

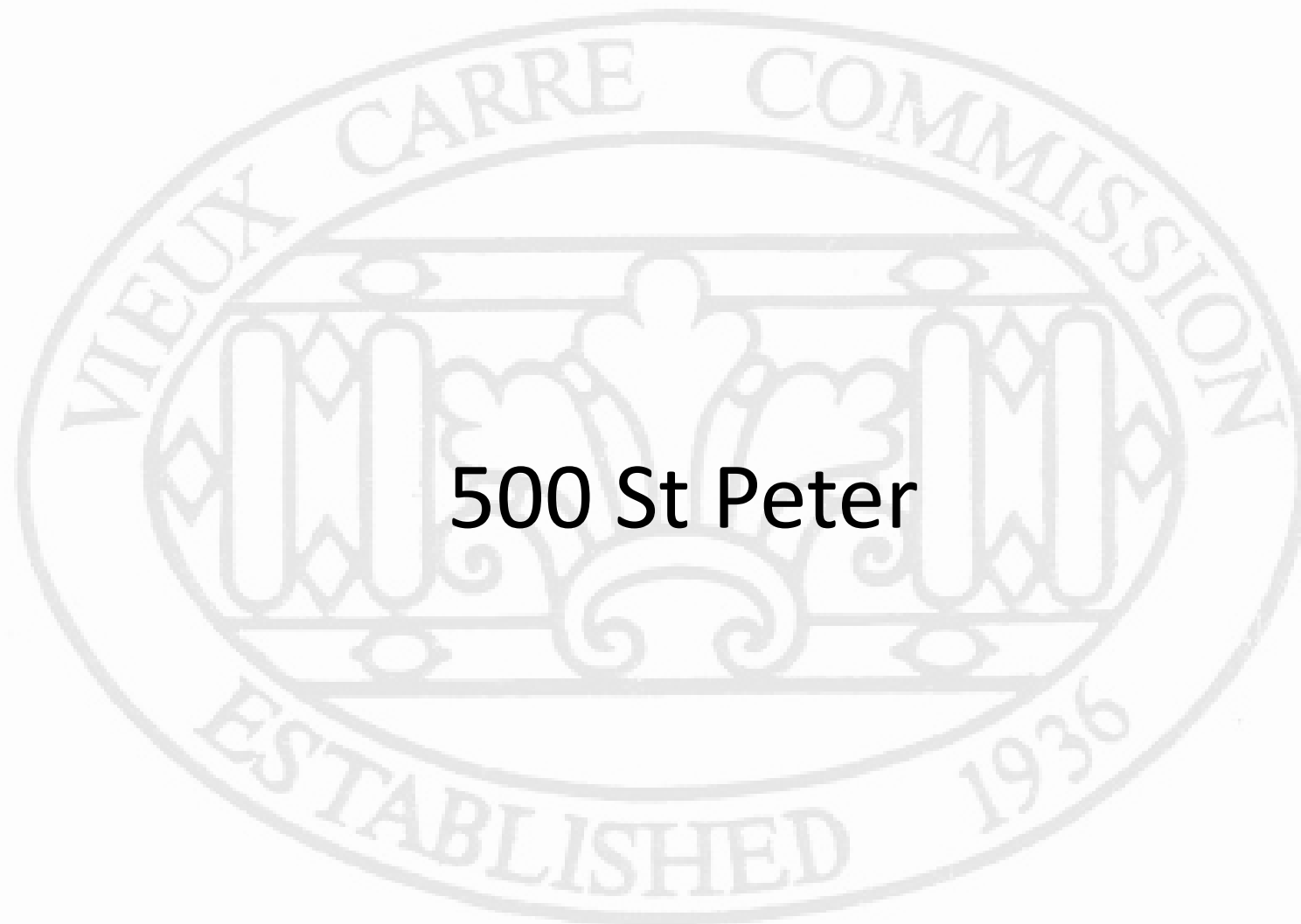


Vieux Carré Commission Architecture Committee Meeting

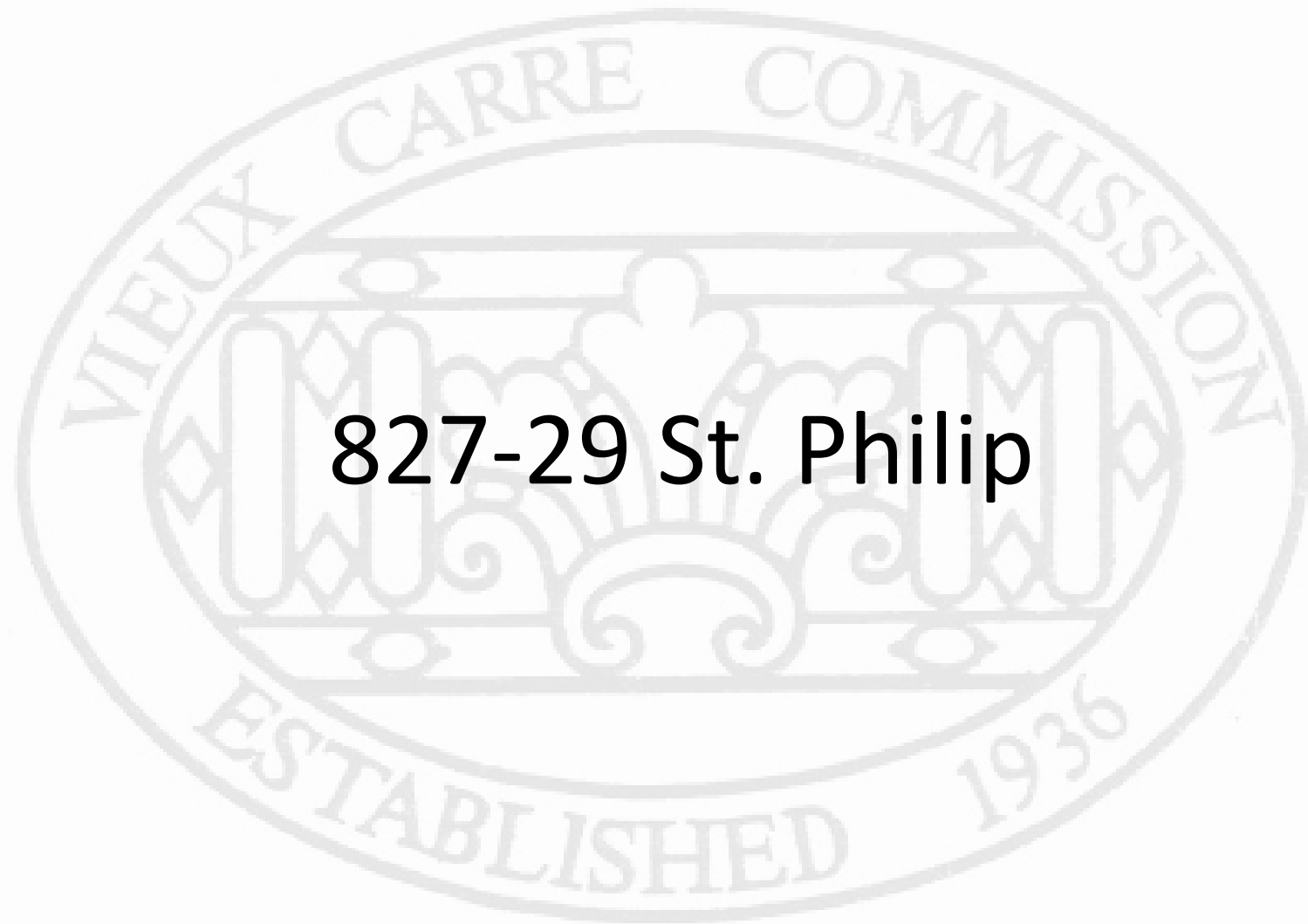
Tuesday, June 9, 2026



Old Business



500 St Peter



827-29 St. Philip

ADDRESS:	827-29 St. Philip Street		
OWNER:	Gregory A Johnson	APPLICANT:	Cangelosi, Jr Robert
ZONING:	VCR-1	SQUARE:	77
USE:	Vacant	LOT SIZE:	2,569.3 sq. ft.

ARCHITECTURAL/HISTORICAL DESCRIPTION OF PROPERTY:

Main building: **Blue**, of major architectural and/or historic significance.
Rear building: **Unrated**

This building is one in a pair of c. 1821 (or perhaps earlier), 4-bay Creole cottages, which have plastered walls, wide cornice banding, banding outlining the sides of the front façade, and an inverted pitched roofline. The historically adjoined, two detached kitchens were allowed to deteriorate by their owners, the Matassa family, and they subsequently were demolished. [N.B: At the time the VCS chains of title were abstracted, the building sat on two separate lots, 827 St. Philip (Lot 22952) and 829 St. Philip (Lot 22953).]

Architecture Committee Meeting of **06/09/2026**

DESCRIPTION OF APPLICATION: 06/09/2026
Permit #25-04510-VCGEN **Lead Staff: Erin Vogt**

Proposal to revise approved courtyard renovation plans to include the addition of a water feature, per application & materials received 02/12/2025 & 05/26/2026, respectively.

STAFF ANALYSIS & RECOMMENDATION: 06/09/2026

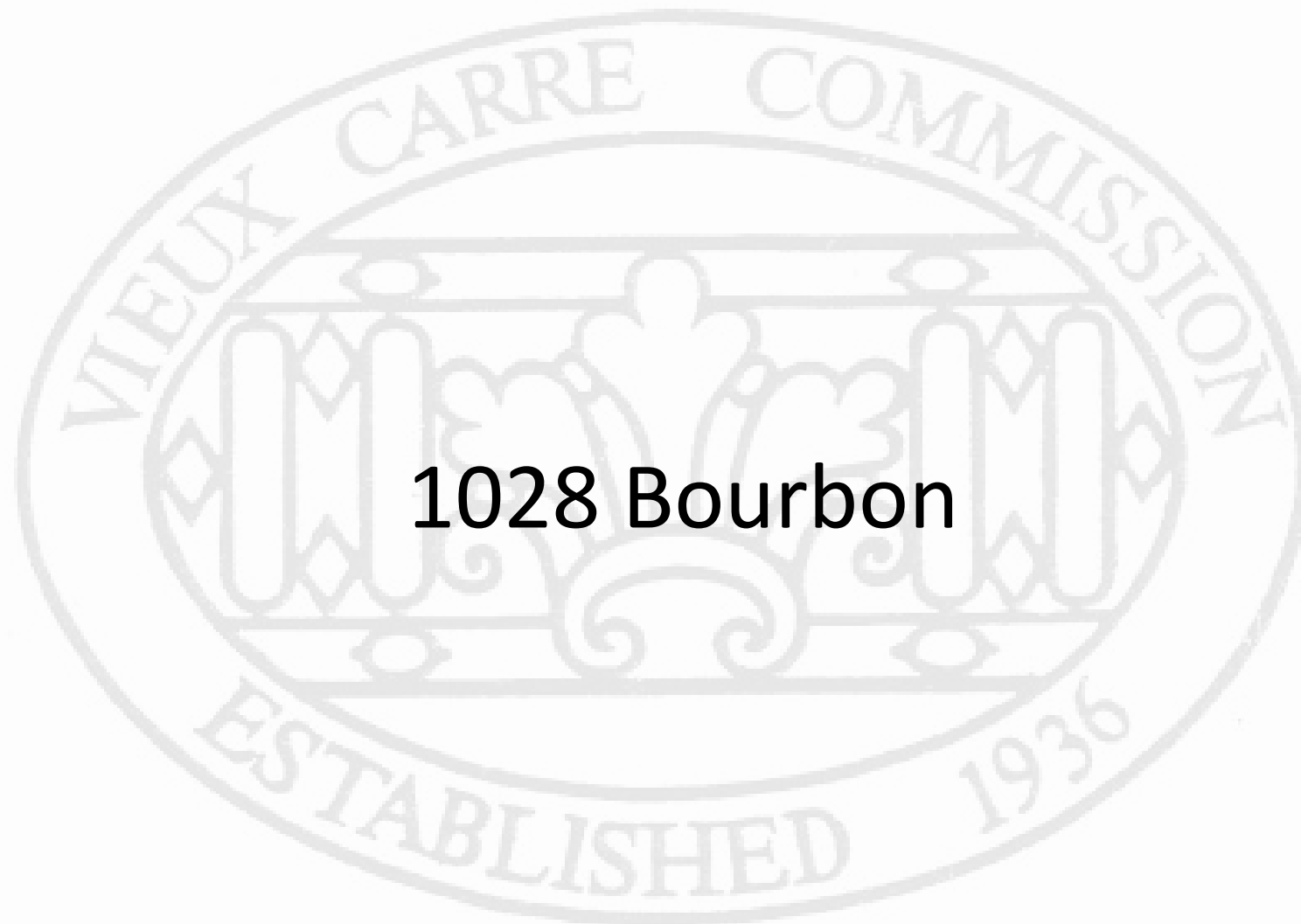
Staff issued permits for an overall renovation of the property on 04/29/2025, which included removal of a concrete slab and installation of permeable pavers in the courtyard. A central, circular fountain was to be renovated as part of this scope. The applicant is now proposing to remove the existing fountain, which is not historic, and install a new planter and water feature along the Dauphine side of the courtyard in the same footprint as an existing planter.

Submitted drawings show the fountain and planting beds set 6” off the wall with a crushed limestone bed between it and the property line fence. The fountain is a simple stuccoed water feature measuring 2’-0” tall, flanked by two smaller planters that are 2’-6” L x 40” wide. The brick planter surround is shown as 5” tall. The section drawing shows stucco applied over a concrete and rebar structure, with a rowlock course of brick on top. Staff finds the proposal to be appropriate within the Guidelines and recommends **approval**.

ARCHITECTURAL COMMITTEE ACTION: 06/09/2026



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.

Architecture Committee Meeting of **06/09/2026**

DESCRIPTION OF APPLICATION: 06/09/2026
Permit # 26-05372-VCGEN **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.

STAFF ANALYSIS & RECOMMENDATION: 06/09/2026

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



ADDRESS:	1211 Royal St.	APPLICANT:	Steve Thompson
OWNER:	Eastern Solutions, Inc.	SQUARE:	54
ZONING:	VCR-2	LOT SIZE:	4,572 sq. ft.
USE:	Residential		

ARCHITECTURAL/HISTORICAL DESCRIPTION:

Rating - Main--green; additions at rear of carriage way and at rear of service ell--brown.

C. 1854 2 1/2 story, 3-bay brick side hall townhouse, which has a recessed entrance with a crossette casing. It was built by builder James Campbell for Dr. John Hampden Lewis.

Architecture Committee Meeting of**06/09/2026****DESCRIPTION OF APPLICATION:**

06/09/2026

Permit # 26-13894-VC GEN**Lead Staff: Nick Albrecht**

Proposal to install new in-ground swimming pool, per application & materials received 05/07/2026 & 05/22/2026, respectively.

STAFF ANALYSIS & RECOMMENDATION:

06/09/2026

The proposed new swimming pool measures 20' long by 5' wide. It is shown sited in the courtyard space held off from the neighboring property a distance of 4' on one side and 4-1/2' in the other direction. This would also put the pool 7'5" from the service ell wall of this property and 5'7" from the outer edge of the balcony for that building. The maximum depth on the pool is noted as 5'. The existing flagstone paving found in the courtyard would be used as the coping material for the pool. A waterline tile in a range of blue colors is proposed and the interior plaster of the pool shown in a speckled "Aqua Blue" finish. The equipment for the pool is shown under existing stairs at the rear of the property where other mechanical equipment is currently located. A gas line would be run to the new pool equipment, and the applicant has stated that the gas line would be run underground.

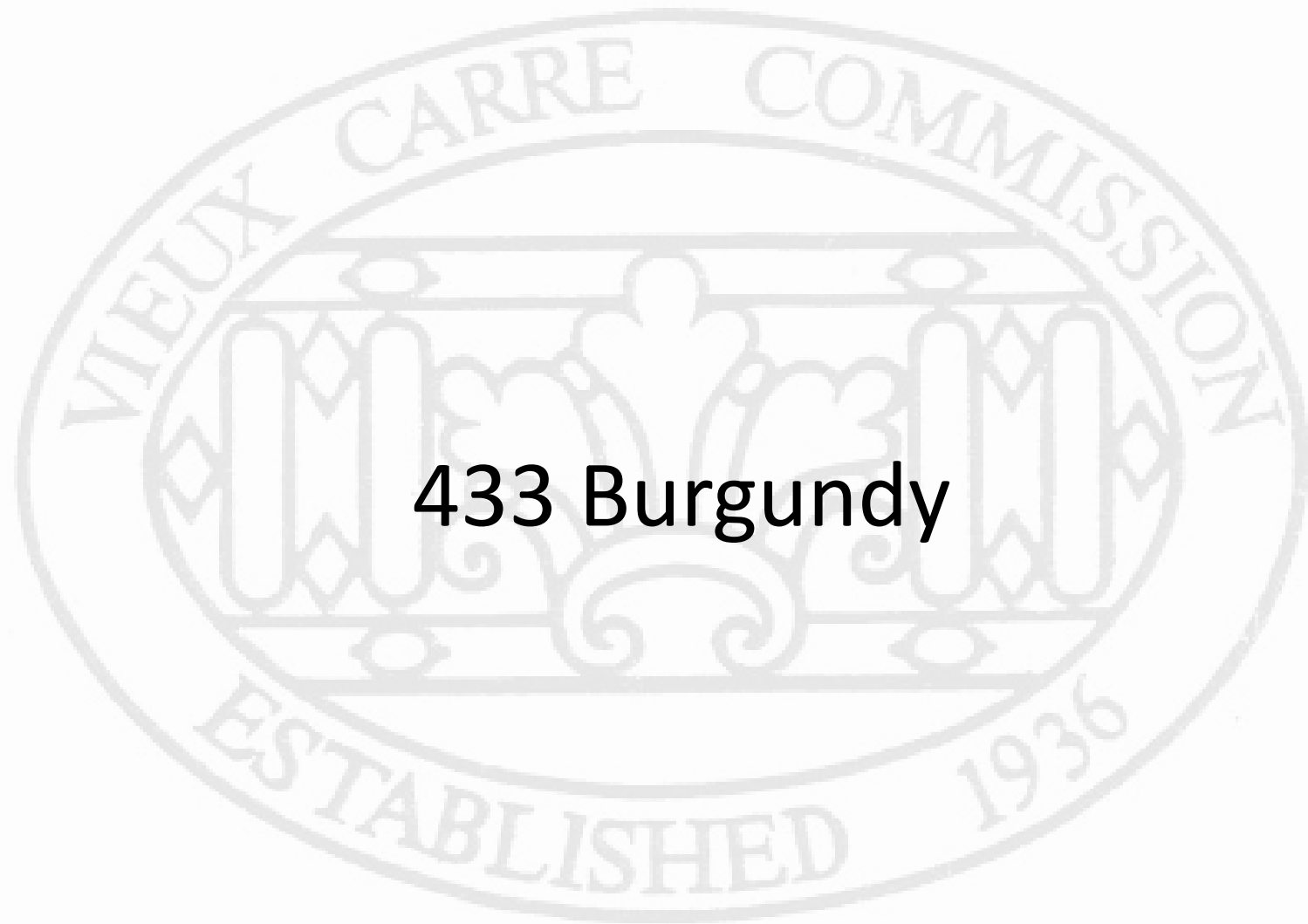
The pool would feature a built-up planter on the two sides adjacent to the neighboring property. Staff informed the applicant that any kind of built-up planter adjacent to a neighboring building is required to feature an air space or a plastic or rubber lining. The planter wall would also feature some kind of simple water feature for the pool.

Photographs taken by staff in September of last year show a built-up fountain in this area and a planter near the corner of the building, neither of which is shown in the provided plan. This property has new owners who stated that neither of these elements were present when they purchased the property. The area where the pool is proposed is existing open courtyard space only.

Regarding the proposed pool, staff finds the proposal consistent with the recommendations of the Guidelines and recommends conceptual approval of the proposal with any final details to be worked out at the staff level including specifics on the associated mechanical equipment and gas line routing.

ARCHITECTURAL COMMITTEE ACTION:

06/09/2026



433 Burgundy

ADDRESS:	433 Burgundy	APPLICANT:	Rohr Contractors LLC
OWNER:	Michael Paulus, et. Al.	SQUARE:	98
ZONING:	VCR-1	LOT SIZE:	2,000 sq. ft.
USE:	Residential		

ARCHITECTURAL / HISTORICAL DESCRIPTION OF PROPERTY

Rating: Main, Attached, and Detached Service Buildings – Green, of local Architectural or Historical importance.

A c. 1835 Transitional style 2-story double brick building, semi-attached service ells and a detached building (2 story) across the rear property line. It has a balcony at the second level, entered into through French doors.

Architecture Committee Meeting of

06/09/2026

DESCRIPTION OF APPLICATION: **Permit # 26-15091-VCGEN**

06/09/2026

Lead Staff: Nick Albrecht

Proposal to install new HVAC system at the rear building, per application & materials received 05/19/2026 & 05/20/2026, respectively.

STAFF ANALYSIS & RECOMMENDATION:

06/09/2026

The proposed work is located on the second floor of the rear service ell of this condominium complex and would facilitate the removal of two existing window units. The installation would consist of an outdoor mini split condenser located on the balcony between two sets of French doors and a metal chase running up the wall to the soffit. All line sets would enter the attic space and use this space to run to the respective interior units.

The VCC generally discourages the installation of mechanical equipment on balconies and galleries, however it is occasionally approved in certain circumstances. In this situation, staff finds the installation potentially approvable. The proposed installation location is near the end of a dead-end balcony. The unit may interfere with access to the last door accessible by this balcony, but the provided floorplan shows that this door leads to a bathroom and it likely already not active. The arrangement of the neighboring buildings results in essentially no visibility into this area. Staff finds the proposed balcony installation location less invasive than say an alternative that would wall mount the unit to the rear wall of the building. The presence of the exterior line set running up the wall is not ideal, however, staff appreciates that the exterior portion is limited to a clean vertical run and the rest of the lines are run through the attic space. The line set cover is shown painted the same color as the wall.

Staff notes that this is a condo association situation and the applicant has provided documentation that the proposed installation has been approved by the association. Staff notes that it appears other units in the complex currently feature window units and staff would encourage the condo association to develop a proactive plan if additional HVAC installations are anticipated in the near future.

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

ARCHITECTURAL COMMITTEE ACTION:

06/09/2026



829 Conti

ADDRESS:	829 Conti	APPLICANT:	Ashlee Kelso
OWNER:	819 Conti LLC	SQUARE:	70
ZONING:	VCC-2	LOT SIZE:	3,410 sq. ft.
USE:	Parking		

ARCHITECTURAL/HISTORICAL DESCRIPTION:

Rating of wall: Brown: Of no Architectural or Historical Importance.

Front wall remnant of a c. 1920 one-story brick building, the area behind which serves as a parking lot.

Architecture Committee Meeting of**06/09/2026****DESCRIPTION OF APPLICATION:**

06/09/2026

Permit # 26-15637-VCGEN**Lead Staff: Nick Albrecht****Violation Case #22-02026-DBNVCC****Inspector: Marguerite Roberts**

Proposal to reconstruct front property line wall previously demolished under an emergency demolition permit. [Notice of Violation sent 05/12/2022]

STAFF ANALYSIS & RECOMMENDATION:

06/09/2026

Staff issued an emergency demolition for this wall on 04/16/2026 after an engineer's report was submitted on 04/14 noting that the wall was not structurally sound, was actively moving, and was "an immediate danger to life, health, and property." The permit for the demolition noted that an application for a replacement masonry wall or fence would need to be submitted to be reviewed separately.

The previously existing wall was shown as being 15'8" tall. The wall previously featured a small pedestrian entrance, two former window openings that had been infilled with wood paneling since at least 1975, and a central vehicular entrance which featured a wood gate.

The applicant is proposing a new stucco finished CMU wall across the front property line to a height of 11'8". The proposed new wall would feature a pedestrian gate, a central vehicular gate, and pilasters spaced between 14-1/2' and 16' apart. Staff notes that the details on the stucco should include a metal lath over the CMU block to prevent the CMU joints from telegraphing through the stucco.

Light fixtures are shown incorporated into the design, which appear to be approvable. Care should be taken to eliminate any exterior conduit for these lights or noted security cameras.

The vehicular opening is shown with an overhead coiling metal door. Staff finds the concept of the rebuilt wall to be potentially approvable. The proposed coiling door, however, is not consistent with the Guidelines. Staff consulted the Guidelines both for doors (VCC DG: 07) and for vehicular gates (VCC DG: 10-6 & 10-7) given the unusual circumstances of this proposed wall and due to the fact this was formerly an intact front wall of a ca. 1920 brick building.

In regard to vehicular gates, the Guidelines recommend utilizing "wood cladding on a supporting metal frame" and that "the VCC requires all associated equipment to be located away from the public view." (VCC DG: 10-6). The Guidelines also note that, "the VCC does not allow vinyl or synthetic fencing, gates, or garage doors" or "hollow tube-welded metal fencing or gates." (VCC DG: 10-7) The Guidelines do not explicitly address the proposed metal coiling vehicular gate but, the chapter on Storefronts notes that, "the VCC does not allow the installation of an exterior roll-down security grille." (VCC DG: 13-10)

Given this combination of Guidelines, staff does not find the proposed roll down door to be approvable and recommends a wood door on a metal frame, similar to what was previously existing. This door should attempt to integrate into the opening in a sensitive manner to maintain the historic character of the surrounding neighborhood. Staff also notes that no structural details have been provided regarding either opening and if any aspect of that structure will have a visible impact on the construction. There are also no details regarding how this wall will meet or interact with the neighboring buildings.

Staff finds the proposed wall to be conceptually approvable but recommends deferral regarding the proposed garage door and suggests that the applicant return to an Architecture Committee meeting at a later date for review of a revised door and additional construction details.

ARCHITECTURAL COMMITTEE ACTION:

06/09/2026



713 St. Louis

ADDRESS:	719 St. Louis Street	APPLICANT:	Abry Brothers, Inc.
OWNER:	Guste Roy F ET Al	SQUARE:	62
ZONING:	VCC-2	LOT SIZE:	x
USE:	Commercial		

ARCHITECTURAL / HISTORICAL DESCRIPTION OF PROPERTY

Rating: Main and service buildings: **Green**, or of local architectural significance
Courtyard infill: **Brown**, of no historical or architectural significance.

This address, known as "Antoine's Annex," includes three brick buildings with semi-attached service buildings. Constructed in 1827 for Jean Baptiste LePretre, this three-story row of buildings was acquired by the Alciatore family between 1905-14. The front gallery was added after 1960.

Architecture Committee Meeting of **06/09/2026**

DESCRIPTION OF APPLICATION: 06/09/2026
Permit #26-16496-VCCGEN **Lead Staff: Erin Vogt**

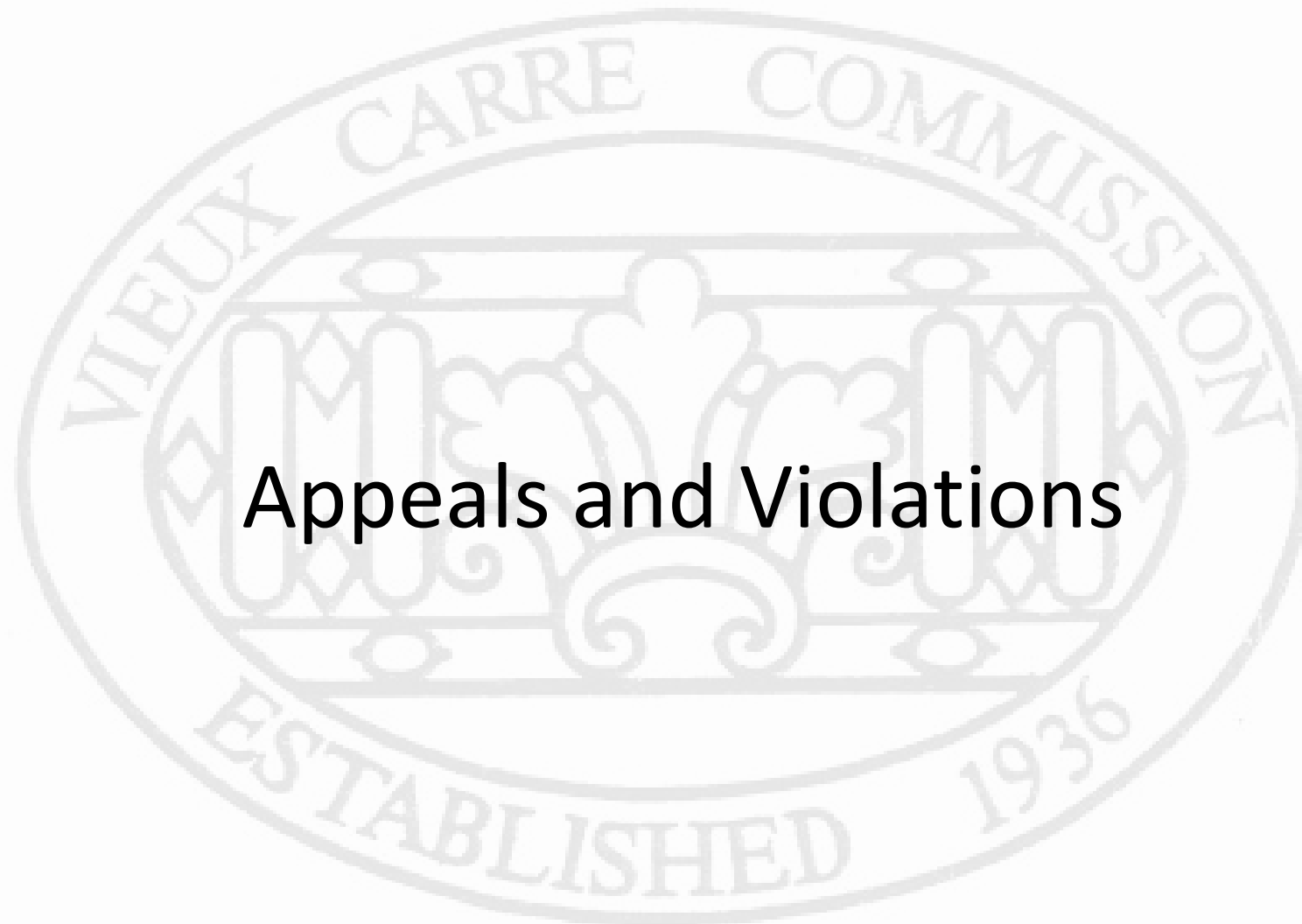
Proposal to perform emergency structural repairs, including the installation of wall ties, per application & materials received 06/02/2026.

STAFF ANALYSIS & RECOMMENDATION: 06/09/2026

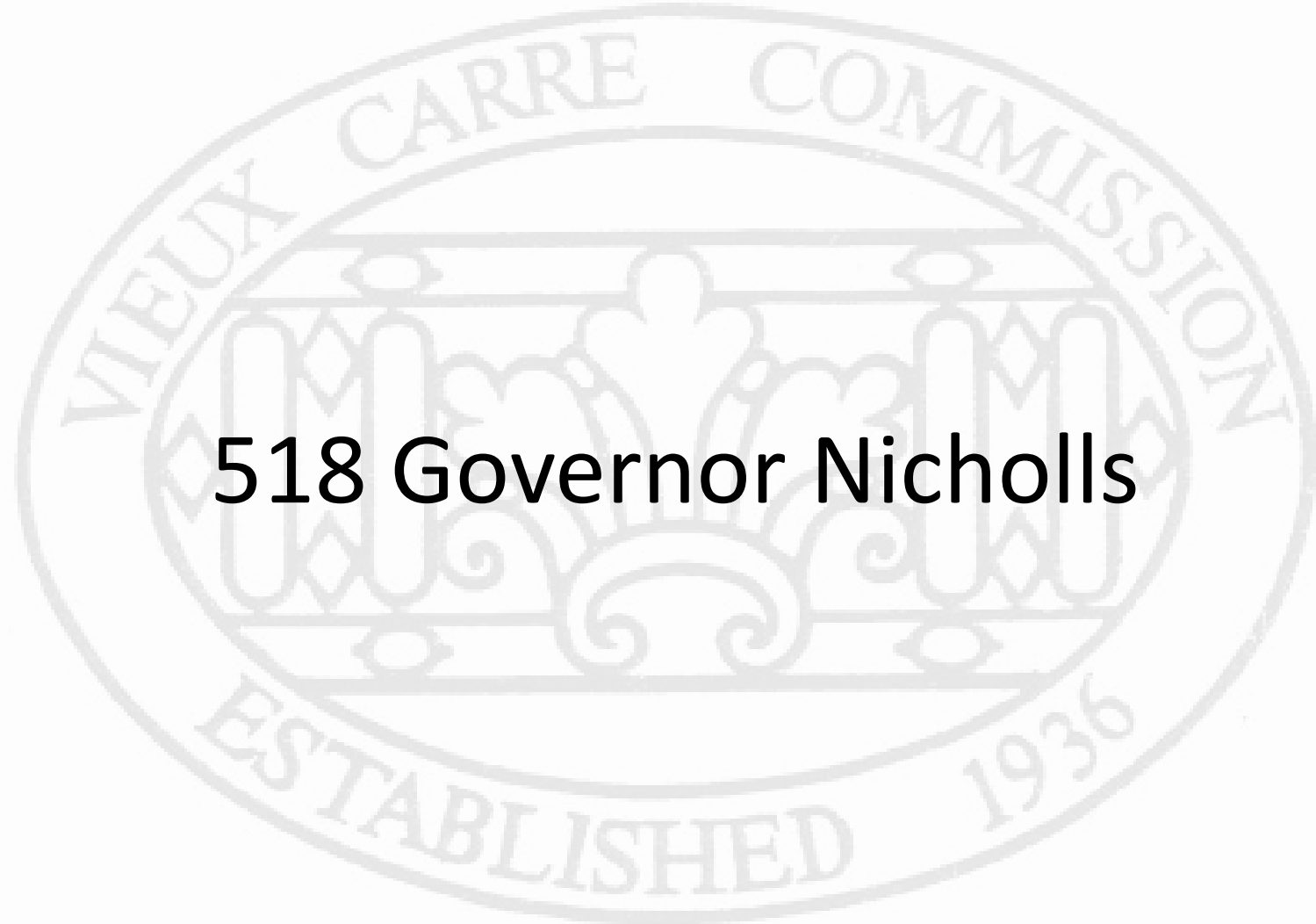
The applicant contacted staff on 06/01/26 with concerns about significant interior cracking and masonry separation at the front elevation of 719 St. Louis. They are proposing to install six (6) wall ties at the Bourbon side of the second-floor window closest to Royal: one above, three at the left, and two below. This pattern of ties is replicating those already present at the second and third floors of 725 St. Louis, which is the third in a row of sister buildings all comprising the "Antoine's Annex."

The submitted typical wall tie detail shows a 9" x 9" x 3/4" plate at the exterior, with a 3/4" threaded rod attaching to a 4'-6" long plate. While round plates are generally favored to avoid cracking, the existing plates at 725 are square, and appear to be closer to 4-6" rather than 9". Staff has no objection to larger plates if they are needed to adequately capture the masonry, provided they are painted to match the wall to minimize visibility.

ARCHITECTURAL COMMITTEE ACTION: 06/09/2026



Appeals and Violations



518 Governor Nicholls

ADDRESS: 518-520 Governor Nicholls
 OWNER: 801 Patterson Owner LLC APPLICANT: Heather Cooper
 ZONING: VCR-2 SQUARE: 19
 USE: Residential LOT SIZE: 2,176 sq. ft.

ARCHITECTURAL / HISTORICAL DESCRIPTION OF PROPERTY

Rating: Green , of Local Architectural or Historic Importance

This is one in a row of three c. 1836-38, 3½ story masonry buildings with attached two-story masonry service wings. The facades of these Transitional style buildings, which perhaps were constructed by Claude Gurlie, who owned the property between 1836-38, present a symmetrical arrangement of arched openings on the ground floor and square-headed openings with French doors leading onto balconies on the upper floors. This building contains an exterior passageway, (arranged back-to-back with that of 516, to create the appearance of a carriageway), that leads to the rear court and semi-attached service wing.

Architecture Committee Meeting of **06/09/2026**
DESCRIPTION OF APPLICATION: 06/09/2026
Permit # 23-27608-VCGEN **Lead Staff: Nicholas Albrecht**

Proposal to retain HVAC equipment installed in deviation of approve plans, per application & materials received 04/28/2026.

STAFF ANALYSIS & RECOMMENDATION: 06/09/2026

See Staff Analysis & Recommendation of 05/26/2026.

ARCHITECTURAL COMMITTEE ACTION: 06/09/2026

Architecture Committee Meeting of **05/26/2026**
DESCRIPTION OF APPLICATION: 05/26/2026
Permit # 23-27608-VCGEN **Lead Staff: Nicholas Albrecht**

Proposal to retain HVAC equipment installed in deviation of approve plans, per application & materials received 04/28/2026.

STAFF ANALYSIS & RECOMMENDATION: 05/26/2026

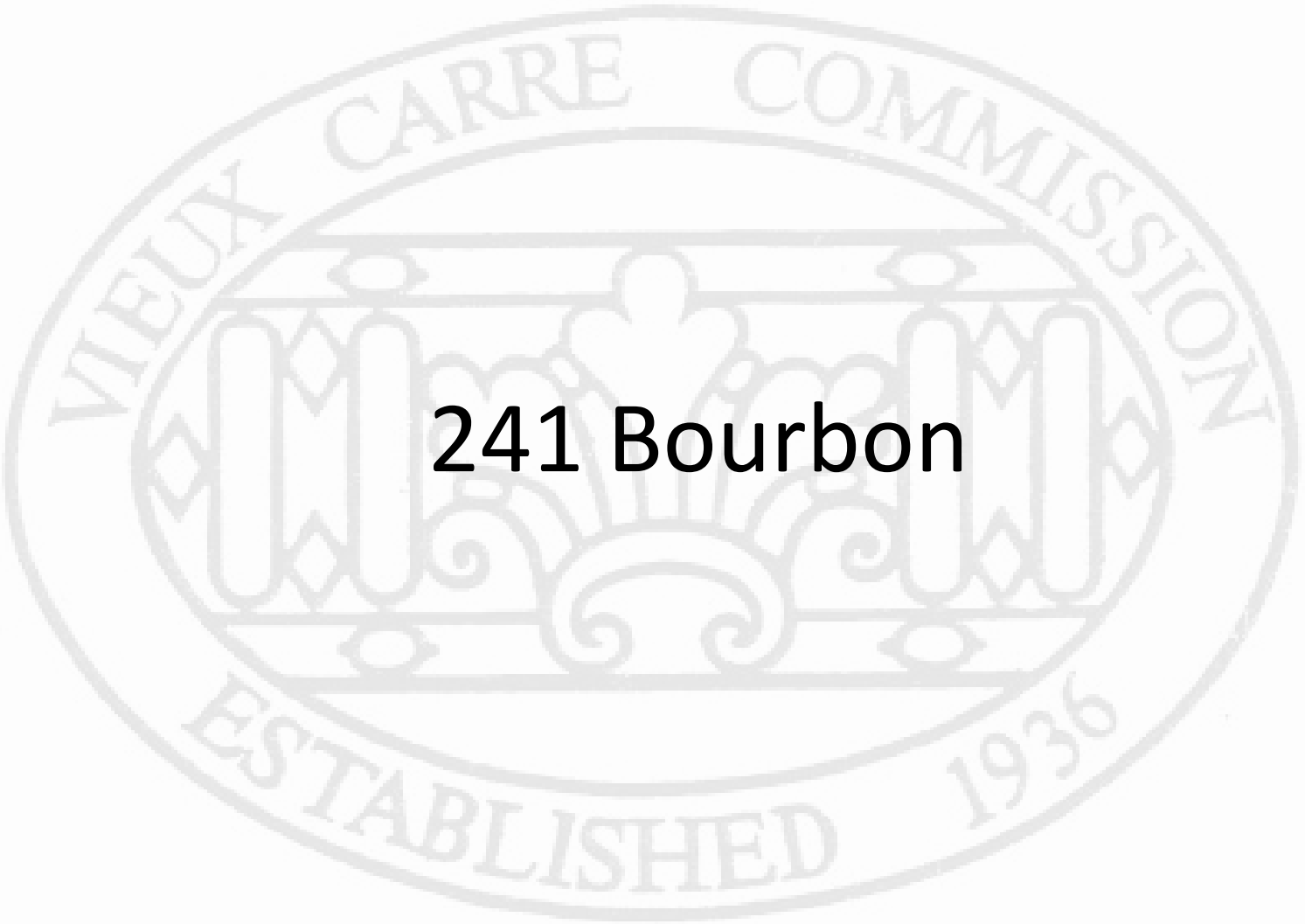
Staff recently performed a final inspection of this property and large-scale renovation. Overall, the property has been much improved compared to the state it was in a few years ago. During that inspection, staff discovered that some of the mechanical equipment had been installed in deviation of the approved plans.

The mechanical layout for this and the neighboring sister buildings were extensively reviewed in 2023 and again in 2025, with the final layout for this property including two mechanical units at the rear of the courtyard, three units in the loggia area, and one unit to be roof mounted on the service ell roof. During the inspection, staff found that the roof mounted unit had been eliminated in favor of installing a fourth unit in the loggia space. Staff also noted only a single unit at the rear of the courtyard while the plans showed two units.

Staff appreciates that a unit has not been installed on the roof of this building, leaving the roofs of all three buildings free of equipment. The loggia space is now dominated by mechanical equipment, but staff does not necessarily find the increase from the approved three units to the now installed four units to be overly detrimental. As noted in the initial review of the mechanical equipment for this property, the location in the loggia space is very discrete and only visible from within the space itself. In addition to being in a discrete location, staff does not find the work needed to install a unit in this location to be overly invasive and could be reversed in the future.

Overall, staff finds the equipment as installed to be acceptable and recommends approval of the proposed retention as installed.

ARCHITECTURAL COMMITTEE ACTION: 05/26/2026



241 Bourbon

ADDRESS: 235 - 41 Bourbon Street
 OWNER: 241 Holdings LLC APPLICANT: John C. Williams
 ZONING: VCE SQUARE: 68
 USE: Commercial LOT SIZE: 2725.3 sq. ft

ARCHITECTURAL / HISTORICAL DESCRIPTION OF PROPERTY

Rating: Main and service buildings: green: or of local architectural and/or historical importance.
Courtyard infill: brown: objectionable, or of no architectural and/or historical importance.

A row of three Greek Revival buildings, constructed in 1843 by the builder Benjamin Howard. Constructed for residential use on the upper floors and commercial use on the ground floors, these simply detailed buildings have ground floor openings which were altered in the 20th century while being used as a restaurant.

Architecture Committee Meeting of 06/09/2026

DESCRIPTION OF APPLICATION: 06/09/2026
Permit # 26-01251-VCGEN **Lead Staff: Nick Albrecht**
Violation Case #25-11157-VCCNOP **Inspector: Marguerite Roberts**

Proposal to retain second and third-floor windows replaced without benefit of VCC review or approval, per application & materials received 01/14/2026 & 06/02/2026, respectively.

STAFF ANALYSIS & RECOMMENDATION: 06/09/2026

The Architecture Committee last saw an application that included this millwork at the 01/27/2026 meeting where it was noted that a Stop Work Order had recently been placed on the property due to the unpermitted replacement of all third-floor windows and workers seemingly in the process of replacing all second-floor windows. Despite this Stop Work Order, and others that have been put on the property since, all windows have been replaced on the property, and the applicant is seeking retention. At the 01/27 meeting, the Committee deferred the application to allow the applicant time to submit shop drawings that include existing and proposed conditions for each window. Although some additional information has been submitted, a comprehensive set of shop drawings has not been seen by staff. In addition to objections raised over the wholesale replacement of existing building fabric, staff noted in the report for that meeting that the “one size fits all” approach of pre-cased windows clearly was not compatible with the slightly varying conditions found from opening to opening.

In preparation for this meeting, staff inquired how the applicant proposed to address the varying sizes of gaps at the top of the windows. The applicant provided photos of varying size beaded trim to be used. This applied trim will extend the depth of the jambs and create an inconsistent appearance from opening to opening.

In addition to the problems of the unpermitted window replacement, staff has also observed the installation of two new doors that are to resemble windows. The installation of these two “window-doors” was approved in the original renovation plans, however, the detail in those plans showed the door maintaining the three sections of the existing triple hung window in their own planes. Essentially fusing a triple hung window together at the meeting rails and securing the assemble in a hinged jamb. This arrangement would maintain the shadow lines of the triple hung window and allow the window-door to sit more appropriately within the wall. The observed installation has everything in one plane installed at the interior side of the wall, making the door look more like a contemporary patio door rather than a faux triple hung window.

Staff does not find the retention of the as-built conditions of either the windows or the window-door to be consistent with approved plans or preservation best practices. Staff recommends denial of the proposed retention as proposed.

ARCHITECTURAL COMMITTEE ACTION: 06/09/2026

Vieux Carré Commission Meeting of 04/22/2026

DESCRIPTION OF APPLICATION: 04/22/2026
Permit # 26-01251-VCGEN **Lead Staff: Nick Albrecht**
Violation Case #25-11157-VCCNOP **Inspector: Marguerite Roberts**

Review of current status of project including Stop Work Order placed due to the removal of the historic balcony

railing, per application & materials received 01/14/2026 & 03/31/2026, respectively.

STAFF ANALYSIS & RECOMMENDATION:

04/22/2026

The applicant submitted a complete set of revised plans to staff on 03/10/2026. During the review of those plans, staff became concerned about some of the items now shown as proposed, particularly the proposal to completely remove and replace the railing around the second-floor balcony. Staff requested an informal meeting with the applicant to discuss the various changes and recommend changes to the proposal prior to returning to the Architecture Committee. During that meeting, which occurred on 03/31, the applicant disclosed that several things shown as proposed in the plans had already been completed or started, including the removal of the historic balcony railing. Staff immediately posted a Stop Work Order (SWO) following this revelation. This is the fourth SWO posted on the building and the Department of Safety & Permits also posted a SWO due to the work exceeding the permits.

Photographs taken on 03/31 when the SWO was placed show that multiple sections of the historic rail had been removed and new sections of railing, in a similar but noticeably different design, were being installed. The height of the rail has been increased, the vertical components of the rail are considerably thicker, the medallions are larger, and the decorative detail along the bottom rail has been eliminated.

The Guidelines note the importance of these ornamental metals to the French Quarter as a whole and that “*the VCC requires replacing only the parts or components which cannot be repaired*” rather than replacing the entire thing wholesale. (VCC DG: 08-08 & 08-12) Additionally, “*the VCC requires matching the material, dimensions, size, profile, details, and other visual characteristics of the historic component when replacement is necessary.*” (VCC DG: 08-12) The wholesale replacement of this historic railing was completely unnecessary and is completely inappropriate.

The list of work that has been done without permit or outside the scope of the approved plans now includes:

- Complete replacement of the balcony railing
- Complete replacement of all second-floor windows
- Complete replacement of all third-floor windows
- Removal of all shutters from the building
- Reconstruction of a wood framed wall that faces the courtyard space
- Replacement of the windows in that wall.
- Application of stucco over the painted brick in the courtyard

Some of this work may have been approvable but most of it is against Guidelines. Staff recommends that the Commission send this property to the Architecture Committee for a full review of the proposed work and retentions and strongly suggests the applicant revise the overall proposal to be more in line with the Guidelines.

VIEUX CARRÉ COMMISSION ACTION:

04/22/2026

Vieux Carré Commission Meeting of

02/19/2026

DESCRIPTION OF APPLICATION:

02/19/2026

Permit # 26-01251-VCGEN
Violation Case #25-11157-VCCNOP

Lead Staff: Nick Albrecht
Inspector: Marguerite Roberts

Review of current status of project including proposal to replace millwork, per application & materials received 01/14/2026.

STAFF ANALYSIS & RECOMMENDATION:

02/19/2026

Typically, the replacement of millwork does not require Commission level review but given the amount of millwork in question and the fact that much of this work was started without a permit, staff found it important to share some information with the Commission as well as provide an overall update on this large project. As a reminder, this project first began in 2022 as a proposal to renovate the building and construct an elevator penthouse. This property has been to approximately twenty different Architecture Committee or Commission meetings since that time as this project has continued to evolve from what was originally proposed, approved, and permitted.

A stop work order (SWO) was placed on the property on 01/22/2026 as it was observed that all of the third-floor

windows had been replaced without a permit and workers appeared to be in the process of replacing second floor windows. At the 12/16/2025 Architecture Committee meeting, a proposal to replace all the second-floor windows was reviewed and deferred but there was no discussion regarding the third-floor windows. The originally approved plans only noted fresh paint for the third-floor windows.

In general for any building, staff advocates that one size fits all, wholesale window replacement is problematic and frequently inappropriate. In this instance, all the windows were constructed to be the same size but there are slight variations in the size of the rough opening from opening to opening. This can now be clearly observed as some of the recently installed third-floor windows are tight to their headers, while others have large spaces between the top of the window and the actual window header. These gaps would have to be covered with varying height trim and would create an awkward mismatched appearance from window to window. No trim details have been provided. However, from observation of the newly installed pre-cased windows, it is highly unlikely that requisite trim would accurately match the historic conditions of windows that remain.

The overall proposal still includes the complete replacement of all second-floor triple hung windows including jamb, head, and trim elements. The applicant has noted that the windows appear to be fairly recent replacements from less than twenty years ago and also that there are numerous layers of repairs and patches observed at the windows and trim details. As was noted in the last Architecture Committee meeting, these layers of repairs would indicate more significant age for the windows, or at least certain elements of the windows. It is certainly plausible that components of the windows, including entire sashes, have been replaced over time but certain elements of the window, such as the jambs and trim, are significantly older and possibly original to the building.

Staff notes that there may be some size differences from window to window, as has been demonstrated at the third-floor, and those variations should be accounted for- if replacement is deemed to be warranted. Again, the VCC Guidelines state that, “*the VCC requires retaining, maintaining, and repairing the original window.*” (VCC DG: 07-5)

Staff has major concerns about this overall project that seems to be continuously evolving seemingly without a clear plan. Staff understands that small change orders come up during a project of this size, but this project in particular has had several major changes either proposed after the original plans were approved or simply completed without VCC review or approval. Each of these changes eliminates additional historic fabric from the building.

As has been requested for many months, a complete set of final revised plans should be submitted for review and approval. If there are small elements that may continue to evolve, these should be noted as possible future change-orders, but staff finds that a final clear path and proposal is needed in order to move forward.

Staff requests commentary from the Commission regarding the current proposals and the overall state of this project.

VIEUX CARRÉ COMMISSION ACTION: 02/19/2026
DRAFT

Mr. Albrecht read the staff report with Ms. Laxton and Ms. Lewis present on behalf of the application.

There was no public comment. There was no motion made by the Commission.

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

DESCRIPTION OF APPLICATION: 01/27/2026
Permit # 26-01251-VCGEN **Lead Staff: Nick Albrecht**
Violation Case #25-11157-VCCNOP **Inspector: Marguerite Roberts**

Proposal to replace first and second floor millwork and proposal to install new paving on roof of courtyard infill, per application & materials received 01/14/2026.

STAFF ANALYSIS & RECOMMENDATION: 01/27/2026

As of Thursday, January 22nd, this property is once again under a stop work order (SWO) as it was observed that all of the third floor windows had been replaced and workers appeared to be in the process of replacing second floor windows. At the 12/16/2025 Architecture Committee meeting, a proposal to replace all of the second-floor windows was reviewed and deferred but there was no discussion regarding the third-floor windows. The originally approved plans only noted fresh paint for the third-floor windows.

The unpermitted third floor window installation is in a certain way beneficial as it provides clear visual evidence of why one size fits all, wholesale window replacement is problematic and frequently inappropriate. The installed windows clearly show significant variations in height at the top of the windows, which would have to be covered

with varying height trim, and create an awkward mismatched appearance from window to window. No trim details have been provided. However, from observation of the newly installed pre-cased windows, it is highly unlikely that requisite trim would accurately match the historic conditions of windows that remain.

No shutters were observed at either the second or third-floor levels. Staff notes that shutters previously existed at all these openings, and nothing has been approved allowing them to be removed from the building.

Second-Floor Windows

Regarding the second-floor windows, the applicant has provided a quick survey of each window as requested:

- Two of the windows (W1 & W10) appear to indicate that an entire sash would need to be replaced but otherwise, the window as a whole shows little to no damage
- Windows 2 & 3 are noted as not applicable. Staff notes that window 2 was originally approved for conversion to a door that was to resemble the existing windows. Staff questions why window 3 is noted as not applicable but suggest this may be a typo as a second window (W10) was also originally approved for conversion to a door. Staff notes that the millwork in these openings approved for conversion could be used to provide parts or pieces to other windows.
- The remaining windows are shown indicating a varying degree of damage. Window 7 appears to show the most damage with multiple rails, some stile, some trim, and the sill all noted as damaged. Window 11 appears to show the least amount of damage with only the sill and some element at the top of the window notes as damaged.

Staff notes that the windows are not shown as individual scaled drawings and as seen at the unpermitted third-floor windows, there may be some size differences from window to window that should be accounted for- if replacement is deemed to be warranted. Again, the VCC Guidelines state that, “*the VCC requires retaining, maintaining, and repairing the original window.*” (VCC DG: 07-5)

With the third-floor windows now removed without permit and very likely disposed of, staff finds all the more reason to retain and repair the second-floor millwork. Staff advised against removing historic windows and replacing them with these windows at a previous site visit.

Paving

The final aspect of the proposal is to install new paving at the “courtyard” area of the building. Notably, this is actually the roof of one-story courtyard infill construction. The proposed paver are 6” square by 2.5” thick. The submittal includes an engineer’s report stating that this existing construction could support the new paving in addition to the live load of the bar. Although ultimately outside of VCC jurisdiction, staff has some concerns regarding this installation from a structural viewpoint noting that the engineer’s report assumes that the joists are in perfect condition with no degradation or over-notching. If the installation of paving is approved, staff would not discourage a more robust structural design for the infill roof and paving support.

The cobblestone pavers themselves are slightly atypical. The Guidelines note that brick and flagstone are typical traditional paving materials but staff does not find the use of cobblestone pavers to be inappropriate.

The larger question may be this installation location, which is not a true courtyard at grade but is rather the roof of courtyard infill. Besides the logistical challenges that would need to be addressed or confirmed, staff notes that a courtyard paving installation in this location would be a bit disingenuous. Still, any sort of walking surface on this infill roof will be slightly unusual.

Staff notes that on the Bienville side of the building where there is a similar condition of occupiable space on the roof of infill construction, the VCC previously approved the installation of synthetic tongue and groove decking over the roof. This material could logically also be used on the roof of this infill construction and would be a much lighter material.

If found to be conceptually approvable, staff requests additional details, including a section detail of the installation, a drainage plan, and how the paving would interact with existing door openings.

Summary

In summary, staff still has major concerns about this overall project that seems to be continuously evolving seemingly without a clear plan. Staff understands that small change orders come up during a project of this size but this project in particular has had several major changes either proposed after the original plans were approved or simply completed without VCC review or approval. As has been requested for many months, a complete set of final revised plans should be submitted for review and approval. If there are elements that may continue to evolve, these should be noted as possible future change-orders.

Staff requests commentary from the Committee regarding the current proposals and the overall state of this project.

DRAFT

Mr. Albrecht read the staff report with Ms. Laxton, Mr. Williams and Mr. Toronto.
There was no public comment.

Ms. Laxton stated that the third floor window removal and replacement had not been authorized by Williams Architects.

Mr. Block stated that staff had seen the windows on site and spoke with the owner months ago. He went on to say that the owner had assured staff that they would not remove and replace without permit and approval.

Mr. Toronto stated that he had made all the windows and that they were identical.

Mr. Block stated “that is the problem,’ all the openings are different, not the windows. He went on to say, now we have consistently milled work in inconsistent openings.

Mr. Fifield stated that the first issues was process, why were they removed and replaced with out review. Mr. Block stated that the reason process was averted was because the windows were already made. Mr. Fifield aske the applicant why staff had not been notified. Mr. Kidder asked if there were shop drawings. Ms. Bourgogne stated no, that Mr. Toronto used a stock drawing. Mr. Bergeron looked at the stock drawing and stated “if I was in the shop, I wouldn’t even know what to do with this.” Mr. Kidder stated that if there were shop drawings they could review that but... He went on to say that the casework would not match. Mr. Block asked about the muntins. He went on to say that they didn’t have a drawing for that either. Mr. Fifield stated that they had asked for shop drawings for the second floor and never received those either. Mr. Toronto stated that this was only a conditions assessment. Mr. Fifield asked the applicant if his contention was that the second floor was also only 20 years old. Mr. Toronto stated yes.

Ms. Laxton stated that they had proposed the previously approved pedestal system to the client for the second floor courtyard/ light well. she went on to say that he wanted the proposed cobblestone. Mr. Kidder stated that this seemed highly inappropriate and that something more modern would be better.

There was no public comment.

Mr. Fifield stated that shop drawings for existing and proposed conditions were necessary in order to proceed. Mr. Bergeron stated that the roof would also require a section.

Mr. Kidder agreed with both Mr. Bergeron and Mr. Fifield.

Mr. Bergeron moved to defer the application to allow the applicant time to submit shop drawings for the second and third-floor windows and for the applicant to consider an alternative material for the courtyard infill roof. Mr. Bergeron noted that the shop drawings need to include existing and proposed conditions and that the revised submittal needs to show details of the roof deck and a section cut detail. Mr. Kidder seconded the motion, which passed unanimously.

Architecture Committee Meeting of

12/16/2025

DESCRIPTION OF APPLICATION:

**Permit # 25-31399-VCGEN
Violation Case #25-11157-VCCNOP**

12/16/2025

**Lead Staff: Nick Albrecht
Inspector: Marguerite Roberts**

Proposal to replace first and second floor millwork, per application & materials received 10/08/2025 & 11/11/2025, respectively.

STAFF ANALYSIS & RECOMMENDATION:

12/16/2025

New materials have been submitted regarding replacement of several pieces of millwork around the building in conjunction with the ongoing renovation work of this building. The applicant proposes to wholesale replace all second-floor triple hung windows, a second-floor window of the service ell, and two ground floor windows. Staff notes that the ground floor windows were previously changed to doors without VCC review or approval around 2008 and required to be returned to windows in 2011. As such, staff does not find the ground floor windows to have significance and does not object with full replacement of these windows with matching replacements.

Staff researched previous permits for this building and found that a proposal to repair and/or replace elements of the millwork was reviewed and approved in 2010. Unfortunately, the application and permit were not overly specific regarding the specifics of the millwork repairs or replacement, but photos from that timeframe seem to indicate primarily repair. Either way, it seems that all millwork was in good condition following this 2010 work.

The wholesale replacement of the triple hung windows is inconsistent with preservation best practices and the VCC Guidelines. The Guidelines note that, “the VCC requires comprehensive photographic documentation of the deterioration of an existing window sufficient to guide repair efforts” and “the VCC requires retaining, maintaining, and repairing the original window.” Further, “the VCC does not allow removing a historic window sash without detailed documentation of deterioration and dimensioned millwork or shop drawings of a proposed window and the existing window to be replaced, including all profiles.” (VCC DG: 07-5)

Staff believes that to satisfy these requirements, a window by window survey should be submitted for review. Staff finds it entirely likely that parts, components, or even entire individual sashes are in poor condition and

warrant replacement, but the wholesale replacement of twelve triple hung windows seems like an extreme move. Staff believes that it is often found to be “easier” to completely replace these elements rather than making individual repairs to each one, but this is inconsistent with the Guidelines and preservation best practices.

The applicant submitted a letter from the millshop owner which notes that:

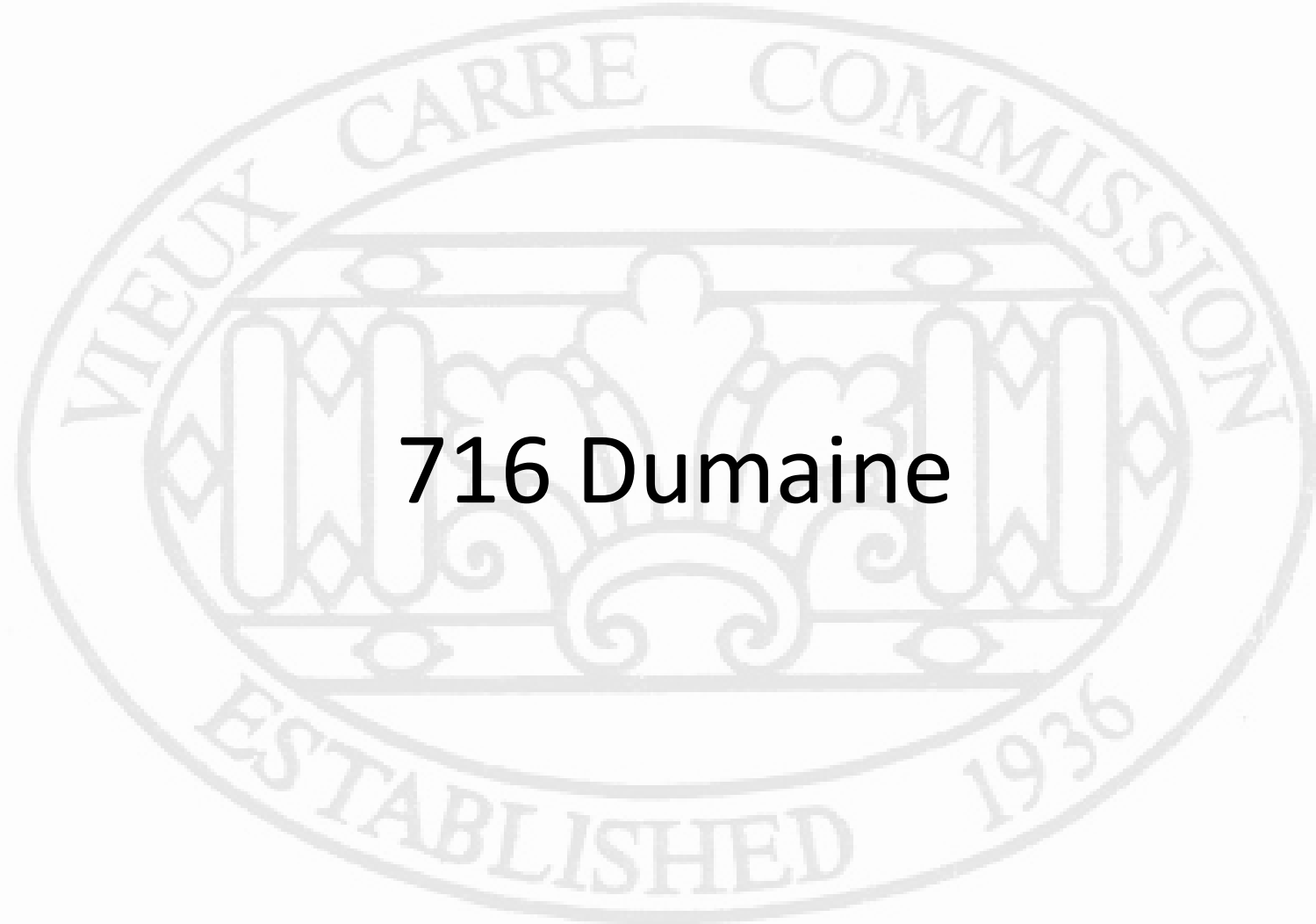
- All jambs are cut 3” short and have rotten ends,
- Most stops are pieces together rather than being one continuous piece
- The exterior casing is full of Bondo repairs and is malformed
- The sashes are in poor condition
- Many are racked and few are square and all need new glazing
- Some sashes have broken and rotten rails
- The alignment of the 3 sashes in each opening do not line up horizontally with the window to the left or right of it

VCC staff has visited the site on numerous occasions and most recently found the windows to be in fair to good condition, although not without the need for repairs. Again, staff expresses concern over the overall concept of pre-built window packages that will be installed in the openings as compared to repair/replacement work in place.

Staff recommends deferral of the application to allow the applicant time to submit a more thorough survey of the conditions of each window.

ARCHITECTURAL COMMITTEE ACTION:
DRAFT

12/16/2025



716 Dumaine

ADDRESS:	716 Dumaine		
OWNER:	VP NOLA Properties LLC	APPLICANT:	TurnKey Renovators LLC
ZONING:	VCC-1	SQUARE:	58
USE:	Residential	LOT SIZE:	4,064

ARCHITECTURAL / HISTORICAL DESCRIPTION OF PROPERTY

Main building C. 1880 frame double shotgun cottage and an earlier (c. 1835) detached two-story brick kitchen.

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

Architecture Committee Meeting of **06/09/2026**

DESCRIPTION OF APPLICATION: 06/09/2026
Permit # 25-11834-VCGEN **Lead Staff: Nick Albrecht**

Proposal to retain new tankless water heater on the rear elevation of the main building, per application & materials received 04/17/2025 & 05/14/2026, respectively.

STAFF ANALYSIS & RECOMMENDATION: 06/09/2026

See Staff Analysis & Recommendation of 05/26/2026.

ARCHITECTURAL COMMITTEE ACTION: 06/09/2026

Architecture Committee Meeting of **05/26/2026**

DESCRIPTION OF APPLICATION: 05/26/2026
Permit # 25-11834-VCGEN **Lead Staff: Nick Albrecht**

Proposal to retain new tankless water heater on the rear elevation of the main building, per application & materials received 04/17/2025 & 05/14/2026, respectively.

STAFF ANALYSIS & RECOMMENDATION: 05/26/2026

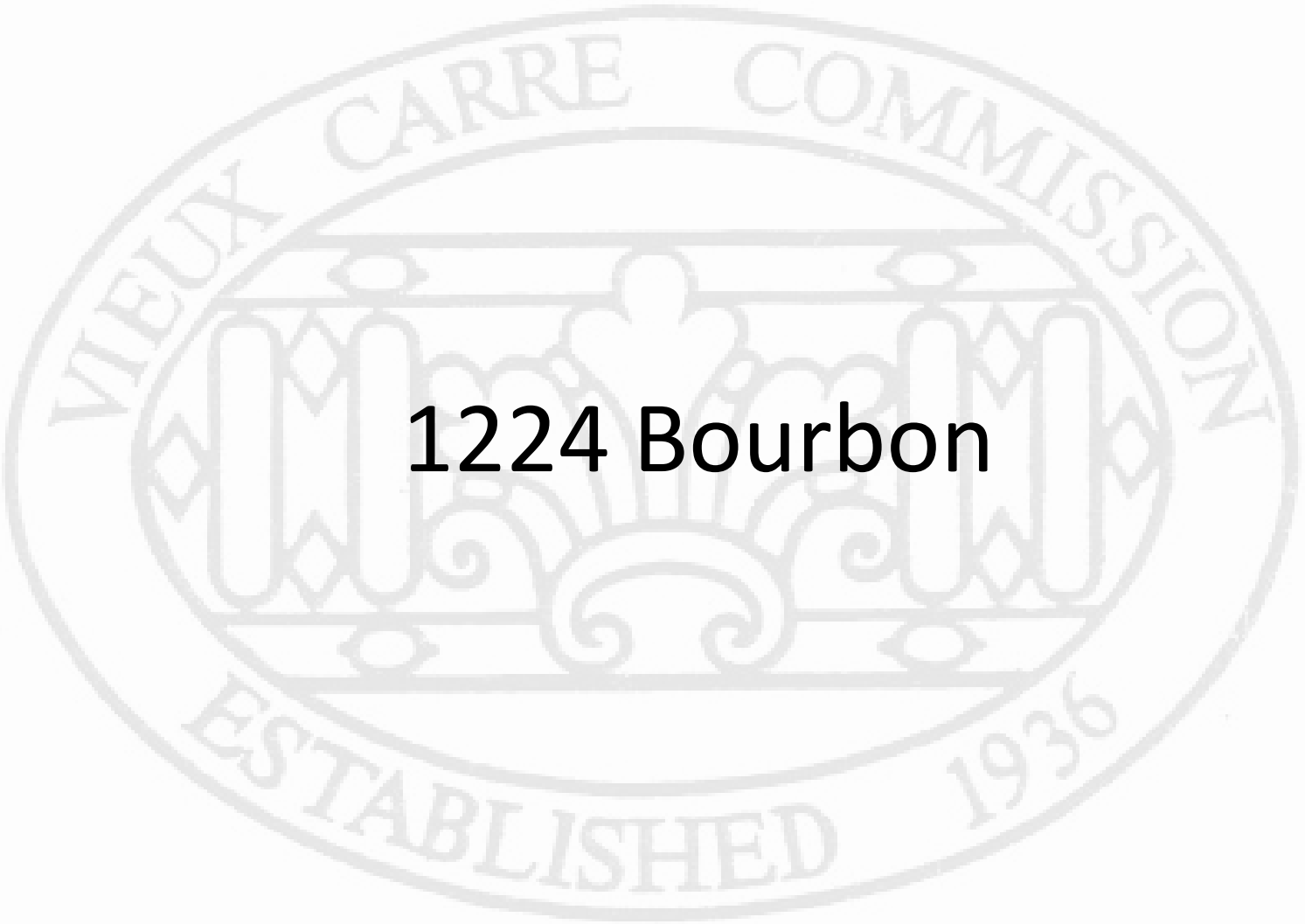
This application was initially filed with Safety & Permits in April of 2025, but an internal error prevented it from being forwarded to the VCC. The VCC only became aware of this application earlier this month when the owner of the property reached out to staff. The proposal includes a new gas line, which is run under the building through the crawlspace, and a new tankless water heater on the rear elevation of the main building. Photographs from the applicant show that this has already been installed.

This property features a rear two story kitchen building which predates the main building. The arrangement of the two buildings creates a rather tight courtyard space in which this equipment is installed. Essentially there is no visibility of this equipment except from within this small courtyard. Staff finds this location consistent with the recommendations of the Guidelines for mechanical equipment. (VCC DG: 10-11) Staff notes that in some instances of similar equipment installed on building walls, the VCC has required the body of the equipment to be painted to match the wall to which it is installed.

Staff notes that a light fixture is also seen in the photographs and appears to have also been recently installed. The type of fixtures installed is not approvable per the Guidelines, but staff can work with the applicant to install an approvable fixture in this location.

Staff recommends approval of the proposed retention with the possibility of requiring the equipment to be painted to match the building wall.

ARCHITECTURAL COMMITTEE ACTION: 05/26/2026



1224 Bourbon

ADDRESS: 1220-1224 Bourbon
 OWNER: Kenneth J Schneider Living Trust, Wheeler Francis William Jr., Baylee Badawy, Edwin Nelms, Stephen Rohren, Joanne Drummond
 APPLICANT: Michael Nash, Sr.
 ZONING: VCR-1
 USE: Residential
 SQUARE: 54
 LOT SIZE: 3,900 sq. ft.

ARCHITECTURAL / HISTORICAL DESCRIPTION:

This address features a circa 1830-35 2-story masonry Creole style townhouse, the features of which are a Cathedral pattern wrought iron railing, four bays, including two short windows flanking two French doors on the second floor.

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

Architecture Committee Meeting of 06/09/2026

DESCRIPTION OF APPLICATION:
 Permit # 26-14573-VCGEN

06/09/2026
Lead Staff: Nick Albrecht
Inspector: Marguerite Roberts

Proposal to complete installation of new HVAC equipment begun without benefit of VCC review or approval for which a Stop Work Order was issued, per application & materials received 05/13/2026 & 05/29/2026, respectively.

STAFF ANALYSIS & RECOMMENDATION: 06/09/2026

Staff had an opportunity to visit this property following the 05/26 Architecture Committee meeting and discussed some modifications to the proposal that may make it more in line with the Guidelines. On the rear, Royal St., elevation staff recommended removing the penetration from above the doorway and utilizing a single penetration on the rear of the building for the lines to enter here. The hole above the doorway would need to be properly repaired. This would shorten the run for the lines across the rear of the main building. These lines would be covered with a line set cover and that cover painted to match the building wall.

For the run of line sets coming up the alleyway, the applicant notes they would be installed high on the wall and intermingled with other existing service lines. These line sets would be painted to match the adjacent surface rather than attempting to install a line set cover.

While viewing the utilities in this alleyway, the unit’s owner inquired about batten shutters that cannot currently open due to a gas line running across the top of them. The location of the gas meters would also prevent one of the shutters from fully opening if the gas line was not in the way. In the interest of bringing more light into the ground floor unit, the owner asked about cutting the shutters, which would require Architecture Committee approval. The Guidelines state simply that, “*the VCC does not allow cutting an existing shutter into separate upper and lower sections unless the shutter is over 12-feet in height.*” (VCC DG: 06/08) Staff notes that if the gas line were to be raised a few inches, one of the shutters would be able to open fully without the need to cut it. The top portion of the other shutter would still be in conflict with the gas meters. The owner also asked about completely removing the shutters from this opening. Staff defers to the Architecture Committee if these circumstances warrant anything outside of the Guidelines regarding these shutters.

Viewing the circumstances of the mechanical installation in person and discussing the details noted above, staff was satisfied that the installation would be consistent with the recommendations of the Guidelines. Staff recommends approval of the mechanical equipment installation with any final detailed to be worked out at the staff level.

ARCHITECTURAL COMMITTEE ACTION: 06/09/2026

Architecture Committee Meeting of**05/26/2026****DESCRIPTION OF APPLICATION:**
Permit # 26-14573-VCGEN

05/26/2026

Lead Staff: Nick Albrecht
Inspector: Marguerite Roberts

Proposal to complete installation of new HVAC equipment begun without benefit of VCC review or approval for which a Stop Work Order was issued, per application & materials received 05/13/2026.

STAFF ANALYSIS & RECOMMENDATION:

05/26/2026

Staff received a report of work underway at this property and posted a Stop Work Order on 05/13. An application for the installation of new mechanical equipment was submitted that same day. Previously, this condo, and all condos in the complex, featured only window AC units. The proposed installation consists of a condensing unit wall mounted on the rear of the main building with the associated line sets run on the exterior of the building to a total of four indoor units.

Staff finds the proposed location of the condensing unit to be fairly aligned with Guidelines. This location on the rear of the main building would not be visible except from within the property itself. Staff would prefer a location that was ground mounted rather than being attached to the building and it appears this unit would limit the opening ability of one of the shutters of an adjacent opening.

Staff has concerns regarding the proposed exterior line sets. The submitted scope of work notes these line sets will be exposed and that a fur down will have to be built “be others” to cover the lines. No additional information regarding fur downs has been submitted. Two of the line sets would run across the top of the rear wall for a distance of approximately 10’ before penetrating into the building. Two additional line sets would be run around the corner and up the alleyway towards Bourbon St. The first run in this direction would be approximately 10’ and the second run approximately 30’ before entering the building’s interior. This second unit would be back from the front of the alleyway and the sidewalk only approximately 5’.

The ceiling of this alleyway is not pristine and features existing plumbing pipes. Still, staff is concerned regarding the increase of equipment runs through this space without a plan to better conceal them.

Staff notes that this is a condominium association situation and the applicant has provided an email from the HOA approving the proposed work. With the other condos with window units, staff is concerned that additional similar proposals may be seen in the future and encourages the condo association to develop a general plan for addressing these situations.

Staff finds the proposed installation potentially approvable but recommends a revised or expanded proposal regarding the associated line sets. Staff requests commentary from the Committee regarding the proposal.

ARCHITECTURAL COMMITTEE ACTION:
DRAFT

05/26/2026

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

There was no public comment.

Mr. Nash stated that the HOA was ok with the installation and there would be a fur down inside. Ms. Steward asked with Mr. Nash had pulled a city permit. Mr. Nash stated yes. Ms. Bourgoigne asked Mr. Nash “before you started?” Mr. Nash stated no. Mr. Kidder stated that clearly, they had drilled through a structural element above the doorway. Ms. Bourgoigne stated ALL of this could be done inside. Mr. Nash stated yes.

Ms. Steward made the motion to deny the request to retain and for the owner to work with staff to come up with an acceptable solution. Mr. Kidder seconded the motion and the motion passed unanimously.