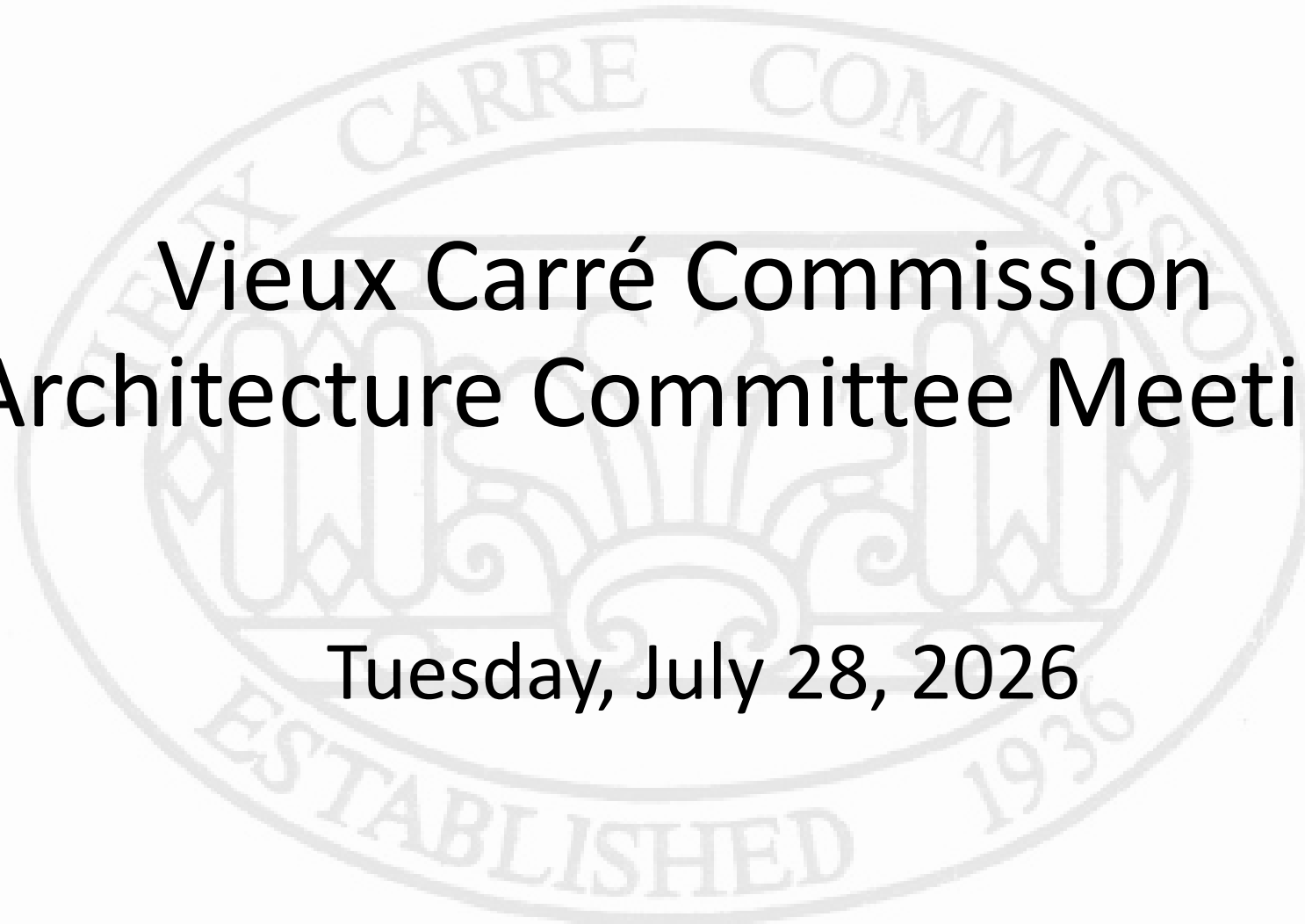


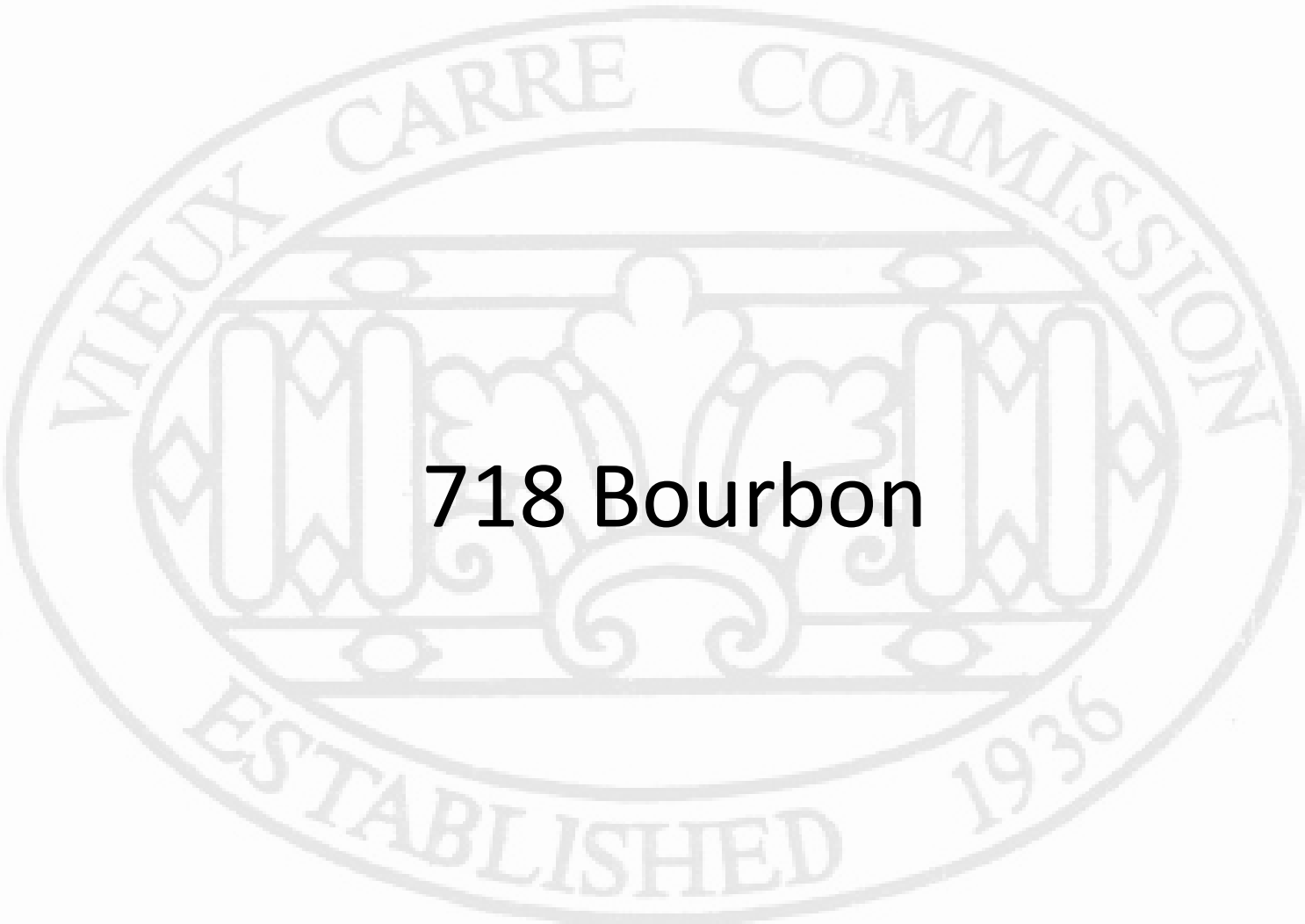


Vieux Carré Commission Architecture Committee Meeting

Tuesday, July 28, 2026



Old Business



718 Bourbon

ADDRESS:	718-20 Bourbon	APPLICANT:	John C Williams
OWNER:	Inkwell Group LLC	SQUARE:	60
ZONING:	VCE	LOT SIZE:	2268 sq. ft.
USE:	Commercial	OPEN SPACE-	
DENSITY-		REQUIRED:	453.6 sq. ft. (20% corner lot)
ALLOWED:	2 units	EXISTING:	Unknown
EXISTING:	Unknown	PROPOSED:	Unknown
PROPOSED:	No change		

ARCHITECTURAL/HISTORICAL DESCRIPTION OF PROPERTY:

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

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

Architecture Committee Meeting of **08/04/2026**

DESCRIPTION OF APPLICATION: 08/04/2026
Permit #25-20184-VCGEN **Lead Staff: Erin Vogt**

Review of proposed changes to permitted plans, including vent alterations and wall reconstruction, per application & materials received 07/07/2025 & 07/14/2026, respectively.

STAFF ANALYSIS & RECOMMENDATION: 08/04/2026

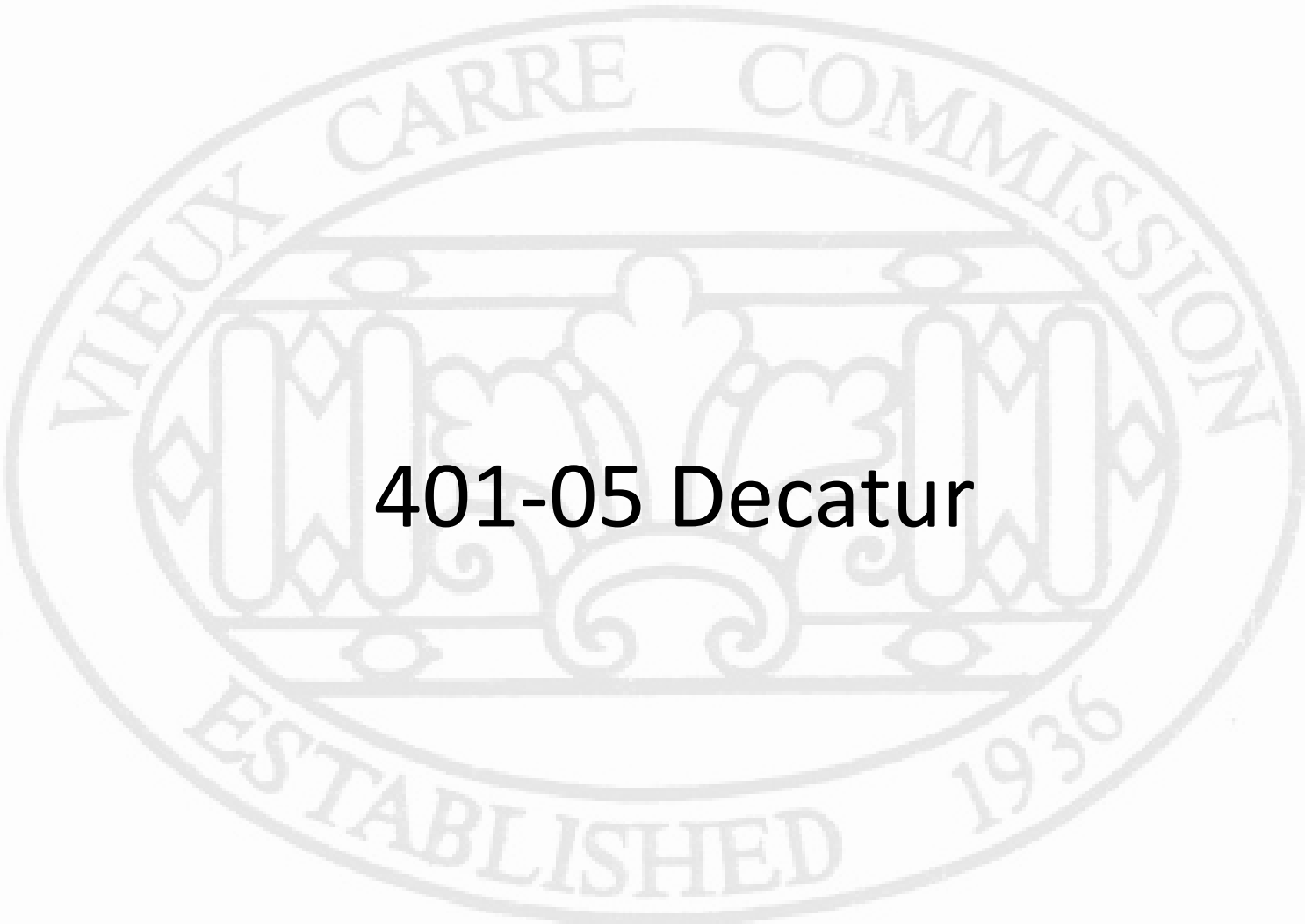
As noted at the last Committee hearing, staff issued permits for the renovation of this property on 06/18. The applicant returned to staff with additional revisions to several items on 7/14, as follows:

Mechanical:
A new proposal has been submitted for the hood vent, which is now shown as a 16” x 16” duct extending 20” above a new 20” tall curb. An inverted V rain screen is shown capping the vent. A mockup was provided by the applicant, showing that the hood is visible from multiple locations on Bourbon, which is not unexpected considering this hood is going back in the same location as the previously existing equipment. As a reminder, the Guidelines generally prohibit locating equipment in a location this visible from the public right of way, but alternative locations explored during conceptual review would have required the hood to be much taller. This location was ultimately found to be approvable because it is the lowest possible point on the roof and is partially obscured by the gallery overhang. Staff notes that approval of a hood in this location should remain contingent upon the Mechanical division not requiring a service platform or rail.

An existing intake vent on the rear elevation of the main building was originally to be used by the HVAC system, but was redesigned to serve as the intake for the hood. The applicant is now proposing to raise it by 3’-0”. Staff notes that relocation of the vent is likely to make it more noticeable from the public right of way. There are also potential concerns with code compliance, as this intake is within 10’-0” of a property line, which is prohibited by the IMC. Since the original location was likely considered prescribed by DSP, staff is unsure if relocation will require BBSA review. It is also worth noting that the louvered vent at the St. Peter-side dormer was originally supposed to serve as the intake vent. If it is now serving the HVAC system, staff questions if a gravity vent or another type of roof vent that would be less obtrusive may be a viable option.

Structural:
While work was underway, the applicant discovered that a small portion of the dependency wall at the first and second floors was not masonry as initially believed. They are proposing to rebuild the wall on the first floor as a two-wythe masonry wall with a scored stucco finish, while the second floor would be 2x6 framing with stucco veneer. Staff is unsurprised that this infill was found not to be masonry after further exploration, as Sanborn maps indicated that the dependency wall did not extend all the way to the Royal-side property line. A one-story infill that was shallower in depth than the dependency existed in this location as of the 1876 and 1896 Sanborn maps. In order to reflect the history of the site and not be misleading in the physical record, staff recommends that the wall be rebuilt as wood frame construction on both floors. Wood siding may be more appropriate than stucco on lath. Regardless of which wall finish is found to be most appropriate by the Committee, staff recommends that this portion of the wall on both floors be set back at least several inches so it is not in exactly the same plane as the scored stucco dependency wall, as this will reflect where the dependency building actually ends.

ARCHITECTURAL COMMITTEE ACTION: 08/04/2026

The seal of the Vieux Carre Commission is an oval emblem. It features a central shield with a stylized fleur-de-lis and a scroll. The shield is flanked by two vertical bars with diamond shapes at the top and bottom. The entire shield is enclosed within a circular border. The text "VIEUX CARRE COMMISSION" is written along the top arc of the border, and "ESTABLISHED 1936" is written along the bottom arc.

401-05 Decatur

ADDRESS: 401 Decatur, 405 Decatur,
505-07 Conti
OWNER: Rfs Enterprises LLC F APPLICANT: John Rupley
ZONING: VCC-2 SQUARE: 28
USE: Commercial LOT SIZE: 1175 sq. ft. (irreg.)

ARCHITECTURAL/HISTORICAL DESCRIPTION OF PROPERTY:

401 Decatur main building: **Yellow**, contributes to the character of the district

Although this c. 1830 3-story brick building with ground floor arches and double-hung windows at the second level is so similar to its neighbors (403-09 Decatur), they were not constructed for mutual owners. Rather they all are classic examples of Transitional style store/warehouses along the river-fronting streets.

405 Decatur main building: **Green**, of local architectural and/or historic importance

C. 1830 3-bay, 3-story masonry store/warehouse in the Transitional style with arched ground floor opening. The upper floors have fenestration composed of one casement door flanked by double-hung windows, an arrangement which a plan book drawing (1860) shows originally existed on the second floor.

505-07 Conti main building: **Green**, of local architectural and/or historic importance
Rear addition: **Brown**, detrimental, or of no architectural and/or historic significance

One of 2 c. 1830 Greek Revival style brick stores. See 509 Conti. The Vieux Carré Commission files show that the double-hung windows on the upper floors are a 1953 replacement of casement sash windows.

Architecture Committee Meeting of **08/04/2026**

DESCRIPTION OF APPLICATION: 08/04/2026
Permit #26-11467-VCGEN **Lead Staff: Erin Vogt**

Proposal to modify first floor millwork, per application & materials received 04/15/2026 & 07/08/2026.

STAFF ANALYSIS & RECOMMENDATION: 08/04/2026

The Committee reviewed an application to replace the first-floor millwork at 401 Decatur on 05/26/2026, which was deferred to allow the applicant an opportunity to provide additional drawings and revise based on historic photographs. The Committee voiced concern with wholesale replacement of millwork unless it was a complete restoration of historic conditions, and it was unclear which openings would have in-swinging millwork versus out-swinging. This revised submittal shows replacement of the first-floor openings at the Green rated 405 Decatur as well, which is part of the same property despite its separate and distinct history. Staff notes that 405 Decatur was shown in elevation in the previous drawings, but the application was not clear that it was to be modified, and it was not included in staff’s previous analysis.

The applicant has provided updated drawings, showing the replacement of first-floor openings, as follows:

- On the Conti elevation, from left to right:
 - The storefront window closest to Chartres will remain
 - Existing French doors will be replaced with a single, out-swinging door designed to appear as if it is French doors. The transom and bar will remain.
 - The two storefront windows closest to Decatur will be replaced with French doors. The transoms and transom bars will remain.
- On the Decatur elevation of 401 Decatur, from left to right:
 - The French doors closest to Conti will be replaced and swing inward. The transoms and transom bars will remain.
 - The next two openings will have new French doors and a new transom bar to match existing 19th century millwork. The transom sash will remain.
- At 405 Decatur, from left to right:
 - The storefront window closest to Conti will be replaced with two French doors, with the existing transom and transom bar to remain, but with a secondary option to match the transom bar at 401 Decatur
 - The center French doors are to be replaced with new in-swinging French doors, with the existing transom sash and bar are to remain or match 401.
 - The storefront window closest to St. Louis would be replaced with a single in-swinging door detailed to appear as if it is a pair of French doors. The transom sash and bar are to remain or match 401.

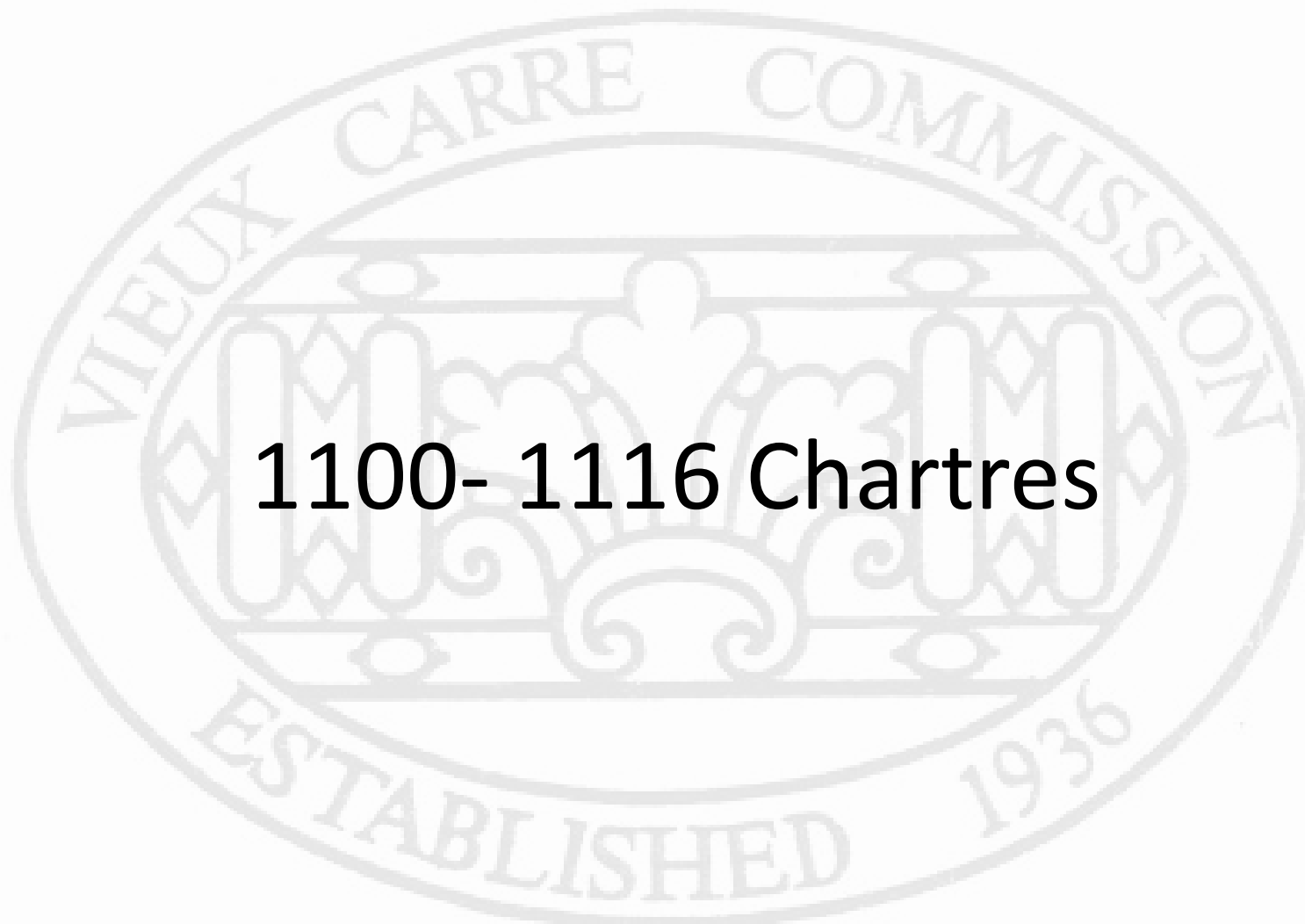
The first floor of 405 Decatur has been significantly modified, so millwork alterations could be considered without concern that historic fabric would be lost. However, despite the fact that they have been resubdivided into one property and the interiors are mingled, 401 and 405 Decatur are very different buildings, and their millwork should not be artificially homogenized. Staff maintains that the millwork at 401 could be replaced if it is a true restoration of conditions seen in historic photographs, but concerns remain regarding the retail business's long history of obscuring their millwork with merchandise and the potential for each opening to become a hanging rack of t-shirts.

ARCHITECTURAL COMMITTEE ACTION:

08/04/2026



New Business



1100- 1116 Chartres

ADDRESS:	1100 - 1116 Chartres	APPLICANT:	Angela Morton
OWNER:	Archdiocese of New Orleans	SQUARE:	19
ZONING:	VCR-2	LOT SIZE:	52,893 sq. ft.
USE:	Church		

ARCHITECTURAL / HISTORICAL DESCRIPTION OF PROPERTY

Ursulines Convent: **Purple**, or of national architectural and/or historical significance.
Church building: **Blue**, or of major architectural and/or historical significance
Connection between convent and church: **Yellow**: contributes to the character of the district.

The c. 1750 Ursuline Convent is the only building in the Mississippi Valley known definitely to date from the early French period in Louisiana.

In 1845, after the closing of the Almonester Chapel and after the Ursulines moved to their new downriver convent, the French born and educated architect J.N.B. DePouilly designed a new church, which was built next to the Nuns' old convent. This church today is known as St. Mary's Church or Our Lady of Victory Church.

Architecture Committee Meeting of

08/04/2026

DESCRIPTION OF APPLICATION:
Permit # 25-22947-VCGEN

08/04/2026
Lead Staff: Nick Albrecht

Proposal to renovate both the convent and church building including new slate roofing, new copper gutters and downspouts, new rooftop crickets, and various wood and stucco repairs, per application & materials received 07/02/2026.

STAFF ANALYSIS & RECOMMENDATION:

08/04/2026

This proposal is similar to one that was made and conceptually approved in 2024, but permits were never issued and the work never started. The overall proposal appears to take a relatively light touch with these important buildings, but staff noted a few items in need of Architecture Committee approval and/or in need of some additional information or clarification.

Roof

The plans propose to remove the existing slate roofs on the convent, church, the blue-rated gatehouse, and the yellow-rated connecting structure. The note includes, “install new plywood substrate, underlayment, and copper flashing as noted. Install new 12” x 18” natural slate tiles.” The note implies that there is currently no plywood decking and that the existing roof sits directly on wood battens. The VCC often discourages the installation of plywood sheathing under siding where none existed historically. Given the importance of these buildings, staff questions if there are any concerns with the introduction of plywood sheathing, both in terms of the building’s performance and any potential impact on detailing resulting from a thicker roof assembly.

The roof proposal also calls for the replacement of all existing copper gutters and downspouts with new matching ones. Staff seeks confirmation that the existing materials are truly in need of complete replacement and encourages retention of these elements if not damaged beyond reasonable repair. From the photos provided showing the gutters and downspouts, staff does not observe areas of significant damage.

There is a similar situation at the ridge tiles with a note calling to match the existing “V” ridge tiles, but it is unclear if this is implying the full replacement of ridge tiles or only installing matching ridge tiles as needed. Staff recommends salvaging and reinstalling the ridge tiles as much as possible.

Lastly, the roof proposal includes the installation of three new roof crickets on the roof of the convent and one new roof cricket on the gatehouse, all where none currently exist. All crickets would be located on the upslope side of existing chimneys and are noted as being made from copper. Provided these crickets are kept small and discrete, staff does not find the installation of these to be objectionable.

Other Work

The remaining other work proposed is relatively minor and spread throughout the complex. Staff’s only concern with the rest of the work includes a note (Note 10) that includes using new silane reinforced fluid applied flashing at locations of wood transom sills. This is proposed for the transom bar above the second-floor door to the portico roof on the Chartres side of the convent building and is noted in the plan view only for the central second-floor opening of the rear, Decatur St. elevation. The note includes that the system will be white to match the door frame. This same note also calls for silicone sealant at “all edges and joints including glass, plaster wall, metal ornament.”

Staff requests commentary from the Architecture Committee regarding the proposed use of fluid applied flashing and requests additional information regarding the proposed silicone sealant.

The submitted plans included generic details for helical ties, which were also included in the 2024 submittal. At that time, the applicant noted that helical ties were only being proposed for interior walls. This submittal shows two interior locations (referenced on A-111) that reference the helical tie details. Staff seeks confirmation that helical ties are only proposed for interior locations and encourages the restoration of any walls rather than the use of helical ties.

Tent

As was noted in the 2024 report, a tent located on the Decatur side of the main building has become much more of a permanent feature and there is no indication that it has been broken down in several years. The Guidelines state that, *“to maintain the sense of openness to the sky in a courtyard or yard, the VCC regulates all roof structures that are mounted to a building element or wall, or are too large to be moved by a single person such as an awning, oversized umbrella or semi-permanent, ground-mounted structure such as a tent”* and *“the VCC does not allow installing a permanent courtyard covering or enclosure.”* (VCC DG: 10-3)

Staff notes that a tent could likely be permitted for **temporary** installations but as a permanent feature, this structure would not be readily approvable.

Summary

In summary, staff finds the proposed repair work generally approvable but requests commentary from Committee and clarification from the applicant regarding the aspects of the proposal noted above.

ARCHITECTURAL COMMITTEE ACTION:

08/04/2026



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

ARCHITECTURAL/HISTORICAL DESCRIPTION:

Rating - Main--green; additions at rear of carriageway 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.

<u>Architecture Committee Meeting of</u>	<u>08/04/2026</u>
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<u>DESCRIPTION OF APPLICATION:</u> Permit # 26-19717-VCGEN	08/04/2026 Lead Staff: Nick Albrecht
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Proposal to renovate courtyard space including changes to downspouts, subsurface drainage, installation of new mechanical equipment, and the replacement of existing wood posts with new metal posts, per application & materials received 07/03/2026.

<u>STAFF ANALYSIS & RECOMMENDATION:</u>	08/04/2026
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A proposal to construct a new swimming pool in this courtyard was reviewed and approved at the 06/09/2026 Architecture Committee meeting. This current proposal includes some additional work related to that pool construction as well as other renovations in the courtyard space. The proposal includes decreasing the size of two existing raised planters, changes to sub-surface drainage, modifications to gutters and downspouts, and the installation of an underground gas line. Some additional information and detailing may be needed for these items, but staff finds this proposed work to all be approvable.

The final two items on the scope of work require some additional review.

Mechanical Equipment

This proposal includes the proposed installation of a new AC condenser to be stacked above existing AC condensers that are located at the stair landing for the rear stairs. Staff notes that the equipment for the recently approved pool is to be located under these stairs. The proposed AC condenser would be located on a steel platform above the existing units. Staff notes that this platform should be constructed in a way to be completely independent of the adjacent masonry wall.

The line sets for the existing units run up to the roof of the rear, brown-rated addition, run across this roof and then enter the rear wall of the service ell. The line sets for the proposed new unit are shown following this same route. The installation of line sets run across roofs is not recommended, but staff notes that this is a short run on a brown-rated building and in a location that is not visibly.

The applicant noted that it is expected that the top of the proposed new condenser would be under the top of the existing screening. The applicant notes that once installed there may be a desire to increase the height of the screening an additional 4” to 6” which would be accomplished by replacing the top rail with a taller rail. If additional height is desired, staff requests a detail of how this would be accomplished. Staff is concerned that increasing the height of this screening may interfere with the gutter of the rear addition.

Provided that this unit and platform can be installed without contacting the masonry wall, staff has no objection to the concept of the proposed installation.

Posts

At the rear of the carriageway there is a brown-rated addition which consists of a built-out second-floor which is completely open air at the ground floor. Along the side property line, this addition is supported by four posts. Currently, two of these existing posts are steel while the other two are wood. The wood posts are suffering from deterioration and show evidence of questionable previous repairs. The applicant is proposing to replace the two wood posts with new steel posts to match the existing steel posts.

Based off photographs, staff believes that the two existing steel posts date to a late 2019 renovation, which was completed under prior ownership. Photographs dated to just prior to this renovation show a total of three posts, all appearing to be wood. The installation of the two existing steel posts was not included in the approved scope of work for that renovation, meaning the existing posts were installed without permit.

Still, staff notes that this is part of a brown-rated addition and potentially approvable. Staff also notes that if found to be necessary, these steel posts could easily be trimmed out in wood.

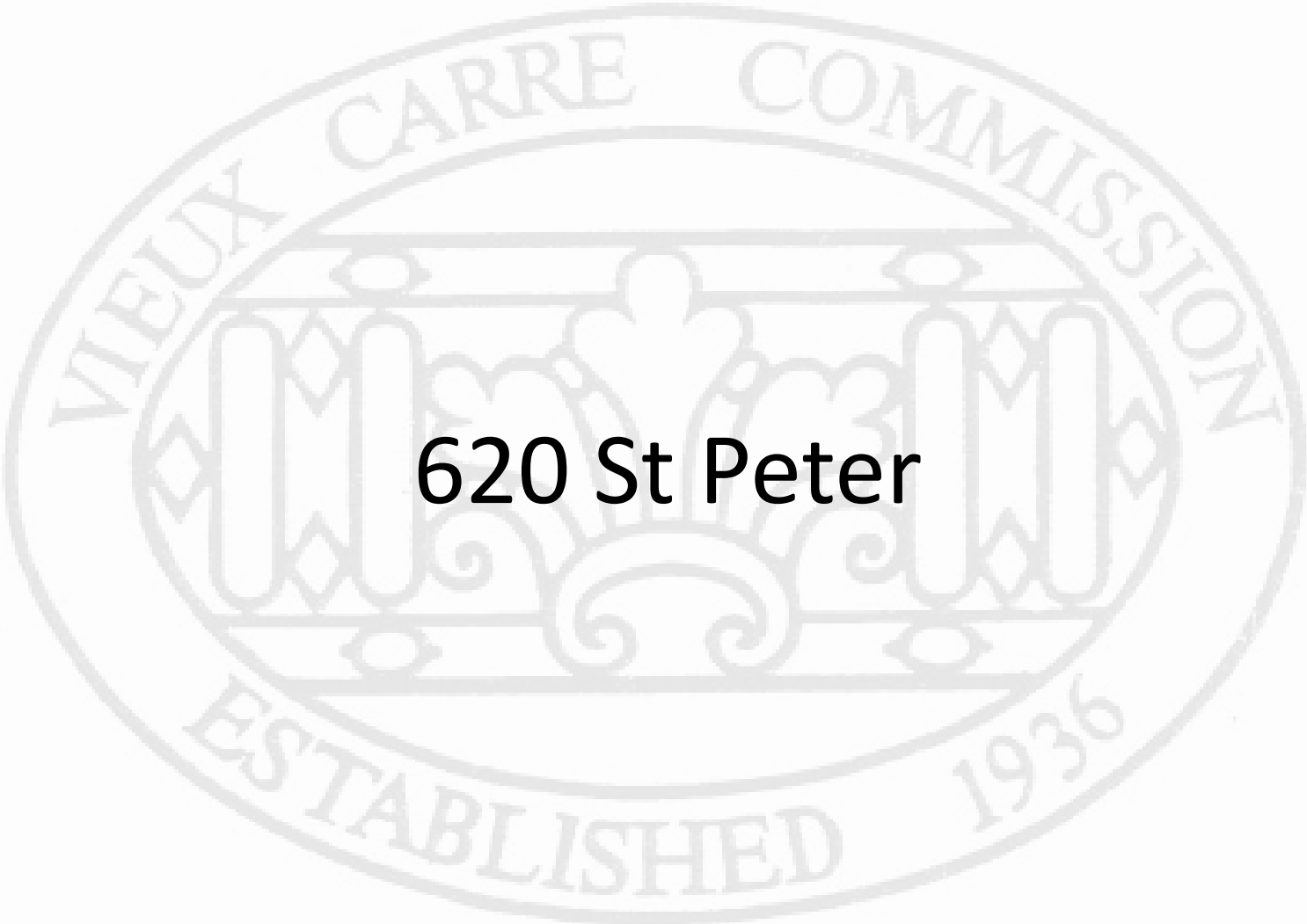
Given that this is part of a brown-rated addition, staff does not find the installation of the proposed steel posts to be objectionable and requests commentary from the Committee regarding the concept of installing wood trim around the steel posts.

Summary

In summary, staff recommends conceptual approval of the proposal with all final details to be worked out at the staff level.

ARCHITECTURAL COMMITTEE ACTION:

08/04/2026

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 set within a circular border. The text "VIEUX CARRE COMMISSION" is written in a serif font along the top arc of the border, and "ESTABLISHED 1936" is written along the bottom arc.

620 St Peter

ADDRESS:	620 St Peter Street	APPLICANT:	Cangelosi, Jr Robert
OWNER:	Le Petit Salon Club	SQUARE:	42
ZONING:	VCC-2	LOT SIZE:	2756 sq. ft.
USE:	Club/Residential		

ARCHITECTURAL/HISTORICAL DESCRIPTION OF PROPERTY:

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

This richly detailed 4 1/2 story Greek revival townhouse, which was constructed c. 1838 for the wealthy merchant Victor David, has served as the headquarters of Le Petit Salon since the mid-1920s.

Architecture Committee Meeting of **08/04/2026**

<u>DESCRIPTION OF APPLICATION:</u>	08/04/2026
Permit #26-19896-VCGEN	Lead Staff: Erin Vogt

Proposal to install new electrical cabinet and lighting, and to modify ironwork and step, per application & materials received 07/07/2026, respectively.

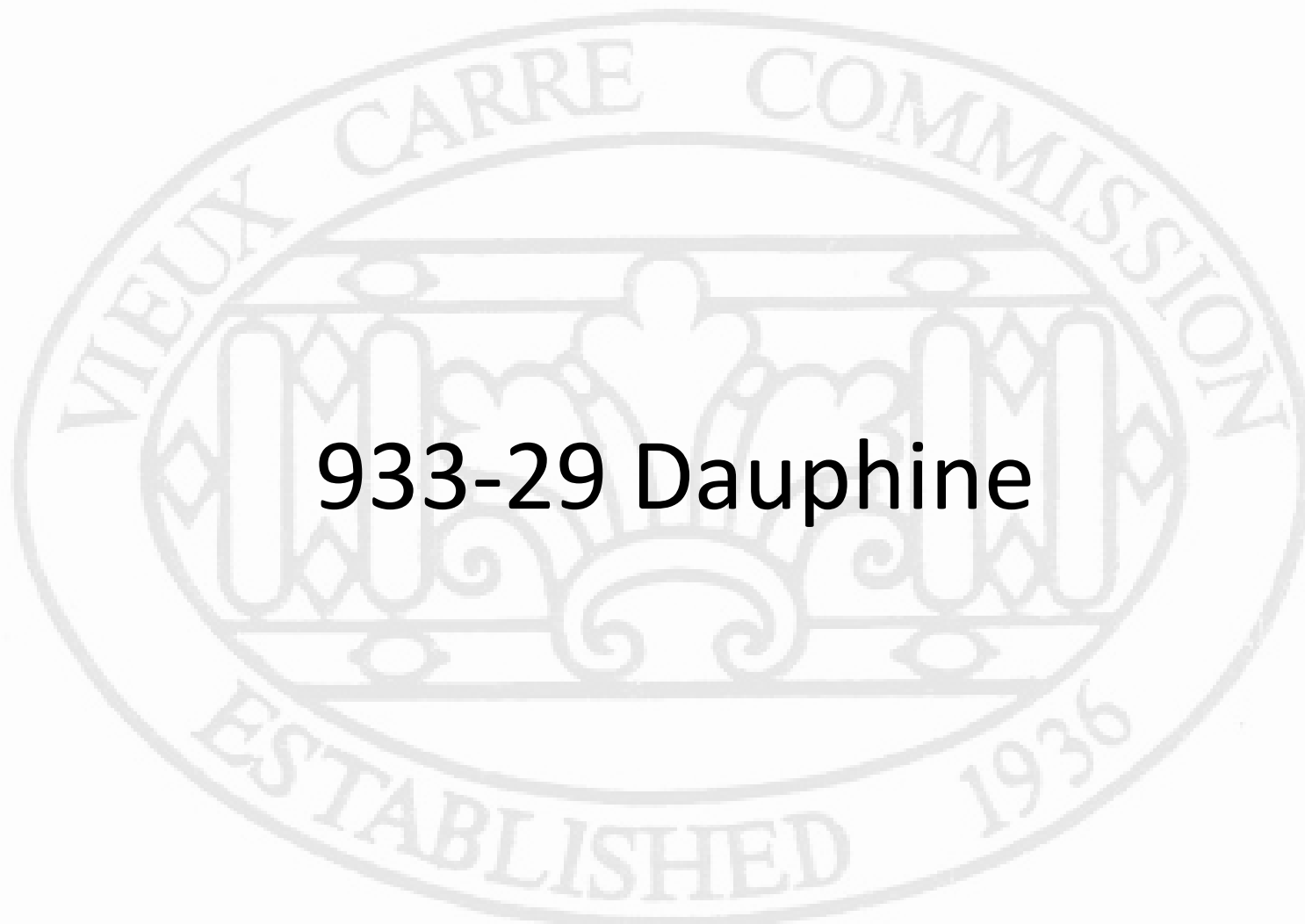
STAFF ANALYSIS & RECOMMENDATION: **08/04/2026**

The applicant is proposing to install a board and batten electrical cabinet enclosure at the ground floor, adjacent to the Royal-side passageway entrance. Electrical panels already present at this location have been painted to reduce visibility. The depth of the cabinet is not indicated, but it conflicts with the operation of the decorative iron gate enclosing this bay from the street level. The applicant proposes to cut and hinge the ironwork so approximately 1’-1” will be fixed in place, while the remainder of the leaf will stay operable. An existing metal step will be replaced with a new step, but its material is not noted and details have not been provided. If found conceptually approvable, additional drawings will be needed prior to permit.

Staff welcomes enclosure of the electrical panels and a reduction in visible utilities at this grand property, but is concerned that the necessary ironwork modifications may put historic materials at risk for disproportionate benefit. Since the gate currently has a fixed adjacent panel, staff wonders if the fixed panel and gate could be flipped, rather than cutting the gate to add another fixed panel.

A 15” Bevolo “Williamsburg” flush mounted sconce is proposed at the wall adjacent to the first-floor double doors. It is not clear if the fixture would be gas or electric. This location is used as the primary entrance to the building, but the enclosed ground floor is clearly subservient to the grand entrance above. Staff seeks the guidance of the Committee regarding the approvability of the light fixture.

ARCHITECTURAL COMMITTEE ACTION: **08/04/2026**



933-29 Dauphine

ADDRESS:	923-29 Dauphine Street		
OWNER:	Catherine L Deano Living Trust		
ZONING:	VCR-1	APPLICANT:	Archetype LLC
USE:	Residential	SQUARE:	85
		LOT SIZE:	6807 sq. ft.

ARCHITECTURAL/HISTORICAL DESCRIPTION OF PROPERTY:

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

This property has a c. 1835 1½ story Creole cottage and two 2-story brick dependencies, one across the entire rear width of the lot, the other situated along the uptown side property line. A building contract from 1835 described the new building commissioned by owner Toussaint Guillaume, f.m.c. to replace earlier buildings situated on the site, as a “four room residence, with two cabinets, two caves, 2 open arches in gallery and facade with imposts.” (T. Seghers, N.P., March 17, 1835).

Between 1866 and 1880, Francois Edmond Dupuy, a prosperous free-man-of-color and real estate investor, included this property in his vast holdings in the 1st and 2nd districts of the city. In addition, he owned 919-21 Dauphine and 931-35 Dauphine, where he lived at the time of his death in 1879. At the 1880 public sale of his numerous properties in his succession, the improvements were described as “a one-story brick family residence, having six rooms; another two-story brick house with two rooms on ground, two roommate on second, gallery in front and rear; a two-story brick building having four rooms on 1st and 2nd floors, gallery; two one-story and a half brick sheds, privies, water works, cisterns. Divided into three tenements, 223, 225, 225 ½ Dauphine.” The 1879 survey with the footprint of the buildings of the property was included in an inventory of Dupuy’s property (T. Guyol, N.P., December 20, 1879)

Architecture Committee Meeting of **08/04/2026**

<u>DESCRIPTION OF APPLICATION:</u>	08/04/2026
Permit #26-20520-VCGEN	Lead Staff: Erin Vogt
Violation Case 26-00431-VCCNOP	Inspector: Noah Epstein

Proposal to address work without permit and demolition by neglect violations, including appeal to retain rear courtyard infill structure and mechanical equipment, per application & materials received 07/13/2026. [Notices of Violation sent 05/17/2022 & 01/14/2026]

STAFF ANALYSIS & RECOMMENDATION: **08/04/2026**

Rear courtyard infill:
The applicant is appealing to retain courtyard infill construction at the back of the site, which was enclosed by a previous owner prior to current ownership’s purchase of the property. Sanborn maps from 1876 and 1896 show a two-story dependency set back from the rear property line, with two one-story sheds on the Dumaine and St. Philip property lines, giving the massing a U-shape around a courtyard when viewed in plan. It was described as “[...] A two-story brick building having four rooms on 1st and 2nd floors, gallery; two one-story and a half brick sheds, privies, water works, cisterns. Divided into three tenements, 223, 225, 225 ½ Dauphine,” at an 1880 public sale of the property. The massing remains unchanged in the 1908 and 1940 Sanborn maps, while a 1952 survey appears to show it infilled. If it was in fact infilled in the middle of the 20th century, it was reopened at some point prior to Hurricane Katrina, as 2005 satellite imagery shows the courtyard between the two shed structures. By 2007, it had been infilled. Staff suspects that the rear courtyard wall was also replaced around this time, as the masonry, mortar and joints appear to be recent work. The shed roof slopes remain intact and drain towards the central courtyard infill roof, but it is unclear how any of the drainage leaves this rear area. It is also unclear how the infill roof is structured. The Dumaine-side shed building and central courtyard infill currently have asphalt shingle roofs, while the St. Philip-side shed has a roll-down system. The applicant is proposing to replace all three roofs with a standing seam metal with galvanized step flashing.

The infill does not comply with the Design Guidelines for New Construction, Additions, & Demolition (Chapter 14), which requires compatible siting, massing, form, etc., as well as “*constructing an addition so that historic building fabric is not radically changed, obscured, damaged or destroyed.*” (**VCC DG: 14-15**) Unfortunately, the first floor of the two-story dependency building has been substantially demolished to access the now-enclosed courtyard. Removal of this historic fabric was also included in the notice of violation, and the applicant is appealing to retain these now-interior modifications.

Staff finds it highly unlikely that this infill would have been found approvable by the Committee and Commission if proposed prior to construction. If retention of the infill is to be meaningfully considered given the circumstances, more information should be provided about its structural members and how the drainage will function. An engineer’s report evaluating the structure should be included.

Mechanical:

The applicant is appealing to retain four heat pumps currently present on the courtyard infill roof. The applicant proposes to install a new steel platform with wooden lattice screening. Staff has no objection to retention of the equipment, which is typical in size, weight and noise output, but the platform and location cannot be approved unless the infill is.

Another heat pump has been mounted to the St. Philip-side wall of the main cottage with wall brackets. The applicant provided an engineer's report with states that the unit and anchors do not appear to be causing any structural issues with the wall, adding that "we observed no evidence or indication that the anchors had pulled out, sheared, or imparted stresses to the wall which are causing any type of deterioration of the masonry wall structure." The VCC Design Guidelines state that *"the property owner is required to minimize the size and quantity of mounted equipment, as well as locate it to minimize visibility in or on a courtyard, yard, balcony, gallery or porch."* (VCC DG: 10-11) While raised platforms at grade are preferred to avoid damage to historic building fabric, wall mounted equipment can be found approvable. Considering it is already in place and the masonry has been assessed, staff has no objection to retention of this unit.

Staff notes that other units are present throughout the site and have not been included in this application for retention. None of the HVAC equipment has been reviewed or permitted at this site since at least the 1970s. All must be included in subsequent submittals.

Cap flashing:

Metal cap flashing is present on all three buildings, and has continuously been in violation since at least 2001 when the asbestos roof was replaced with Fire Free. The applicant is appealing to retain the existing copper cap. A note on the main building calls for removing the metal caps on the horizontal parapet "boots," which the Committee and Commission found to be a successful compromise at the Blue rated 831 Dauphine several years ago. It is not clear if they propose this work on all three buildings or just the cottage.

Millwork:

Two windows on the property have been detrimentally modified, including one replaced with vinyl. This can be approved at staff level, but full drawings are needed for review of necessary head/jamb/sill modifications.

Lighting:

Replacement light fixtures are proposed throughout. Lighting should be approvable at staff level, provided that compliant fixtures are proposed. The currently proposed fixture is larger than the required 3" diameter x 7" L allowed for wall-mounted can lights. It also includes up and down lighting, which is not approvable for buildings of these ratings.

Vegetation:

The applicant is appealing to retain vegetation present at the St. Philip-side wall, which is shared with the neighboring property. The vegetation is present on both sides of the wall. The application proposes to trim and maintain the landscaping to prevent the vegetation from encroaching on the building and wall. Staff notes that vegetation can cause substantial damage to underlying masonry. Some species of plants are more invasive and destructive to brick and mortar, but all can cause damage simply by preventing moisture from evaporating. Photos must be provided of the wall's condition. It may be that the vegetation can be retained if installed on an independent wire system that will hold the plants away from direct contact with the wall.

Other items:

Work at the vehicular gate, driveway, and hardware should be approvable at staff level, but additional drawings and specs are needed for review.

Staff notes that an application for structural repairs at the main building's foundation was submitted for review in 2024 while the building was under previous ownership. After discussion with the Committee, it was determined that exploratory demolition should be undertaken at the sidewalk in order to observe the failing conditions. That application was later withdrawn, and no subsequent permits have been applied for. Staff requests an update from the applicant on the status of the main building's foundation and if any structural concerns appear to be present.

Overall, staff recommends **deferral** for the submittal of additional drawings, photographs, and materials, including an engineer's report for the courtyard infill, as requested in the report above.

ARCHITECTURAL COMMITTEE ACTION:

08/04/2026