLICANT:	Erika Gates
ZONING:	VCC-2	SQUARE:	46
USE:	Commercial/Residential	LOT SIZE:	3,645 sq. ft.

ARCHITECTURAL / HISTORICAL DESCRIPTION OF PROPERTY

Rating: Blue: Of Major Architectural or Historical Importance.

In the late 1830s, the wardens of St. Louis Cathedral constructed a row of five, 3-story red brick buildings on Royal St. between Pere Antoine Alley and St. Ann Street. 738 & 742 Royal Street are two of these five buildings. Each structure originally had arched ground floor openings, square-headed upper openings, and attached 3-story service ells, which faced small courtyards.

Architecture Committee Meeting of	06/23/2026
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<u>DESCRIPTION OF APPLICATION:</u>	06/23/2026
Permit # 26-16922-VCGEN	Lead Staff: Nick Albrecht

Proposal to stucco over area of exposed brick wall, per application & materials received 06/05/2026.

<u>STAFF ANALYSIS & RECOMMENDATION:</u>	06/23/2026
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The proposed work occurs on the rear (Pere Antoine Alley) side of the portion of the building that faces St. Ann St. The street facing portion of the building extends up an extra half story above the service ell portion below it. This wall is currently exposed brick, while the rest of the courtyard facing walls of the building are all stuccoed masonry. The street facing walls are all exposed brick.

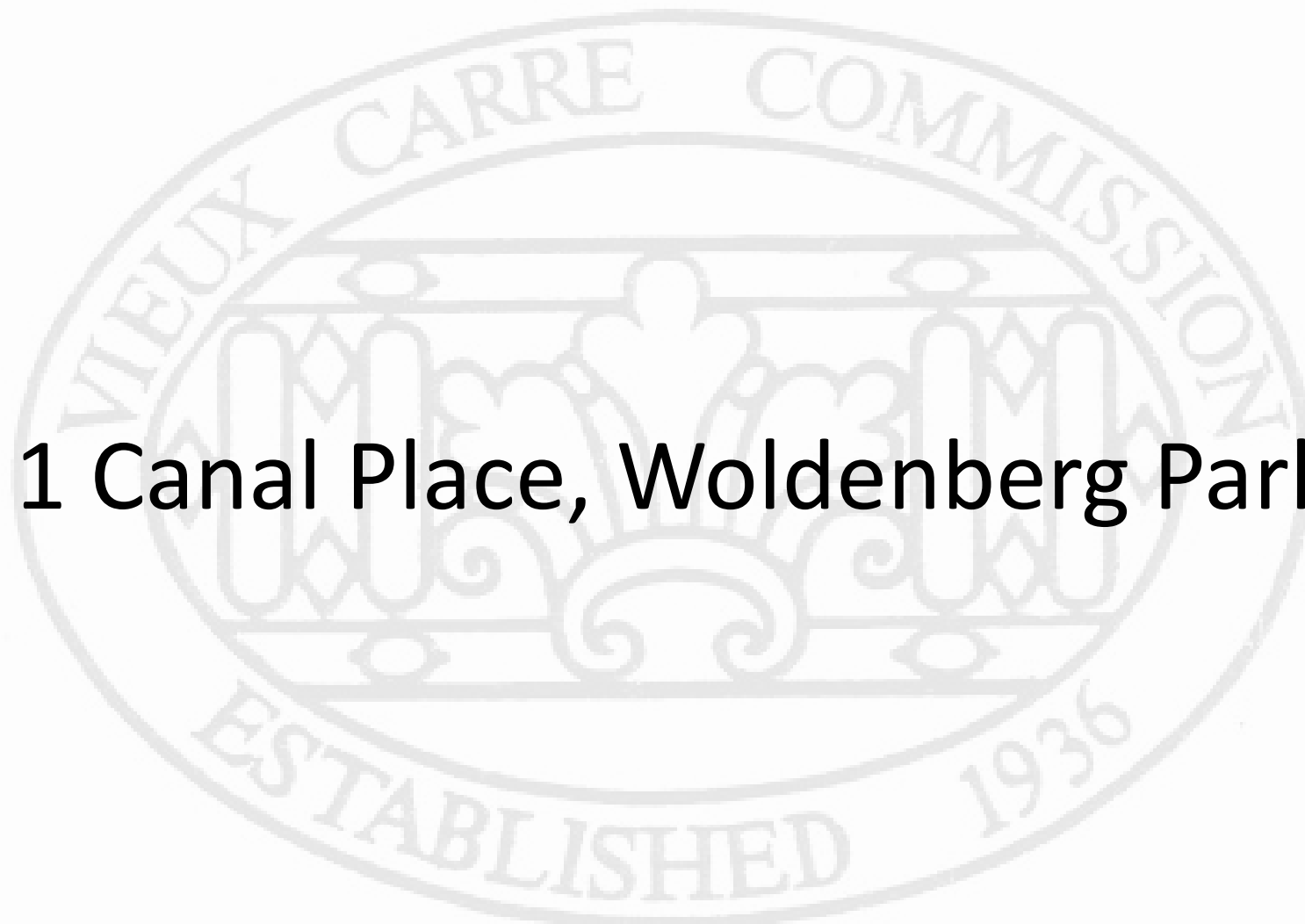
This property was recently renovated with permit issued in 2024. The original renovation plans for the wall area currently under review did not call for any work to occur. A subsequent application was reviewed in 2025 to retain copper cap flashing on the wall just above this exposed brick area. The applicant is not proposing to stucco this wall as the building is continuing to experience water intrusion and the applicant notes that there is damage to this masonry due to improper repairs in the past.

The Guidelines state that, *“the VCC does not allow installing stucco over brick, stone, or a wood-framed building that was not intended to be stuccoed, except when covering previously damaged masonry.”* (VCC DG: 06-12) Otherwise, the Guidelines note the benefits of stucco and the ability to help with moisture infiltration.

In this instance, it is certainly possible that this wall area was previously stuccoed and staff agrees that there are signs of damage. There may be alternative clear coatings that could be applied and would allow the wall to remain exposed brick, but staff does not find the application of an appropriate stucco to this wall to be objectionable. If approved, the underlying masonry would need to be properly repaired and repointed prior to the application of a 3-coat stucco finish.

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

<u>ARCHITECTURAL COMMITTEE ACTION:</u>	06/23/2026
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1 Canal Place, Woldenberg Park

ADDRESS:Woldenberg Park

OWNER:City of New Orleans

APPLICANT:EDR Architects

ARCHITECTURAL / HISTORICAL DESCRIPTION OF PROPERTY

Rating: **Unrated.**

Riverfront park space created in the late 1980s on the site of former wharves.

Architecture Committee Meeting of

06/23/2026

DESCRIPTION OF APPLICATION:

06/23/2026

Permit # 26-15988-VCGEN

Lead Staff: Nick Albrecht

For recommendation only; Proposal to renovate the park space including new paving and lighting, per application & materials received 05/28/2026.

STAFF ANALYSIS & RECOMMENDATION:

06/23/2026

Plans have been submitted for an extensive renovation of the park including new light fixtures, repairs to existing landscaping walls, enclosures around existing utilities, and new paving. Staff finds the vast majority of the proposed work to be consistent with the Guidelines and approvable. Staff’s one concern is in regard to proposed material changes to many of the pathways through the park. (Sheets L2.01, L2.02, L2.03)

The proposed plans call for the large arching pathway through the park, as well as a new pathway branch, to be made from an exposed aggregate concrete with a brick border. The existing paving material is herringbone brick with a bluestone border. The portion of pathway along the riverfront promenade would remain the existing herringbone brick. Staff found in the records from the original creation of this park in 1988 a report noting the proposal for the brick paving and bluestone borders and that there was a potential at that time to use stained concrete pavers in a herringbone pattern on the riverfront promenade, if it was determined that this area would potentially accommodate heavier vehicular traffic that might require concrete pavers. The Architecture Committee at that time noted a strong preference for the use of bricks as opposed to concrete pavers.

The current proposal is for poured concrete with exposed aggregate. Notes for the concrete finish in the plans note that the aggregate shall be dark gray and that the pavement shall have a medium coarse finish. The applicant notes that the current proposal was inspired by issues with both the flagstone and bricks settling and breaking over the years, creating trip hazards. The idea is to replace “secondary” pathways through the park to make them more maintenance-friendly and accessible. The applicant also noted that areas around the aquarium were paved with a similar aggregate concrete material several years ago to make it more accessible.

Staff recently visited the area and noted signs of damage and some improper repairs, primarily with the flagstones. The brick paving was in general in good condition with the brick paving generally level and intact.

Regarding paving, the Guidelines note that, “in order to retain the quality of the District, the VCC requires the retention, repair, and maintenance of existing historic paving materials. Similarly, the VCC encourages minimizing the use of new paving and using traditional paving materials in new installations whenever possible. When using non-traditional paving, like concrete at a new construction project, the VCC recommends landscaping to minimize its visual impact.” (VCC DG: 10-8) The Guidelines continue that, “the VCC requires replacing existing brick or stone paving in-kind, matching what is existing in material and pattern” and “the VCC recommends using traditional stone or brick at an area of new paving.”

Staff again notes that this review is for recommendation only and the applicant is not bound by the requirements of the VCC. Staff appreciates that this is a heavily trafficked area that needs to be safe and accessible. Still, staff believes this can be accomplished while still utilizing the traditional paving materials noted in the Guidelines.

Staff recommends a positive recommendation for the overall park renovation but a negative recommendation regarding the proposed use of new concrete paving.

ARCHITECTURAL COMMITTEE ACTION:

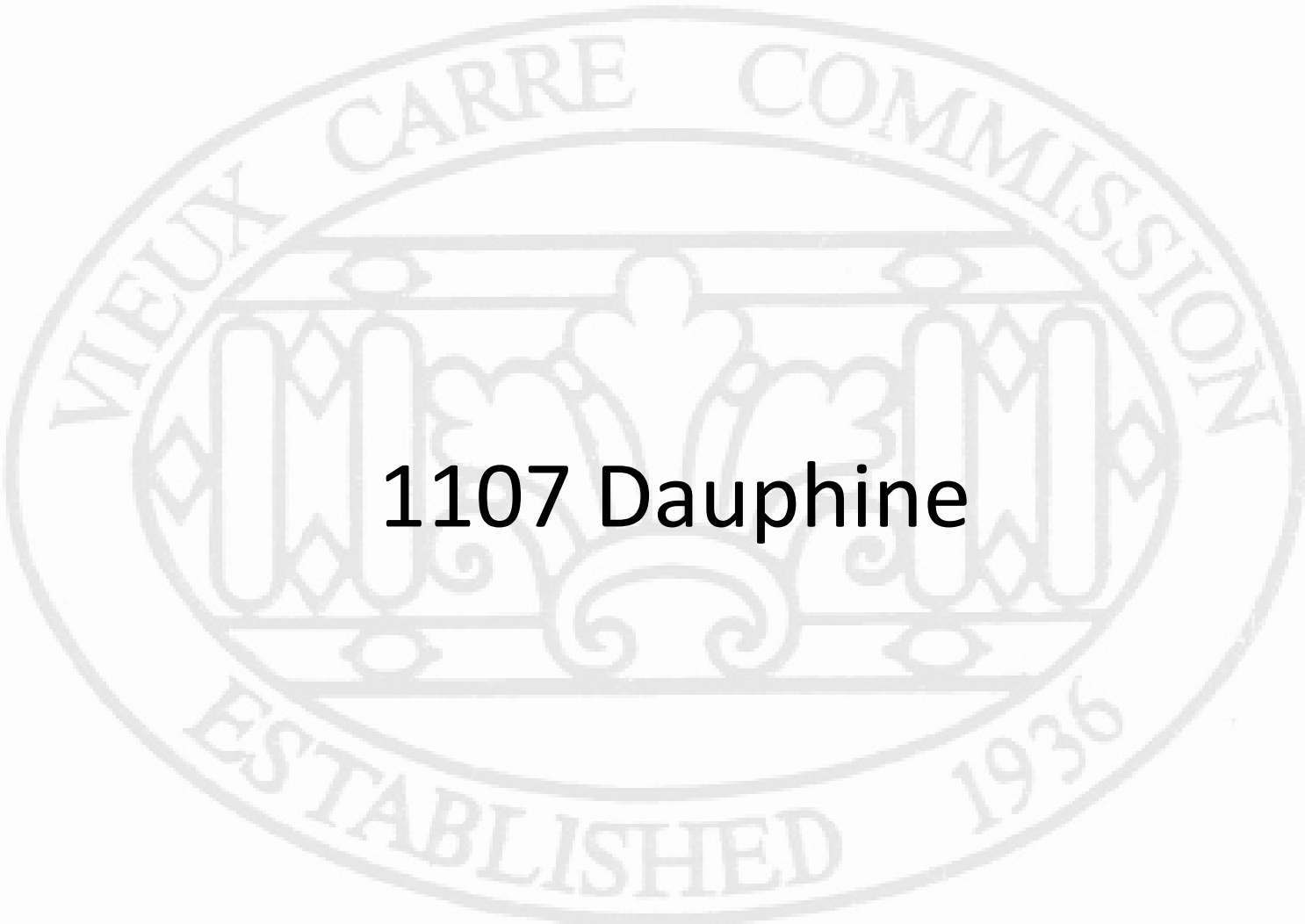
06/23/2026



931 Royal
Deferral Requested by Applicant



Appeals & Violations



1107 Dauphine

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

ARCHITECTURAL/HISTORICAL DESCRIPTION OF PROPERTY:

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

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

<u>Architecture Committee Meeting of</u>	<u>06/23/2026</u>
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<u>DESCRIPTION OF APPLICATION:</u>	06/23/2026
Permit #26-17298-VCGEN	Lead Staff: Erin Vogt

Proposal to replace metal vehicular gates with new wooden gates, per application & materials received 06/09/2026. [Notice of Violation sent 10/04/2021]

<u>STAFF ANALYSIS & RECOMMENDATION:</u>	06/23/2026
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The VCC reviewed and denied proposals to install sheet metal backing on the existing iron gates in 2020 and 2021. The gates were installed in 1987, following a 1984 fire that resulted in the demolition of the single-story macaroni factory structure. The VCC had no objection to modification of the non-historic gates, but sheet metal backing is not approvable per the Guidelines A fabric backing was added to the gates in 2021. These were cited as a work without permit violation but were allowed to remain in place for one year while alternatives were being considered. During these reviews, staff recommended that the owners consider replacing the metal gates with solid wood.

The applicant has submitted a proposal to replace the iron gates with beaded board gates, which are hinged to swing out onto the sidewalk as per the existing condition. The gates are noted as 3-1/4” wide beaded wood boards on a hollow metal tube frame, with a solar-powered automatic operator arm mounted to the inside face of each leaf. A safety sensor is shown on the outer side of the jamb to “prevent the gate from closing on obstruction,” but this appears to be the only mechanism that will be visible from outside the courtyard. The decorative metal transoms are proposed to remain but will be recessed into the depth of the wall by 2-3/4” and will have a steel plate welded below the frame to serve as a drip edge. Wood-clad hollow metal tubes serve as the posts on the sides of the gates, but no frame is present between the top of the gate and the transom panels. Staff notes that the boards are shown as V-shaped grooves, rather than a typical quirk and bead.

Overall, staff recommends **conceptual approval** of the proposal to replace the gates and modify the transoms. Given the age and style of the main building, staff suggests that they be paneled wood rather than beaded board, consistent with previous discussions and recommendations at the Committee and Commission levels. The wood-clad frame should continue at the header of the gate, below the transoms, rather than only being present on the side and dying into the new metal plate. Staff notes that the Department of Public Works will need to review and approve this proposal since the gates open onto the right-of-way, and additional sensors or safety mechanisms might be required to protect pedestrians. Permits will not be issued until all information is submitted for review regarding these requirements.

<u>ARCHITECTURAL COMMITTEE ACTION:</u>	06/23/2026
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The seal of the Vieux Carre Commission is an oval emblem. It features a central shield with a stylized fleur-de-lis and a scrollwork base. The shield is flanked by two vertical bars with diamond-shaped details. The entire shield is enclosed within a decorative border. The words "VIEUX CARRE COMMISSION" are inscribed along the top arc of the oval, and "ESTABLISHED 1936" is inscribed along the bottom arc.

832 Esplanade

ADDRESS:	832 Esplanade		
OWNER:	832 Esplanade Avenue	APPLICANT:	Loretta Harmon
	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 **06/23/2026**

DESCRIPTION OF APPLICATION:

Permit #26-03710-VCGEN

Violation Case 26-01530-VCCNOP

06/23/2026

Lead Staff: Erin Vogt

Inspector: Noah Epstein

Appeal to retain unpermitted rear structure modifications, partially restore service ell gallery, and proposal to add second floor to unrated addition, per application & materials received 02/05/26 & 06/05/2026, 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:

06/23/2026

This application, last reviewed by the Committee on 03/24/26, is seeking to address multiple violation cases 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, 20th century addition
- Extensive structural, foundation, mechanical, electrical, gas and plumbing work completed with no permits

Following a preliminary Committee review which sought to retain much of the unpermitted work, staff met with the new owners on site to inspect the conditions and discuss a path forward. Staff emphasized the importance of working with the building's massing and typology to improve conditions, while acknowledging that complete reversal of the unpermitted work was unlikely to be feasible. Following multiple meetings, the applicant has developed a proposal that will convert the existing main building, service ell, and 20th century addition into a multi-family home. Staff is requesting feedback from the Committee before making further recommendations or requesting additional detail development.

The unpermitted “bump out” on the rear of the main building will be demolished and the doorway to the main building restored. A set of steps and landing are added in this location to access the unit in the main building and the new second unit, which will occupy the service ell and 20th century addition. The first floor of the service ell will remain interior space in this proposal; the elevation is drawn with contemporary bays of glazing between sections of wall that imitate the rhythm of the service ell gallery bays. The increased width of the 20th century addition will also be retained.

On the second floor, the service ell gallery will be restored to exterior space. Staff was relieved to find that much of this historic fabric remains on the interior, as well as the doorway to the main building. A small addition housing a bedroom and bath is proposed at the roof of the 20th century addition. In order to better comply with the Design Guidelines for New Construction, Additions and Demolition, Staff requested that the applicant set the Dauphine-side wall of the addition back by several feet so the massing would not be thicker at the addition than where the service ell gallery is. Additionally, the roof form is kept consistent with the service ell, but has been dropped in height so it is subservient to the historic dependency rather than appearing to be continuous with it. All proposed doors are one-lite over wood panel single doors with three lite transoms. All new windows are two-over-two double hung, which are consistent with what was installed when the addition was expanded without permit in 2018.

A report was provided from engineer James Heaslip, II of Axis Engineering, LLC, regarding the unpermitted structural work and modifications needed for retention:

“Please provide verification that the existing foundation of the rear addition will support the existing one-story structure and/or two-story addition above.”

The existing foundation of the rear kitchen addition to the residence is supported by a raised pier-and-beam foundation system consisting of 6x6 wood sills, CMU piers and concrete footings (not exposed) 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 center 6x6 wood sill appears to be missing one CMU pier towards the rear of the structure. We suggest adding one CMU pier and concrete footing centered between the last pier at the rear of the structure and the next pier towards the front of the building from the last exterior pier, see attached detail labeled ‘TYP PIER & FOOTING DETAIL’.

The homeowner should also verify that the existing CMU piers are grout filled with 3000 PSI grout.

The VCC Design Guidelines for New Construction, Additions and Demolition states that *“the VCC requires:*

- *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, scale, [...] materials and techniques that are compatible with the historic building and setting. (VCC DG: 14-15)*

“Recognizing that what might be appropriate at one property is not appropriate at another, the VCC does not mandate specific design ‘solutions’ for new construction or an addition. However, when determining the appropriateness of a new construction or an addition, the VCC is guided by the Secretary of the Interior’s Standards and the general design principles below:

DESIGN PRINCIPLES	NEW CONSTRUCTION & ADDITIONS
Scale: Height & Width	Proportions and size of the new building/addition compared with neighboring buildings/existing building
Building Form & Massing	The three-dimensional relationship and configuration of the new building/addition footprint, its walls and roof compared with neighboring buildings/existing building
Setback	Distance of the new building/addition to the street or property line when compared with other buildings on the block/existing building
Site Coverage	Percentage of the site that is covered by a building/addition, when compared to nearby sites of compatible size
Orientation	Location of the front of the new building/addition and principal entrance relative to other buildings on the block
Alignment, Rhythm & Spacing	Effect the new building/addition will have on the existing patterns on its block
Architectural Elements & Projections	Size, shape, proportions and location of each entrance, balcony, gallery, porch, roof overhang, chimney, dormer, parapet and other elements that contribute to the building’s overall shape and silhouette relative to neighboring buildings
Façade Proportions: Window & Door Patterns	Relationship of the size, shape and location of the new building/addition façade and building elements to each other, as well as when compared to other buildings on the property, block/existing building
Trim & Detail	Mouldings, decorative elements and features of a building that are secondary to major surfaces such as walls and a roof and how they relate to the neighboring buildings/existing building
Materials	Products with which an addition or new building is composed or constructed and how these relate to neighboring buildings/existing building

14-4 Vieux Carré Commission – Guidelines for New Construction, Additions & Demolition

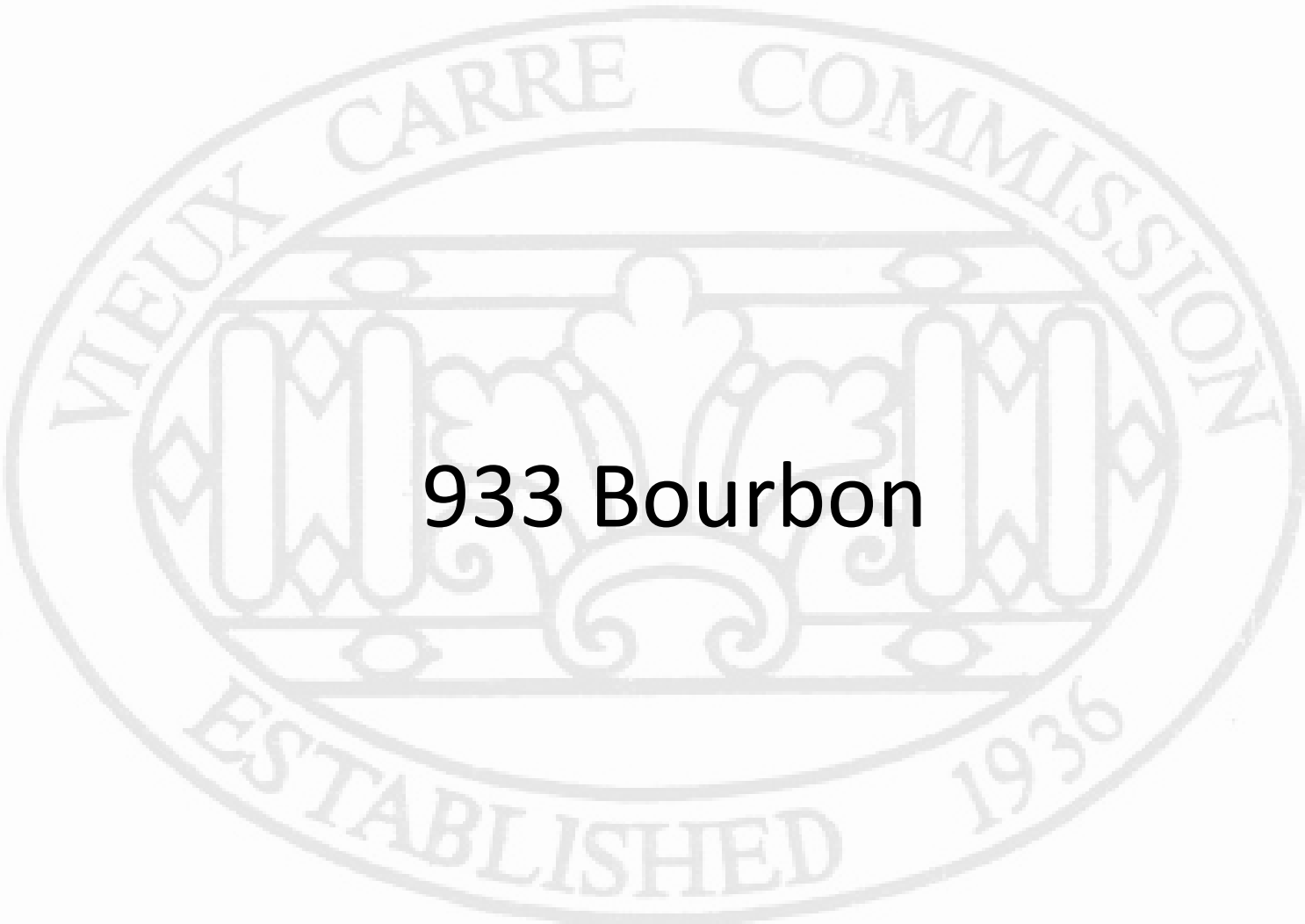
Staff has many additional comments regarding the proposed work and the approvability of the details presented (for example, the need for separate, commercial metal handrails at a two-family dwelling, and how the second-floor gallery restoration will be detailed). Before responding to all elements of the proposal, staff requests that the Committee respond to the bigger, more existential questions involved with the preservation of the building and returning it to commerce, particularly the retention of the added

width at the 20th century addition, retention of the first-floor service ell enclosure, and the proposed second floor addition. If this path forward is viewed favorably by the Committee, additional review will be required for some of the work already proposed here, including millwork, drainage, HVAC equipment and locations, etc.

[Regarding the violation for unpermitted demolition of a detached structure, Sanborn maps and the Vieux Carré survey indicate that several rear service buildings were present on the site at various points. No documentation or description of this building could be found that would be consistent with a Green rated dependency, and the only remaining evidence on site is a concrete slab that is not consistent with historic construction.]

ARCHITECTURAL COMMITTEE ACTION:

06/23/2026



933 Bourbon

ADDRESS:	933-35 Bourbon Street	
OWNER:	Nola Bourbon, LLC	APPLICANT: Jacob Eymard
ZONING:	VCR-1	SQUARE: 76
USE:	Residential	LOT SIZE: 3456 sq. ft.

ARCHITECTURAL / HISTORICAL DESCRIPTION OF PROPERTY

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

This 2½-story 5-bay structure actually is a c. 1830-35 1½-story 4-bay cottage which was Victorianized in the late 19th century or early 20th century. It was moved back from the front property line between 1908 and 1940, and the rear service building was demolished. At or around this time the main building was raised, a ground floor was added, and the fifth bay was added to the Dumaine side of the building.

Architecture Committee Meeting of **06/23/2026**

<u>DESCRIPTION OF APPLICATION:</u>	06/23/2026
Permit #26-16888-VCGEN	Lead Staff: Erin Vogt
Violation Case 21-05168-VCCNOP	Inspector: Anthony Whitfield

Appeal to retain work without permit violations, including but not limited to courtyard wall modification, window installation, and HVAC equipment, per application & materials received 06/05/2026. **[Notices of Violation sent 04/17/2015, 07/21/2015, 02/19/2018, & 06/23/2021.]**

STAFF ANALYSIS & RECOMMENDATION: **06/23/2026**

The applicant is appealing to retain the following items cited as work without permit or demolition by neglect:

- Modification of the masonry wall between 933 Bourbon and 927 Bourbon,
- Installation of a metal gate in the wall between 933 Bourbon and 927 Bourbon,
- Retention of first floor aluminum windows,
- Retention of door hardware,
- Retention of HVAC equipment installed in alley between 933 and 927 Bourbon, and
- Retention of vegetation growth on the Bourbon-side masonry fence.

Several of these items involve the alley between 927 Bourbon and 933 Bourbon, which was the center of a dispute between the owners from 2015 and 2020. Staff notes that this dispute is not the subject of today’s review and it would be inappropriate to relitigate the issues in this forum, but some of the facts of the case are relevant to the appeal to retain. As a reminder, the Green rated building at 933 Bourbon was originally a four bay cottage that was moved back from the front property line between 1908 and 1940, at which point it was also raised and a fifth bay was added, bringing the side of the building to 6” from the property line. In 2015, the metal gate in question was installed without permit in the rear masonry wall separating 933 Bourbon from the alley in order to provide the property with direct access to the rear of the site and side of the building. The owner of 927 Bourbon provided staff with a survey indicating that they owned a wythe of the masonry wall. Since they had not consented to the modification of the wall or installation of the gate, they argued that they should be able to brick it up. VCC staff issued a permit for this work following Committee approval, leaving the gate in place but restoring the masonry. A civil suit was filed and the court determined in 2020 that the alley is common and that 933 must be given access to it. The court ordered that the defendants (927 Bourbon) are “hereby permanently enjoined from 1) improperly dismantling, tampering, and/or removing the air conditioning compressors located in the common alleyway; 2) denying and/or restricting [933’s] access to the common alleyway; 3) blocking and/or obstructing [933’s] rear gate in any way; and 4) blocking and/or obstructing drainage from Plaintiff’s property into the common alleyway.”

The applicant has argued that the court’s decision entitles them to retention of the wall modification, metal gate, and HVAC equipment. Staff consulted Chief Deputy City Attorney Missy Quigley who confirmed that the work without permit violations are still a VCC matter and that this decision does not override the VCC’s authority to require permits for the work, or obligate the VCC to find the work approvable, but merely settles the civil matter between the parties.

Staff has no objection to retention of the iron gate, but notes that it was unpainted and showed signs of rust when last observed by staff in 2018. Likewise, staff also has no objection to an opening in the rear masonry wall, but the masonry had been roughly demolished when last observed. Staff recommends **conceptual approval** of the appeal to retain these two items, with final approval to be granted at staff level following the submittal of up-to-date photographs of the conditions. Some repair may be required for retention if the conditions are unchanged since 2018.

The applicant is seeking to retain two condensers installed in the common alleyway that serve 933 Bourbon. No up-to-date photos have been provided. Assuming these are the same units that were present

in 2015 (which must be confirmed prior to issuance of any retroactive permits), these units are of substantial age and will likely require replacement soon. The Guidelines require that all equipment be discretely installed, and alleyway locations are avoided when possible. Additionally, the CZO has requirements for equipment setbacks that vary depending on building type, overlay district, and equipment location. The VCC cannot approve retention of work in deviation from the requirements of other departments. If found approvable for retention by DSP, staff recommends **conceptual approval** of the appeal to retain this specific equipment in this location. However, this location must not be approved in perpetuity, and future applications to replace the condensers upon their end of life must also propose relocation to the rear courtyard.

Several aluminum windows are present on the first-floor Dumaine elevation. Considering the building was raised and the first floor is not historic, and the windows are not visible from anywhere but 927 Bourbon, staff recommends **conceptual approval** of their retention, provided that they are properly maintained.

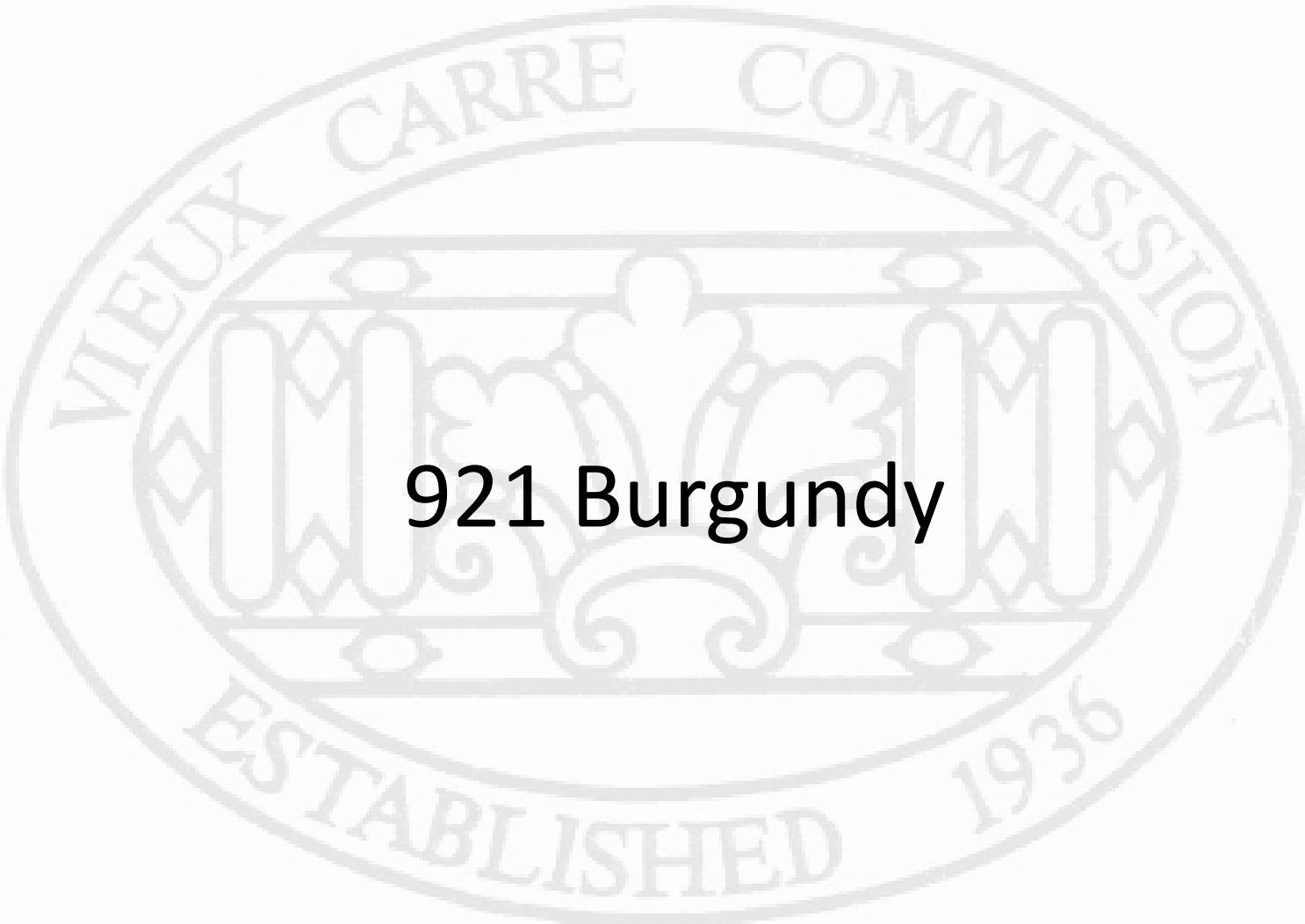
A silver-finished keypad with lever handle and mechanical buttons was installed on the front gate on the Bourbon elevation. This keypad is not consistent with VCC requirements and staff recommends **denial** of the appeal to retain it, but a suitable alternative could be permitted at staff level.

The applicant is also appealing to retain the vegetation growth on the Bourbon Street masonry fence, which was built between 1962 and 1964. Staff acknowledges that some types of vegetation are worse for masonry preservation than others, and this particular plant may or may not be boring into the mortar and brick the way some species do. Since this masonry is not historic, staff has no objection to retention of the vegetation. Nonetheless, the density of this plant growth is, at the very least, trapping water and preventing moisture from evaporating. If found approvable for retention by the Committee, this should not be considered precedent for allowing vegetation growth of this type on historic walls, or allowing vegetation to grow in an uncontrolled manner.

Staff notes that a large banner advertising “Nola Funk Fest, October 16-18” has been hanging from the front overhang and obscuring the majority of the front elevation visible from the street since at least February 2026. It is not only against the Design Guidelines, but the City of New Orleans Code of Ordinances, for the architectural features to be obscured in such a manner. It is also inappropriate for special events to be advertised in such a blatant manner on a residential property more than 8 months in advance of an event. Any motion by the Committee should include the mandatory removal of this banner.

ARCHITECTURAL COMMITTEE ACTION:

06/23/2026



921 Burgundy

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

ARCHITECTURAL/HISTORICAL DESCRIPTION OF PROPERTY:

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

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

Architecture Committee Meeting of

06/23/2026

DESCRIPTION OF APPLICATION:

06/23/2026

Permit #26-17242-VCGEN

Lead Staff: Erin Vogt

Appeal to retain structural reinforcement installed at courtyard walls without benefit of VCC review and approval, per application & materials received 06/09/2026.

STAFF ANALYSIS & RECOMMENDATION:

06/23/2026

Multiple permits were issued for courtyard renovations and the construction of a new two-and-a-half story dependency at the rear of the property in 2024 and 2025. Staff visited the site on 04/10/2026 to inspect the work and noted that the Dumaine and St. Philip side courtyard walls had been modified to include the addition of masonry pilasters. The contractor informed staff that the masonry fences had been unstable and the pilasters had been added to reinforce them. Staff requested additional materials documenting the work, and the applicant provided a set of engineer’s drawings stamped in 2024 that had never been submitted to the VCC for review and approval. Mid-construction photos were also provided, which showed the excavated courtyard fence foundation was concrete and shallow.

Detail drawings show C6x13 channel columns bracketed to the wall with 1” diameter through bolts, with round plates exposed on the neighboring side of the fence. A 30” x 30” x 16” concrete footer with #5 rebar is shown at each pilaster, with 8” x 8” x ½” base plates welded to the columns and bolted to the foundation with anchor bolts. The base plates were then encapsulated with 12” x 12” x 6” non-shrink grout, and the channels were clad in masonry.

Staff finds the unguided work to be regrettable in its detailing and would have made alternative recommendations if given the opportunity to review the proposal in advance. However, reversal of the work would likely do more damage than good, and the existing masonry walls are, thankfully, not historic fabric. Staff seeks the guidance of the Committee regarding any alterations that may be required for retention.

ARCHITECTURAL COMMITTEE ACTION:

06/23/2026