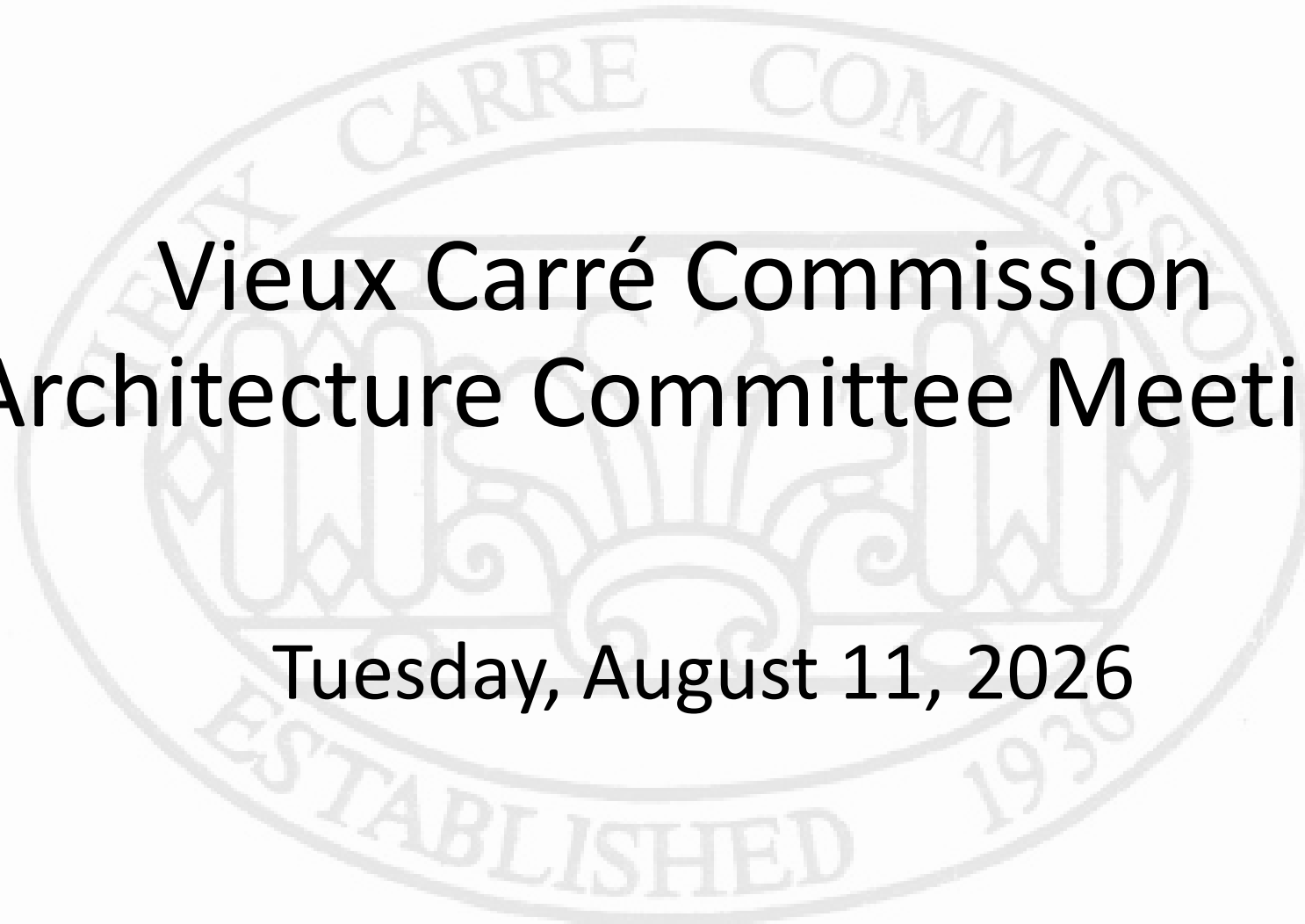




Vieux Carré Commission Architecture Committee Meeting

Tuesday, August 11, 2026



Old Business



ADDRESS:	1140 Royal St.	APPLICANT:	1140 Royal Historic Protection
OWNER:	Lance Zaal		
ZONING:	VCR-2	SQUARE:	50
USE:	Residential	LOT SIZE:	4,140 sq. ft.

ARCHITECTURAL / HISTORICAL DESCRIPTION OF PROPERTY

Rating: **Main and Service Ell: Blue**, of major architectural and/or historical significance
Rear: Yellow, contributes to the character of the District

This impressive structure is known as the Lalaurie Mansion or Haunted House. The late 19th century and early 20th century rear building facing Gov. Nicholls Street was remodeled in the 1970s and is rated **yellow**, or contributing to the character of the district.

Architecture Committee Meeting of **08/11/2026**

DESCRIPTION OF APPLICATION: 08/11/2026
Permit # 25-06441-VCGEN **Lead Staff: Nick Albrecht**

Review of attachment details and materials for the conceptually approved restoration of decorative elements of the main building, per application & materials received 03/10/2025 & 08/01/2026, respectively.

STAFF ANALYSIS & RECOMMENDATION: 08/11/2026

The installation of various decorative elements that were well documented as previously existing was reviewed and conceptually approved at the 02/24/2026 Architecture Committee meeting. During that meeting it was noted that the material of these elements was not finalized with the representative for the application noting they would likely be wood. Since that meeting, the proposal has been further developed with the material of all elements now being proposed in cast stone. The applicant also confirmed that the existing floral frieze detailing on the building is made from plaster. Staff is less familiar with cast stone as a material but believes that it would be approvable in this situation.

Attachment details have also been provided. All elements are shown as being attached to the building by using ½” diameter stainless steel rebars angled downward into the wall. The rods would be 6” long with approximately 4” extending into the masonry wall. The back of each piece is also noted as being coated in a high strength epoxy adhesive for added strength. The decorative headers above the windows and doors are anticipated to be the heaviest elements of the work, with each of these estimated to weigh approximately 150 lbs.

Staff recommends that the flat tops of the window headers feature a slight pitch to help shed water but otherwise, staff finds the proposal consistent with the previously granted conceptual approval for the work.

In the process of stripping back layers of paint and uncovering more details of the existing elements, the applicant noted that around each rosette and badly obscured by paint there are small crosses at each of the four corners of the details. Staff has no objection to restoring this detail where the rosettes are being restored.

The applicant also inquired about replacing deteriorated existing plaster elements wholesale with new cast stone elements. Staff noted the general discouragement of wholesale replacement of existing materials and encouraged the careful restoration of these existing elements as a possible alternative. Staff suggests that if wholesale replacement is desired, this proposal may need to be reviewed separately.

Staff recommends that the first of these headers be installed and inspected prior to proceeding with the remaining headers to ensure that everything can proceed according to plan. Staff recommends approval of the current proposal with any final details to be worked out at the staff level including inspection of the work following the installation of the first header.

ARCHITECTURAL COMMITTEE ACTION: 08/11/2026

Architecture Committee Meeting of**02/24/2026****DESCRIPTION OF APPLICATION:**

02/24/2026

Permit # 25-06441-VCGEN**Lead Staff: Nick Albrecht**

Proposal to restore decorative elements in stucco banding and above windows of the main building, per application & materials received 03/10/2025 & 02/10/2026, respectively.

STAFF ANALYSIS & RECOMMENDATION:

02/24/2026

The applicant has provided significant documentation demonstrating that several decorative elements previously existed on this building that are now proposed for restoration. These are split into three different categories: headers, frieze, and rosettes.

Headers

The most significant aspect of the proposal is to reintroduce decorative headers above all the second-floor openings on the Royal and Gov. Nicholls elevations of the main building, as well as above one larger opening on the Chartres elevation. The applicant has provided numerous photographs and drawings that clearly show these elements previously existed. Many of these images are undated but others are dated to 1900 and 1909, with others presumably earlier. The applicant suggests that these elements were removed between 1917 and 1920 when the building operated as tenement apartments.

The scope of work calls to recreate this element utilizes the historic photographs as well as one existing window header found inside the building. The scope of work calls for these to be fabricated in “man made stone” but staff has also heard from a different representative for the property that they would be made from wood with cast fiberglass resin and applied ornaments, all to be painted.

No details have been provided in regard to how these elements would attach to the building. Staff assumes that if they were constructed from man made stone, they would have considerable more weight than the wood and fiberglass alternatives and may require a bit more structure to safely install them. Still, staff prefers the concept of these elements being cast in man made stone as it is likely much more similar to how these would have originally been made.

Frieze

Between the second and third-floor levels there is intact decorative floral patterns on the Royal St. elevation and in the central section of the building on the Gov. Nicholls elevation in a frieze band. The two outer sections on the Gov. Nicholls elevation and the Chartres elevation are plain smooth stucco. Photographs indicate this floral pattern extended in these sections of the building, seemingly as late as the early 1970s.

The applicant proposes to restore the floral frieze pattern in these two missing sections on the Gov. Nicholls elevation and extending around the corner of the building on the courtyard side. The scope of work again notes these will be made from man made stone copied from the existing elements.

Rosettes

The final aspect of the proposal is to repair/replace rosettes, also at the frieze band level. Similar to the floral patterns, these are partially intact with photographs indicating that now missing ones previously existed. The applicant proposed to install one new matching rosette where one is currently missing and replacing two “decaying” ones with new matching ones. Again, staff seeks to confirm the exact material and installation technique proposed for installation.

Summary

In summary, staff finds these elements well documented as previously existing and finds the proposal conceptually approvable. Additional details will be needed as noted above. As this is a blue-rated building and this proposal is somewhat outside of the limitations of the Guidelines, staff will leave it to the discretion of the Committee if this proposal should be forwarded to the full Commission for final approval.

ARCHITECTURAL COMMITTEE ACTION:

02/24/2026

DRAFT

Mr. Albrecht read the staff report with Mr. Zaal and Mr. Cangelosi present on behalf of the application. Mr. Cangelosi noted the intent was to do a restoration of the building and that the documentation of what was there is very clear. He continued that they would be doing a mold of the medallions and rosettes to reproduce them. Mr. Cangelosi continued that all of the lintels were lost and that the proposed lintel is based on the photographs of the building as well as a pattern book from the period. He continued that he would leave the material up to the Committee but expressed concern that the cast stone material would likely require going into the building and masonry to set it. Mr. Cangelosi noted that it was his opinion that they would have originally been wood and that is why they are lost today. He noted that the stone would last longer. He concluded that the materials on the front door and throughout the house are wood with the composite material on it and that new wood would anchor very simply.

Mr. Fifield asked if there had been any exploratory demolition to help determine the depth of what had been removed. Mr. Cangelosi stated they had not but that could be done. Mr. Fifield noted that it appeared the headers were continuous with the casing, which suggests wood detailing. Mr. Cangelosi agreed.

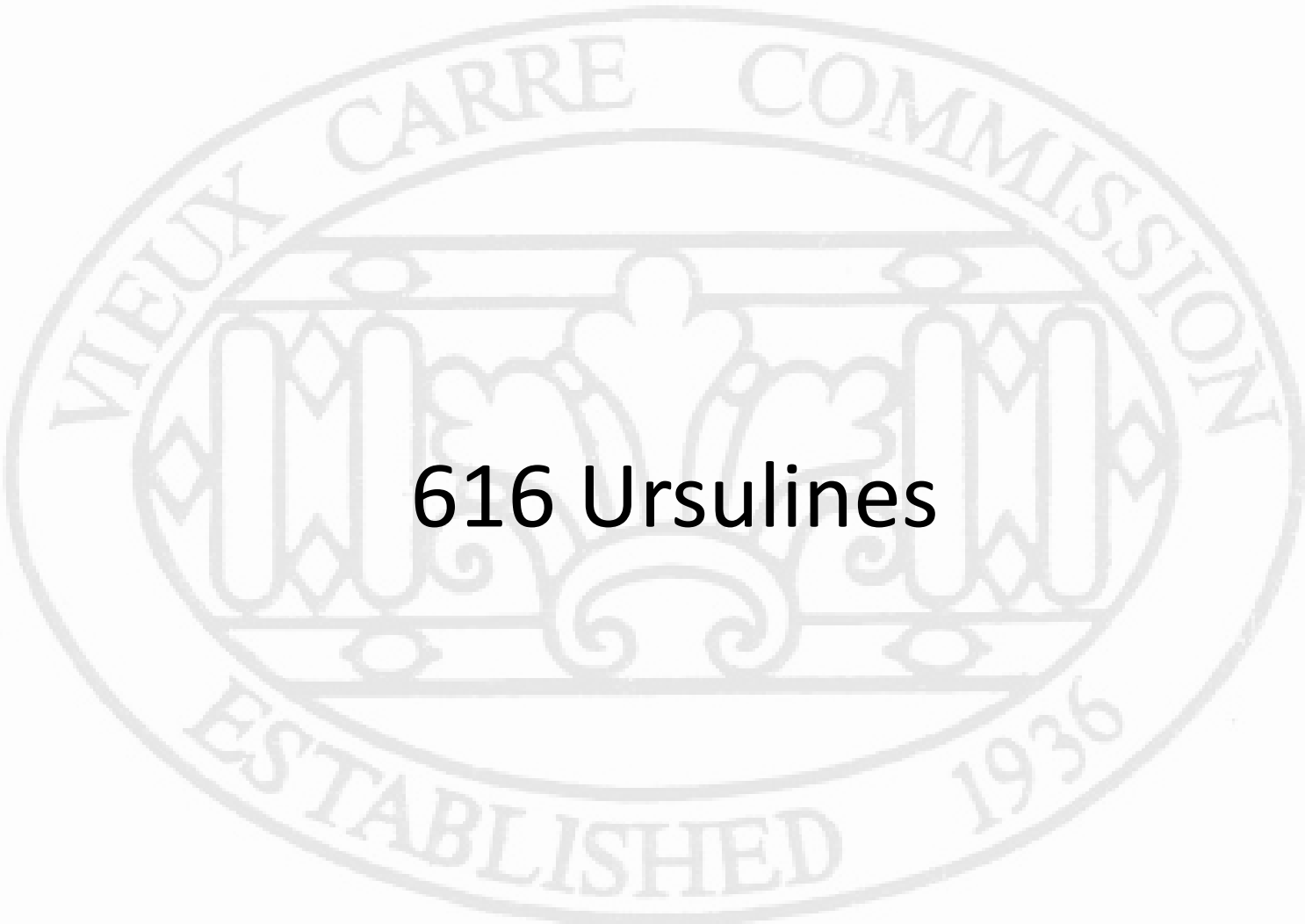
Mr. Fifield asked if the frieze and rosette details were in stucco. Mr. Cangelosi stated the intact ones were stucco but he felt the reproductions could be painted over so it could be in either cast stone or stucco. He noted the cast stone would last longer.

Ms. Steward commented that some additional clarity on the attachment would help. Mr. Fifield questioned the staff about if this was only be reviewed in concept. Ms. Bourgogne replied that both the concept and materials should be included in a motion.

There was no public comment.

Mr. Fifield stated that the Committee could agree that the decorative elements could be restored, and leave it to the staff to verify the material noting that Mr. Cangelosi was presenting wood for the headers. Ms. Bourgogne commented that staff would not want a material that was outside the realm of wood, plaster, or stone; that we do not want a synthetic material.

Ms. Steward moved to approve the addition of the decorative elements with the materials used to be work out with the staff per approvable materials. Mr. Kidder seconded the motion, which passed unanimously.

The seal of the Vieux Carre Commission is an oval emblem. It features a central shield with a stylized fleur-de-lis and vertical bars. The shield is flanked by decorative elements. The text "VIEUX CARRE COMMISSION" is arched across the top, and "ESTABLISHED 1936" is arched across the bottom.

616 Ursulines

ADDRESS:	616 Ursulines Street	APPLICANT:	
OWNER:	Hotel Villa Convento, Inc.	SQUARE:	49
ZONING:	VCR-2	LOT SIZE:	3,965 sq. ft.
USE:	Guest House/Hotel		

ARCHITECTURAL/HISTORICAL DESCRIPTION:

Rating: Main Building - Green, of Local Architectural or Historical Importance.
Infill Building - Orange, 20th Century Construction.

C. 1840 3-1/2 story masonry side-hall plan house with a Greek Revival entrance of pilasters and entablature, cast iron galleries and a detached kitchen. Its side yard on the Chartres Street side has been filled in with a two-story brick structure, which while not of an offensive design is inappropriate in that it fills in the open space.

Architecture Committee Meeting of **08/11/2026**

DESCRIPTION OF APPLICATION: 08/11/2026
Permit # 26-07315-VCGEN **Lead Staff: Nick Albrecht**

Proposal to replace existing gallery dividers with new garde de frise inspired dividers, per application & materials received 03/11/2026 & 07/27/2026, respectively.

STAFF ANALYSIS & RECOMMENDATION: 08/11/2026

Permits have been issued and renovations of this hotel are underway. The applicant approached staff with a proposal to replace the existing iron picket screens that divide the sections of the gallery between the different hotel rooms. There are currently two dividers at both the second and third floor levels of the gallery and the proposed replacement dividers would be in the same locations. Staff suspects that the existing dividers date to the conversion of this building to apartments in the 1950s or 60s. Photos from 1964 appear to show the existing dividers in place.

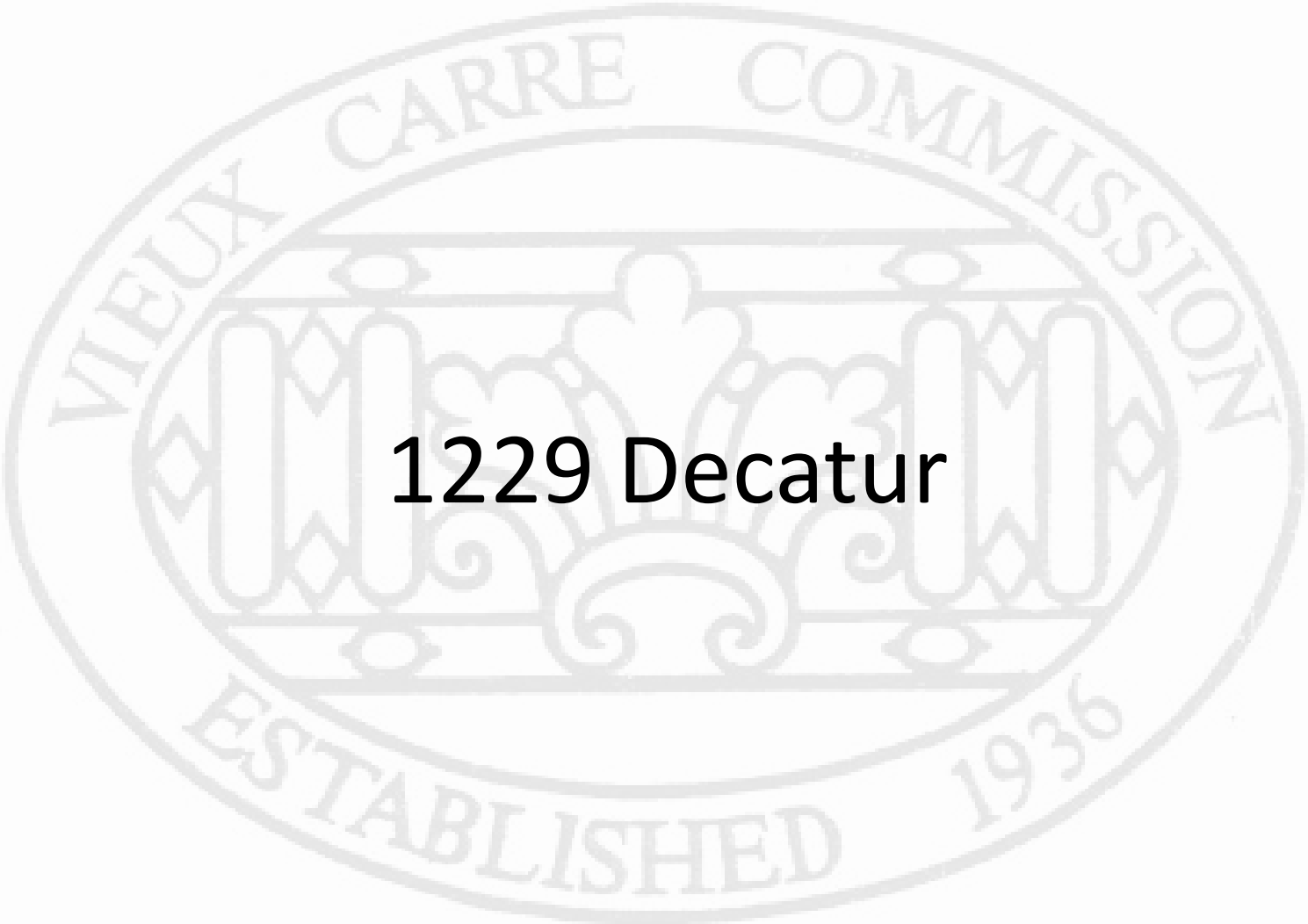
The existing dividers appear to be substantial and well made with the current plans noting them as being wrought iron. As such, staff emphasized the importance of the material of any replacement dividers being comparable to the existing iron dividers. The applicant is proposing new wrought iron dividers that would be 6’ tall at the building’s wall and then swoop down to 4’ at the front of the gallery. All dividers are and will remain to be located behind gallery uprights. The design is inspired by similar existing features seen at other properties, with the plans specifically noting ones at 621 St. Louis and 1011 Decatur.

Provided that the material of the new dividers are comparable to the existing, staff finds the proposed replacement potentially approvable. Staff requests commentary from the Committee regarding the current proposal.

ARCHITECTURAL COMMITTEE ACTION: 05/12/2026



New Business

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 design. The words "VIEUX CARRE COMMISSION" are inscribed along the top arc, and "ESTABLISHED 1936" along the bottom arc.

1229 Decatur

ADDRESS:	1227-1229 Decatur St.		
OWNER:	1227 Decatur LLC	APPLICANT:	Erika Gates
ZONING:	VCC-1	SQUARE:	18
USE:	Commercial/Residential	LOT SIZE:	2,500 sq. ft.

ARCHITECTURAL / HISTORICAL DESCRIPTION OF PROPERTY

Rating: **Main & Service: Green**, of local architectural and/or historical significance.
 Rear Additions: Brown, objectionable or of no architectural or historical importance

This one in the series of townhouses in the 1200 block of Decatur dates from c. 1831. It has 2½ stories (with dormers), a cast iron gallery (a replacement for the original wrought iron cathedral patterned railing), a detached kitchen, second floor French doors, and ground floor openings that have been altered. The upper floor has exposed bricks, and the ground floor has a plastered façade.

Architecture Committee Meeting of	08/11/2026
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<u>DESCRIPTION OF APPLICATION:</u>	08/11/2026
Permit # 26-19112-VCGEN	Lead Staff: Nick Albrecht

Proposal to replace existing gallery decking with new Aeratis synthetic decking, per application & materials received 06/29/2026 & 07/27/2026, respectively.

<u>STAFF ANALYSIS & RECOMMENDATION:</u>	08/11/2026
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The applicant notes that the current wood decking of the gallery was replaced under a 2019 permit and is again suffering from deterioration, this inspiring the proposal for new synthetic decking. Photos have been provided showing the current conditions of the wood. The circumstances of this gallery are similar to other locations where synthetic decking has been approved. Specifically, the gallery is open to the sky without any significant overhang or weather protection.

The existing purlins are noted as being 24” on center. The Aeratis company requires spacing of 16” for their warranty but has stated that it can be used with longer spans. Longer spans simply void their warranty. The applicant is agreeable to maintaining the existing 24” spacing and installing the decking without the warranty.

The proposal also includes painting the decking on all sides to match the current color. Staff completely agrees with painting the decking but notes that the existing color on the underside of the gallery is black or very dark green. The underside of the decking should be white to match the trim color.

Staff recommends approval of the proposal provided that the decking is painted in colors consistent with the Guidelines.

<u>ARCHITECTURAL COMMITTEE ACTION:</u>	08/11/2026
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The seal of the Vieux Carre Commission is an oval emblem. It features a central shield with a fleur-de-lis at the top, a scroll at the bottom, and a central figure. The shield is flanked by two vertical bars. The words "VIEUX CARRE" are arched over the top, "COMMISSION" is arched over the right, "ESTABLISHED" is arched over the bottom, and "1936" is arched over the right side of the bottom.

713 St Louis/ 519 Royal

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 **08/11/2026**

DESCRIPTION OF APPLICATION: 08/11/2026
Permit #s 26-21755-VCGEN; 26-23232-VCGEN **Lead Staff: Nick Albrecht**

Proposal to make modifications to the building for egress purposes, including a new exterior metal stair, per application & materials received 07/24/2026.

STAFF ANALYSIS & RECOMMENDATION: 08/11/2026

The proposed exterior work occurs at two separate locations of the complex, in order to create a secondary means of egress for upstairs dining rooms. The first location is on the roof of courtyard infill construction of 713 St. Louis St., seen near the center of the building in drawing 2 on A1.1. There are existing doors in two locations to access this roof, both of which will be incorporated into the new egress path. The proposed work in this area is limited to the installation of a new ballasted guide rail to help establish that path of egress and separate it from the rest of the roof area. No specific detail drawings or notes have been submitted on the specific of the railing design. As this location is not at all visible from any public locations and is purely utilitarian, staff recommends that a simple metal rail would be appropriate.

The second location where work is proposed is located at the rear of the 519 Royal St. property. This area also features an existing door opening that will be incorporated into the egress plan. The area also features an existing metal stair that is proposed to be demolished and replaced with a new metal stair in a slightly different location. The entrance to the proposed new stair would be rotated 90° to be closer to and more aligned with the exit door. The new stairs would be larger than existing in order to be code compliant and incorporate landings. This courtyard space extends to Royal St. but there are two separate gates between this area and the street and the total distance from the sidewalk to these stairs is over 100'. As such, staff is not concerned about the visibility of the stairs.

The existing door adjacent to the top of these stairs is proposed to be replaced with a new hollow metal door. Staff notes that there is essentially an open-air corridor that this door opens into and that eliminates any visibility of the door from anywhere except within that corridor. The "interior" side of these corridor walls is shown in details 3 and 4 on A2.0 as being finished in cement board siding and trim. Staff notes that cement board materials have been limited to very few approved locations, typically when access for maintenance is extremely limited or non-existent. Although this location would be accessible for maintenance, staff questions if the cement board material is a requirement of the fire marshal. If not, staff recommends that use of typical wood materials in this area but again notes the unusual circumstances of this space and the lack of visibility.

Staff notes that the only historic building that would be impacted by the proposal is the green-rated service ell building of 519 Royal St. The relocation of the top of the stairs would allow for the last two bays of this balcony to be repaired to match the existing adjacent portions of the balcony. This includes a typical wood rail and wood louvers.

Overall, staff does not find any aspects of the proposal to be particularly objectionable. Staff recommends conceptual approval of the proposal with the exception of the proposed cement board siding and trim.

ARCHITECTURAL COMMITTEE ACTION: 08/11/2026



1036-40 Esplanade

ADDRESS:	1036-40 Esplanade		
OWNER:	Esplanade Nola LLC	APPLICANT:	Kim Hosch
ZONING:	VCC-2	SQUARE:	108
USE:	Restaurant/residential	LOT SIZE:	6,921 sq. ft. (approx.)

ARCHITECTURAL/HISTORICAL DESCRIPTION OF PROPERTY:

1036 Esplanade main building: **Yellow**, or contributes to the character of the district.

This address features a circa 1900 2-story, 4-bay frame construction structure, which is embellished with jigsaw work. For many years until 1967, the building housed Villere's Pharmacy on the ground floor with living quarters on the upper floor.

1040 Esplanade main building: **Brown**, detrimental, or of no architectural and/or historic significance.
Rear shed: **Brown**, detrimental, or of no architectural and/or historic significance.

The c. 1925 Mission-style service station structure at this address is a typical example of early 20th-century pedestrian architecture.

Architecture Committee Meeting of **08/11/2026**

DESCRIPTION OF APPLICATION: 08/11/2026
Permit #26-22111-VCGEN **Lead Staff: Erin Vogt**

Proposal to modify millwork at two-story building, install operable glazing enclosure system at first floor of former gas station building, and install iron fence at street front, per application & materials received 07/28/2026.

STAFF ANALYSIS & RECOMMENDATION: 08/11/2026

This property was resubdivided and the buildings extensively renovated between 2017 and 2023 in conjunction with a change of use to restaurant (standard)/residential. The previous restaurant recently closed, and the current application is associated with a new restaurant moving into the space. The applicant has stated that no change of use will be needed, and that the second floor of the Yellow rated building at 1036 Esplanade will remain residential. The following work is proposed:

Yellow rated two-story building at 1036 Esplanade:

Two (2) six-over-six double-hung windows on the second floor adjacent to the gas station canopy structure are proposed to be replaced with two (2) sets of glazed French doors with four-lite transoms. The number of lites in the doors is not clear, as the lower portion is obscured in elevation by the canopy parapet, but there is no visible lock rail or lower wood panel. Steps lead from each set of doors to the canopy roof deck, which is labeled as “private residential access only.”

The Guidelines state that “*the arrangement, size and proportions of window and/or door openings are key components of a building’s style and character. As a result, the modification or addition of door or window openings is discouraged, particularly on a more prominent building facade.*” (VCC DG: 07-20) The Guidelines require full Commission approval for this type of alteration.

Staff finds this elevation to be particularly prominent given its full exposure to N. Rampart Street. The proposed French doors would be anachronistic for a building of this age and style, and it is unclear why two openings would be needed in this location, rather than just one. Staff notes that the rear elevation already includes a single-lite over single-panel door that provides rooftop access from the residential unit. Given the separate nature and use of these buildings until very recently, staff does not find it appropriate to modify two historic window openings in order to intertwine them even further.

Brown rated former gas station at 1040 Esplanade:

The proposed work is currently limited to enclosure of the space beneath the canopy. Several intermittent columns are to be added, with one shown on the Esplanade side and two shown on the elevation angled away from N. Rampart. The bays closest to the Yellow rated building, N. Rampart, and the filling station structure are shown with fixed storefront windows. A 1’-1 ½” structural beam is to be installed as a transom bar in each bay, with a fixed wood framed transom above and operable Nanawall below. Renderings show options both with and without muntins. Staff notes that the section through the Nanawall calls for fiber cement board over the structural beam, which is not an approvable material per the Guidelines.

Staff notes that the 2018 stamped plans for the previously existing restaurant also included enclosure of the first floor with a Nanawall system, but it was removed from the scope prior to installation. Only one additional column was proposed in this plan, and the transom and bar were metal rather than wood, giving it a slimmer, “frameless” look when compared to the current proposal. Considering this

property's former use as a gas station, any enclosing elements should be as transparent and unobtrusive as possible in order to avoid significant visual changes to the site's massing. All added millwork elements should be recessed so they are in the same plane as the inner face of the columns.

Since this Brown rated building is the only remaining gas station structure in the District, Staff does not fundamentally object to the concept of enclosing the area below the canopy, but several potential issues should be considered and discussed at the Committee level before plans are developed further. Enclosure of the first floor would likely remove this area from VCC jurisdiction while leaving it highly visible. Enclosure might also necessitate additional mechanical equipment for heating and cooling this area. The applicant informed staff that their current plans will not require any alterations to the mechanical equipment or rack on the roof of the Yellow rated building, but it is not clear if exterior equipment will be needed for the enclosure.

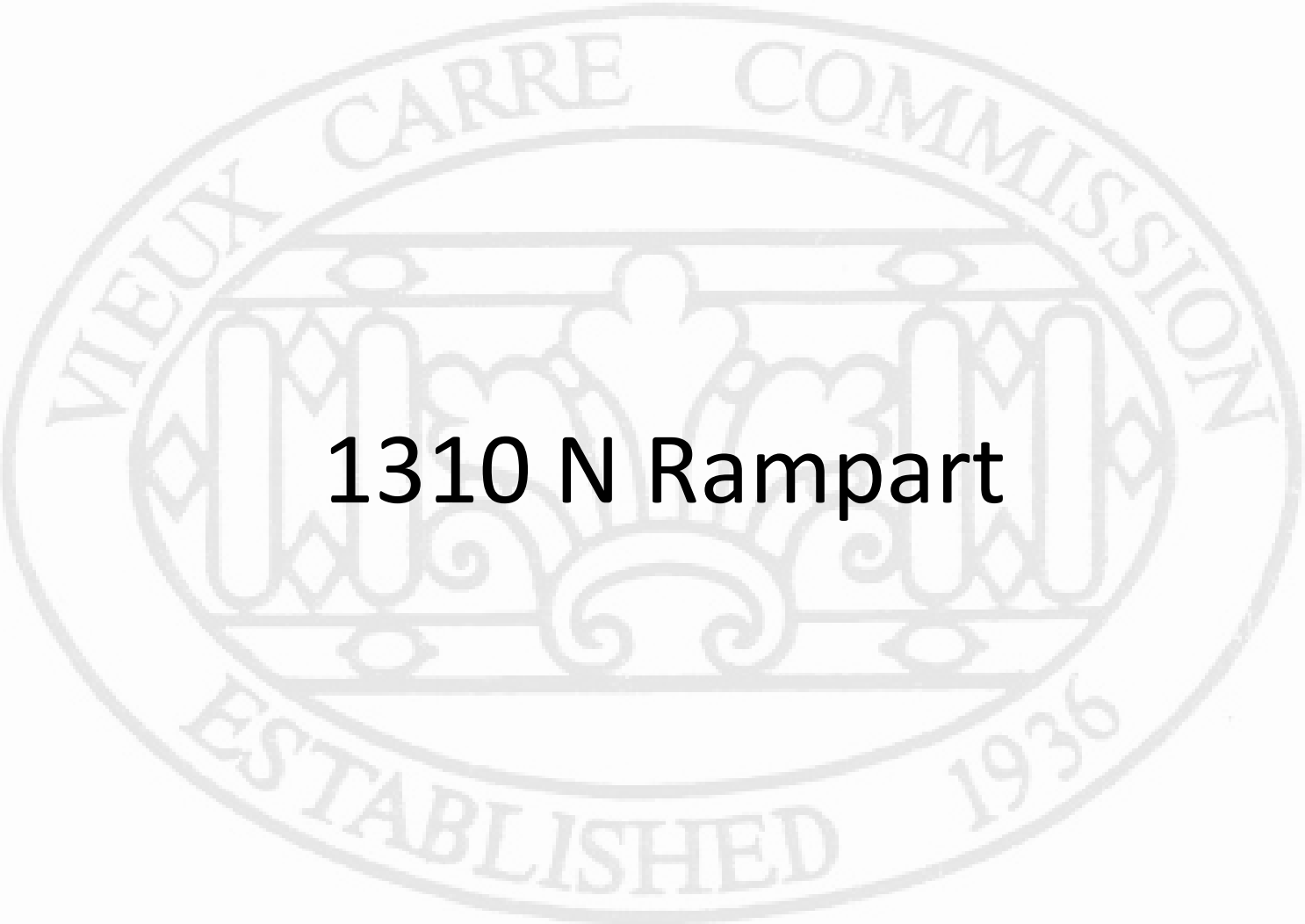
Overall site:

The existing planter boxes on casters around the perimeter of the site will be removed and replaced with planting beds. A cast iron metal picket fence is shown as continuous along Esplanade, leaving the site accessible on N. Rampart through a double gate. Staff welcomes the proposal to fully enclose the site, as many of the Committee's concerns with the previous planters centered around site security. However, the proposed 6' tall cast iron posts are anachronistic.

Previous Committee discussions surrounding this site referenced NPS Preservation Brief 46: The Preservation and Reuse of Historic Gas Stations. This brief notes that Mission Revival gas stations such as this one were popular during the 1920s, and the Committee found it appropriate to keep the fence surrounding the property consistent with this era and style. A low, stuccoed garden wall with wrought iron pickets and stuccoed pilasters may be more in keeping with the Guidelines than the proposed cast iron.

ARCHITECTURAL COMMITTEE ACTION:

08/11/2026

The seal of the Vieux Carre Commission is an oval emblem. It features a central shield with a fleur-de-lis at the top, a scroll at the bottom, and a central shield with a fleur-de-lis. The shield is flanked by two vertical bars. The text "VIEUX CARRE COMMISSION" is arched across the top, and "ESTABLISHED 1936" is arched across the bottom.

1310 N Rampart

ADDRESS:	1310 N. Rampart Street		
OWNER:	Esplanade Nola LLC	APPLICANT:	Kim Hosch
ZONING:	VCC-2	SQUARE:	108
USE:	Vacant & Residential	LOT SIZE:	1492.95 sq. ft.

ARCHITECTURAL/HISTORICAL DESCRIPTION OF PROPERTY:

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

A c. 1920 commercial structure with no architectural merit or detailing.

Architecture Committee Meeting of **08/11/2026**

<u>DESCRIPTION OF APPLICATION:</u>	08/11/2026
Permit #26-22132-VCGEN	Lead Staff: Erin Vogt

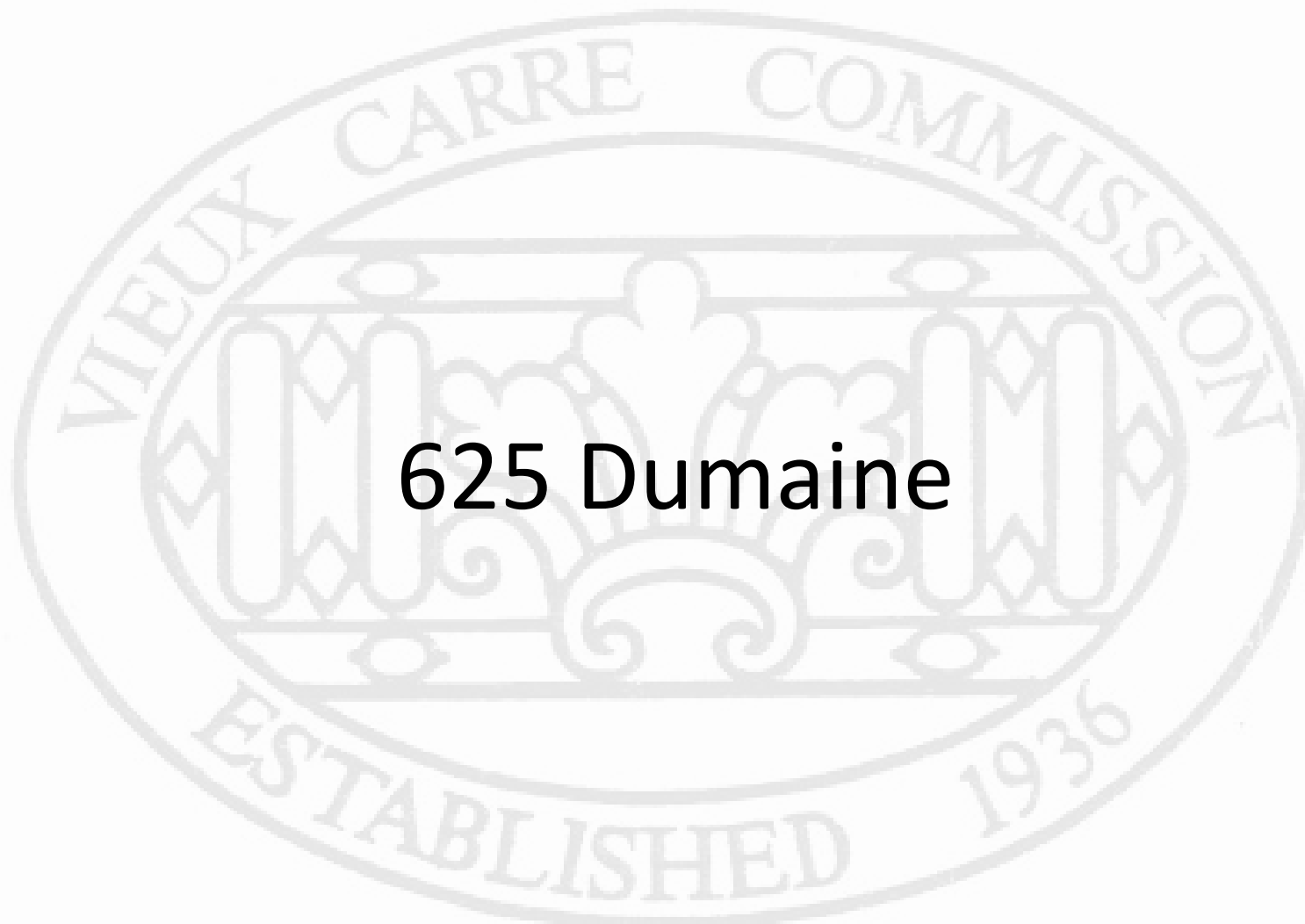
Proposal to remove asbestos and stucco siding and install new wood siding, per application & materials received 07/28/2026.

STAFF ANALYSIS & RECOMMENDATION: 08/11/2026

This Brown-rated building’s structure is a combination of stuccoed masonry and wood-frame construction, which is clad with either stucco or asbestos shingle siding depending on the location. The applicant proposes to replace both the stucco and failing asbestos with wood siding. A section detail shows wood lap siding over a new layer of waterproofing, with the existing sheathing called out to be replaced as needed. The replacement wood siding is shown as a uniform thickness, not beveled.

Staff finds the installation of wood siding to be **conceptually approvable** but recommends a beveled profile. The locations where the wall type transitions from stuccoed masonry to wood siding over wood frame construction should be detailed in plan and section prior to final approval and permit, particularly at the second floor on the Barracks side. The presence of plywood sheathing should also be confirmed in all areas so reveals around windows can be maintained.

ARCHITECTURAL COMMITTEE ACTION: 08/11/2026



625 Dumaine

ADDRESS:	625 Dumaine St.		
OWNER:	The Couvillion Family Trust	APPLICANT:	Kevin Molony
ZONING:	VCR-2	SQUARE:	48
USE:	Residential	LOT SIZE:	4,093 sq. ft.

ARCHITECTURAL / HISTORICAL DESCRIPTION OF PROPERTY

This c. 1840 masonry 4-bay Creole cottage and detached kitchen has c. 1930 additions to both the main building and kitchen. The cottage and service building are now separate condominium units.

Rating: Green - of local architectural and/or historical importance. The additions are rated brown and are objectionable or of no architectural and/or historical importance.

Architecture Committee Meeting of **08/11/2026**

<u>DESCRIPTION OF APPLICATION:</u>	08/11/2026
Permit # 26-22147-VCGEN	Lead Staff: Nick Albrecht

Proposal to install two new hanging decorative gas light fixtures on the front elevation of the main building, per application & materials received 07/28/2026.

STAFF ANALYSIS & RECOMMENDATION: 08/11/2026

The applicant is proposing the installation of the two exterior gas lights in conjunction with an extensive interior renovation. The two proposed gas lights are shown centered between the doors on the front elevation and are noted as being the 21” size of the Bevolo French Quarter style with yoke bracket. The proposed fixtures are shown in plan view as being located so as not to interfere with the existing shutters.

These two proposed gas lights would be replacing two existing electric downlights in approximately the same locations. Staff notes the significant reduction in light output when comparing gas to electric and encourages the applicant to take this into consideration.

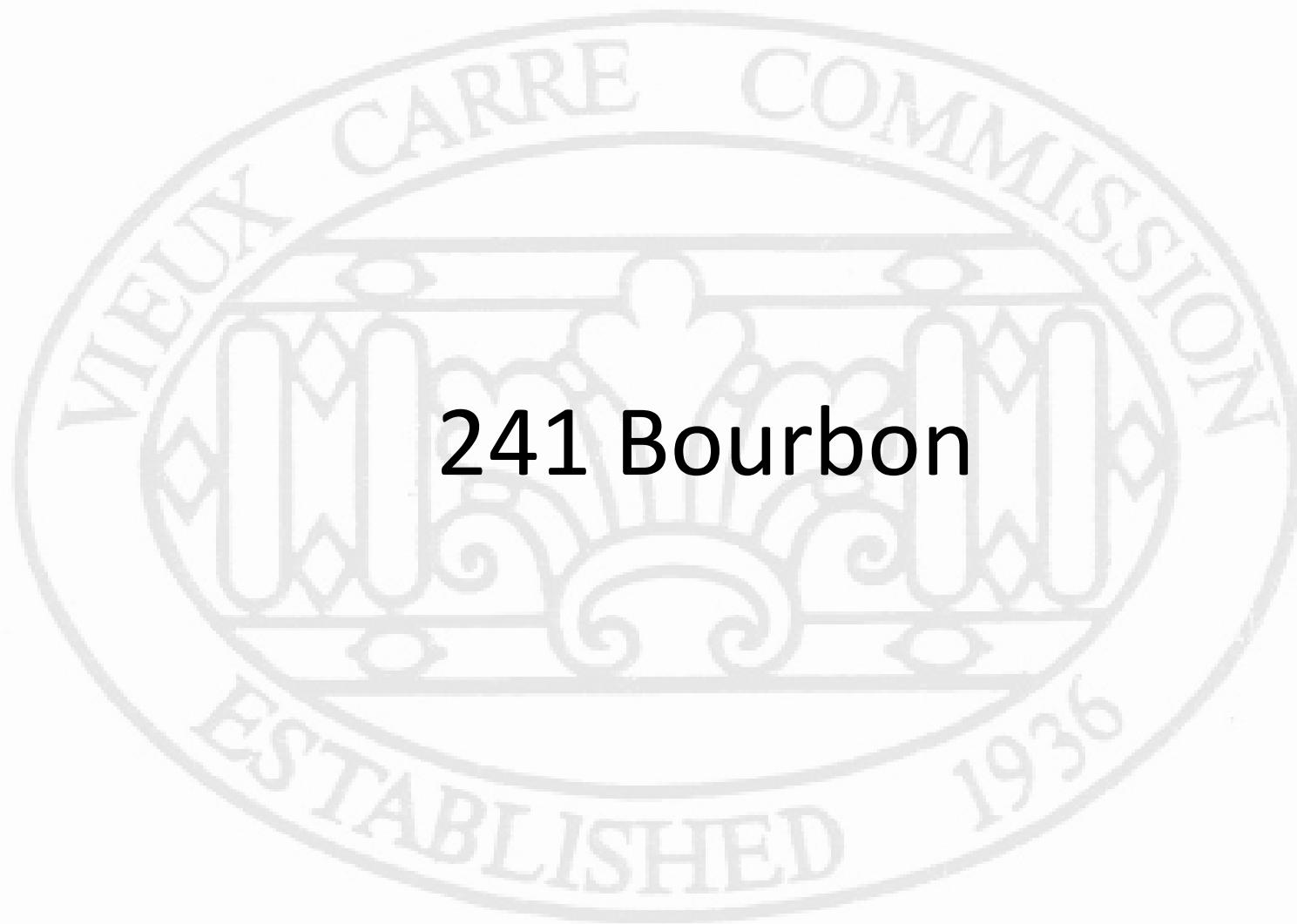
Besides this concern about the overall reduction in usable light, staff finds the proposed decorative gas fixtures consistent with the recommendations of the Guidelines including being compatible with the building, limited in number, and installed in a manner that is harmonious with the building’s design. (VCC DG: 11-7)

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

ARCHITECTURAL COMMITTEE ACTION: 08/11/2026

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 columns. The words "VIEUX CARRE" are arched over the top, and "COMMISSION" is arched over the right. The words "ESTABLISHED" and "1936" are arched along the bottom.

Appeals and Violations



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.

<u>Architecture Committee Meeting of</u>	08/11/2026
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<u>DESCRIPTION OF APPLICATION:</u>	08/11/2026
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 & 07/28/2026, respectively.

<u>STAFF ANALYSIS & RECOMMENDATION:</u>	08/11/2026
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This application was deferred at the 06/17/2026 Commission meeting following discussion of the openness to explore some alternatives to an across-the-board retention of the windows installed without permit. Since that meeting, additional drawings and photographs have been submitted to staff. The detail drawings indicate that all replacement second-floor triple hung window units were built to be 117-1/4” tall and 41” wide. A survey of these openings indicate that they vary in height from the shortest opening at 117-1/2” tall to the tallest openings at 121” tall. The built window unit at 117-1/4” tall fits nicely in the 117-1/2” opening but leaves a gap of nearly 4” in the taller openings. The openings width vary from the narrowest window opening at 44-1/2” wide to the widest at 45-1/2” wide.

At the third floor, all new windows were built to be 80” tall and 41” wide. Again, the actual opening sizes vary from the shortest at 81” tall to the tallest at 82-1/2” tall. This can result in a difference of up to 2-1/2”. The widths vary from 44” wide to 46” wide.

Staff suspects that prior to the new millwork being fabricated without permit, the smallest openings were identified and the new millwork made to fit all the openings, often significantly undersized. The drawings do not clearly indicate how these variations would be addressed on the exterior. Photographs show that where additional finish work has been done, varying size trim has been added between the window frame and the stucco. At the sides of the openings, this condition is similar to previously existing conditions, and the variations may not be particularly noticeable once everything is finished. At the heads of the openings, some windows sit essentially flush with the exterior window header trim. Others feature additional beaded trim, likely up to 4” thick based off the measurements. It is these variations in height that staff finds particularly troubling.

The Guidelines state that, “*a frame and sash replacement unit is a complete frame with a pre-installed sash for installation within an existing window frame opening. **Due to the total loss of the sash and modification of the frame, frame and sash replacement units are not allowed by the VCC for a historic building.***” (VCC DG: 07-7) Additionally, “*the VCC does not allow decreasing a window’s size or changing its shape with infill to allow for installation of stock unit size.*” (VCC DG: 07-9)

Staff finds that this is essentially what has happened. A standard size window was manufactured and tasked with filling the various size openings. Staff suggests that a possible direction forward would be a proposal to replace the windows where the size of the opening is significantly greater than the as-built window unit. For example, if the opening is more than 2” taller than the windows, it should be replaced with an appropriately sized window. Applying this example number to the as-built situation, this would result in the third floor requiring three new replacement windows of more appropriate size and the second floor requiring five new triple hung windows and potentially both of the windows that were approved for conversion to doors.

On the topic of the windows converted to doors, staff again notes that the detail in the approved 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 three-dimensional faux triple hung window. Staff recommends that these doors be replaced to more closely resemble the originally approved plans.

Staff also notes that additional information will be needed regarding the reinstallation of shutters and shutter hardware at all second and third floor openings.

Staff recommend denial of the current proposal for retention of the windows, recommending that alternatives be explored.

ARCHITECTURAL COMMITTEE ACTION: 08/11/2026

Vieux Carré Commission Meeting of 06/17/2026

DESCRIPTION OF APPLICATION: 06/17/2026
Permit # 26-01251-VCGEN **Lead Staff: Nick Albrecht**
Violation Case #25-11157-VCCNOP **Inspector: Marguerite Roberts**

Appeal of Architecture Committee denial of 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: 06/17/2026

This property was last before the full Commission at the 04/22/2026 meeting to review the current conditions of the project and in response to a Stop Work Order on the property. That Stop Work Order was placed due to the removal of the historic balcony railing and replacement with a new aluminum rail. A proposal to retain that railing is on the agenda for the next Architecture Committee meeting. The matter currently under review is the appeal to retain the second and third floor windows that have been installed in deviation of the originally approved plans and in defiance of multiple Stop Work Orders that have been placed on the property in recent months.

VCC staff observed the window work taking place on 01/22/2026 and place a Stop Work Order at that time. Work to the windows was discussed at the 01/27 Architecture Committee meeting the following week with the Committee deferring the application to allow the applicant time to submit shop drawings that included 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. Staff had requested a window-by-window survey to show the existing conditions of each window component with the idea being that some elements may be able to be repaired rather than a wholesale replacement of the window unit. In addition to objections raised over the wholesale replacement of existing building fabric, staff noted in the report for the January 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.

Staff has previously inquired how the applicant proposed to address the varying sizes of gaps at the top of the windows that now exist because of the variations in size from opening to opening. 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 as it will vary in size depending on the size of the 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 three-dimensional faux triple hung window.

The Architecture Committee reviewed this proposal for retention at the 06/09 meeting. For a full understanding of the actions from that meeting, staff will read a draft of those meeting minutes:

Mr. Albrecht read the staff report with Ms. Laxton and Ms. Lewis present on behalf of the application. Ms. Laxton asked for clarification regarding staff's concern that a comprehensive set of millwork shop drawings had not been provided. Mr. Fifield noted that the provided detail drawing was not a shop drawing and that a shop drawing needs to be representative of each individual opening. Mr. Block noted that because this is a 19th century masonry building, there is nothing uniform from opening to opening and now with the new window units being exactly the same, each one of them needs to respond to the

specifics of the opening that it is asked to fill. Mr. Block continued that one drawing was provided that is supposed to represent all the openings, but it doesn't represent each individual opening. Ms. Steward asked how did this happen despite being cited and a stop work order. Ms. Laxton noted that it happened between their visits and over the weekend. Mr. Fifield noted that any decision made today would be based on the merits of the architecture being presented. Ms. Steward noted that design-wise this is not approvable. Mr. Block emphasized the instances where the windows are being converted to doors that they are two-dimensional and did not maintain the depth and shadow lines shown in the approved plans.

Mr. Bergeron noted that staff is recommending denial of the retention and pointing out that the previously existing material has been disposed of and is not coming back. Mr. Block responded that they were not arguing that the previously existing material was necessarily historic but it was appropriate and it was previously asked that each opening be documented and selectively repaired rather than being gutted and disposed of. Mr. Fifield added that the applicant could have made a case in advance for full replacement. Mr. Block noted that there have been discussions with the architect about dismay from their client, who did this work, that all of this process is preventing them from opening their business. Mr. Block stated that the VCC has reiterated that this was all an unforced error on the part of the building owner, who was advised not to do this. Mr. Block continued that we are not doing this in any way to be punitive because we are just reacting to the architecture that is being presented to us and that for anyone that does work without permit or beyond what was approved, the process becomes ridiculously lengthened at the fault of the owner.

Ms. Holmes, in the audience representing VCPORA, noted that this applicant has had a blatant disregard for the authority and responsibility of this board and staff. Ms. Holmes noted the value of historic wood windows and continued that this property has been subject to no fewer than four Stop Work Orders and that work has continued illegally each time. Ms. Holmes stated that maybe there can be some repercussions for these actions such as a property going to adjudication and fines imposed if work continues after a Stop Work Order. Ms. Holmes continued that this is a refusal of this applicant to oversee this project with the plan to ask for forgiveness and go straight to City Council.

Mr. Bergeron moved to deny retention of the existing millwork as installed in deviation of the approved plans and the Stop Work Orders. Ms. Steward seconded the motion, which passed unanimously.

The applicant has appealed that denial.

VIEUX CARRE COMMISSION ACTION:
DRAFT

06/17/2026

Mr. Albrecht read the staff report with Ms. Laxton and Mr. Williams present on behalf of the application. The following is an abbreviated transcript of the review:

Mr. Bergeron: Do You have a response to the staff report?

Mr. Williams: The staff report is kind of a reiteration of what happened [?] architectural committee. Unfortunately I wasn't able to be there because of personal reasons. We're here at the Commission and this is where the hardship that the owners experiencing and you all can weigh in on that. Obviously the windows were made. They were installed and the staff and looked... I agree with the Commission and the VCPORA we have some of the greatest people staff that you could have on a Commission reviewing this and I understand that there is a desire for us to go and document every single open and this is something that we did a drawing of a window that was manufactured to replicate the windows that were originally there, and the windows that were originally there were all done about, Nick you have a specific time, right?

Mr. Albrecht: There was work done but I couldn't say it was a whole replacement.

Mr. Williams: My claim is that all the windows were replaced because they were all pine, which is a weak wood, and when was that allowed? Sometime in 2000, after Katrina, right?

Mr. Albrecht: That was...

Mr. Williams: But anyway, the point being that these are not the original windows that were made when the building was constructed. That all of them were replaced and that they were all done in pine. They all rotted. They all had to be replaced. They were actually doing an immense amount of damage to the brick wall because they were leaking and that pine is not a really good wood to be [?] you know historic windows and historic openings so these are. We wish that we would have the actual mill shop entity that made the windows here. He was very careful to make sure he emulated exactly the windows that were there, and we presume that the windows that were there were a good copy of what was there before, you know, they were replaced.

Our request of you, the Commission, is to let us continue to keep these windows. Lift the stop work. Stop work

order's been in place for about 3 months. The rent from this place is about \$111,000 a month, so we're going almost to the half a million. If you deny this, then we have to, then, you know, take another month or two to get this solved. And then, even then, if the City Council doesn't approve it we'll go on. The only thing he can really do is go to court. The situation here is that I have done the best I can to convince the staff that I think that we're heading in the right direction.

We met there with the state historic preservation office. The state historic preservation office has deemed these windows as approvable and they forwarded them to the Park Service and they deemed them approvable also. I don't know what to do. The staff is very clear that they want us to measure every opening. We haven't done that. Now we can work something out where I measure every window and you allow me to keep these windows in place. They fit in place. And I think if you can go back to the details. Mackenzie, if you want to opine on how these Windows fit the opening and the drawing with the bead board at every opening. So there's like a spacer and that's very acceptable. Acceptable. But you know, any kind of standard would allow you to have some ability to fit these windows in so.

Look, I appreciate all of you being here. You're volunteers. I am determined that you know, I got into this, but thinking that I could help this family, obviously I'm not very good at that. VCPORA will opine about how terrible I am about that saying I'm responsible for. You know this going on for three years. Probably so. Somehow responsible, I am the architect of record. I have I have you know not been there when they put these windows in. I blame myself for that. I go by there as often as I can, but I don't go by everyday. Kylie and Mackenzie go by there on a regular basis.

They're trying to build this out and and get this finished, so the hardship is closing in on about half \$1,000,000 expense because of the stop work orders 'cause they can't open and they can't finish. And the other hardship is that's gonna continue. Cost's gonna continue.

Yes. Did we bring this on ourselves? Yes. And is the same contractor working on now. No, the owner has got his own subcontractor [?] notifying the city to change the contractor [?] you know it is. Are you, as a Commission? And I'm not telling you what to do, able to lift this stop work order and let us keep these windows the the way they are? Yes. Can you deny this because staff is recommending it and and we haven't measured every opening. Yes, that's something that we haven't done. If you would make an agreement that if you would approve these Windows, I would still go back and it's just a task. I can go back and measure every window [?] yes.

I would appreciate that you override the recommendation of the staff to deny this so that we don't have to go on TV, air our laundry out for how we got here because, well, how we got here is a lot of different. Things, you know, and I just, I can give a presentation and a slide presentation exactly about the windows, exactly about all the correspondence that's gone on between the staff and the owner and how we are here and think it is a hardship. I've been going to a lot of the Commission Meetings. In my life probably been hundreds. Done over 500 projects in the quarter and I gotta tell you, this ranks right the top the worst thing that I've been involved that's what it is. Like say, hey, let's not try over spilt milk. Let's get this done here at the Commission meeting, where I think it should be, and let us finish this job and these windows are perfectly acceptable. I can get comments from the state Historic Preservation Office, National Park Service on the windows. The railing is still an issue, but you're not here to consider that today. I don't know if we move forward, but the railing [?] issue.

If you have any questions for me, we're willing to do to help make this happen. The owner went through a long phase of trying to get a larger opening in the deteriorated brick. They're quite happy with the historic look of five openings, so you know that took months to deliberate and get done. They lowered the slab so there's handicap accessibility. Which costs a lot. If you could, it's like an incredible structural piece that they did this, this building should have fallen down and I've worked on a lot [?] so the owner has kind of put his, you know, his checkbook out and paid for all this. And it's been a hard project for them and for any architect that would take this on [?] And I think Bryan would say, well, you're trying to do too much and he's done that before and he's quite right.

Sometimes you just put too much into them. They become really hard to do. And in this one, we've got an elevator. In here, we've got living quarters on the 3rd, then placed on the second floor. They have three or four old stairs that keep it, so it is a good restoration project and it's on the second block of Bourbon Street so.

I don't have a presentation like a slide show that I think we were preparing. But I said let's hold our [?]. Let's see if this [?] mission will. Err on the side of saying hey, OK, let's see what we can do moving forward and get this place open. So thank you for your attention.

Mr. Bergeron: All right Thank you. Commissioners? Questions for the applicant or the staff?

Mr. Tilton: So there are 24 Windows total. That's the that'

Mr. Williams: sorry?

Mr. Tilton: They're 24 windows on this property.

Mr Williams: Yes, Sir.

Mr. Tilton: What would be the unit? How much was it to make the windows?

Mr. Williams: Oh, how much? I'd say maybe 4000, maybe 4. Maybe 3000

Mr. Tilton: In terms of evaluation hardship on this one, if understanding that the building not being in commerce and paying rental is there a reason why over the last couple months there's no impulse to go back and like work with the staff level to and like to? Get them [?] and make sure that they're [?]

Mr. Williams: Well, I think like we just we we had the staff there (to the site). They saw the windows there.

They're installed. So in terms of going window by window

Mr. Tilton I'm just thinking if the

Mr. Williams: their desire was that each windows its own frame and each.

Mr. Weaver [?] it costs 100,000 per month.

Mr Williams: That's the rent, right

Mr. weaver That could have been subsidized by going ahead and correcting the change, right? Versus allowing Mr. Williams: That didn't happen.

Mr. Tilton: But it's in so [?] though, is like the the kind of continuation this over the next three months.

So there seems sort of like a resolution like if this goes on for three more months, it would still outweigh it would still be more costly than you would. [?] Then it would be just to go back in right now [?] But guess what I'm wondering about. Sort of. The hardship calculation on this one

Mr. Williams: I have a answer for that, that it's not one that really is pretty answered. It's just about what, five months ago. The director said this is a bad family in an e-mail. And I don't want to go into particulars about that e-mail, but it said I've had a bad experience with them. I don't. I don't know what that bad experience was.

Apparently with something on Saint Louis St. Right, I don't. But they were just as bad there as they

Mr. Block: Don't put words in my mouth.

Mr. Williams: I don't want to put words in your mouth.

Mr. Block: You're putting words in my mouth, OK?

Mr. Williams: Then I will read the e-mail.

Mr. Block Let me let me say in my defense. You shouldn't say that I said anything about this family. I said something about this individual, this particular individual who has a property on St. Louis St. who's had complete disregard for the work of the HDLC for years. And there's 10s of thousands of dollars in fines, so it isn't that I'm badmouthing a family. I'm speaking specifically about this individual who has complete disregard for the authority and jurisdiction of the VCC. So

Mr. Williams: And you said that with respect to this job.

Mr. block: Well, because it's the same individual

Mr. Williams: I know

Mr. Block: so

Mr. Williams: I should have been. I wish you would've told me. You know, two years ago.

Mr. Block: But no John. I mean, I resent the fact that you're demeaning my reputation by saying I have I said something against his family in an e-mail when I'm speaking specifically about this individual [?]: right?

Mr. Williams: Got it.

Ms. Abramson: We know you did

Mr. Block: OK. Well, I want that to be in the record.

Mr. Williams: Yeah, I'm not what? What I'm trying to say is if you looking at a person that would want to go sit down and work something out, I think that kind of they, this is my own supposition, felt like that bridge was not there. Because of the correspondence that had happened, and I'm saying, well, you know, that's a possibility that [?] work this out and then there wouldn't be [?]

Ms. Vogt: How many Stop Work Orders were placed on this property?

Mr. Albrecht: at least four

Mr. Williams: Yeah, there's been four or five. I think 5

Mr. Tilton: Just in terms of the evaluation hardship on this one, but [?] Just thinking about it from the standpoint of it, going back, it seems that if you were to go back in, do it correctly and work with the staff and solve it correctly. Probably within a couple months to get the, you know, maybe within shorter period of time.

Mr. Williams: Right.

Mr. Tilton: You could probably get this. Actually be less than an economic hardship on.

Mr. Williams: I don't disagree with you.

Mr. Tilton: So is there any input? So and you're saying? [?]

Mr. Williams: Again, that they're not thinking there's a lot of hope down that road.

Mr Tilton: But that's it with the guidelines [?] not to

Mr. williams: if I didn't have the these the what's there is approved by the state historic Preservation Office. The National Park Service. And they can have a wide open door.

Ms. Abramson: Nobody has seen that

Mr. williams: What's that?

Ms. Abramson: I don't think you can refer to that. That's not in record. We don't have any.

Mr. williams: I'm putting it on record.

Ms. Abramson: We don't. We don't have any copies of it.

Mr. Bergeron: It's not really relevant to us.

[?]: Yeah, it's not relevant.

Mr. Williams: It is. It is relevant, but it is relevant.

Ms. Abramson: No, it's not relevant.

Mr. Williams: It is relevant to the owner.

Ms. Abramson: Who's not here.

Mr. Williams: No

Mr. Bergeron: I'm sure VCC approval is also relevant to the owner.

Mr. Williams: it is

Mr. Bergeron: and that's what we're here to talk about

Mr. williams: yes

Mr. Bergeron: so I think you were in a line of questioning still.

Mr. Tilton: Well, I think it. Yeah, it's what I was trying to just understand is the case here is hardship. The guidelines we have kind of cleared ways that we can go about to approve this. Which is that if they're in line with

the guidelines, it seems like long term, the best economic choice and the best way to get this building back into commerce would be to work with the staff, get this mill work done and, you know, redo this in line with the guidelines. I think it's also, I think for your client, the most assured way to ensure like to make sure that this like that's a path of being able to get this into commerce

Mr. Williams: I agree.

Mr. Tilton: So I think, yeah

Mr. Weaver: I. Got one question.

Mr. Williams: Yes, Sir.

Mr. Weaver: The [?] slide 87 [?]

Mr. Williams: the Slide 7?

Mr. weaver: slide 87.

Mr. Williams: [?] look at 87.

Mr. weaver: [?] the detail and looking at 567.

Mr. Williams: That's the detail

Mr. weaver: [?] I'm saying, slide 67. There [?]

Ms. Laxton: No And that's I've mentioned this a couple times. That's not the finished piece of track [?]

Mr. Weaver: Well, I mean I get that, but I'm looking to see even if it's behind it, it's still

Ms. Laxton: this is also the door.

Mr. Weaver: Alright, go to the window thing [?] same Process

Mr. Williams: right.

Mr. weaver: It's not

Mr. Block : the openings. I think that's

Mr. Williams: [?] particular one. That's not the finished piece, and some of them, some of the windows have the finished [?],

Mr. Weaver: OK. Well, I'm just looking at. [?], where it should show [?] behind finished [?] It's not even lined up. Not even the same. But what you all proposed on the drawing [?] even solve. So I'm

Mr. Block: [?] the finished piece here.

Ms. Laxton: The [?] the piece

Mr. Block: that is. So that is. What is represented in the detail?

Mr. Williams: Asking [?] for a slide [?] go back.

Mr. Block: that

Ms. Laxton: So that's,

Mr. weaver: that's not the still not the same.

Ms. Laxton: And I apologize, it's flipped. It says exterior. [?] The [?] outside.

Mr. Williams: the stucco rounds the corner from the bottom up to the filler piece

Ms. Laxton: because the exterior does [?]

Mr. Block: So in the in the [?]

Mr. Weaver: [?] go back to my point of like it's just inaccurate. Of what is even on the drawings compared to what's actually installed. So that's just kind of where this whole thing [?] is just the communication across the board of what was approved [?] see what's installed is not even correct. And I think that's kind of where I'm having a hard part of communicating the hardship and. There's a hardship to be of just. I'm gonna put it, put it in terms, but I want to be but. Just. The understanding of what [?], There's a a disconnect somewhere and I think it really has to start back with what you can see on paper what [?]

Mr. Williams: If I could make one comment that says we'd be happy, thrilled, to be able to say, if the stop work order were lifted, we'd go window by window with the staff and say you know, how do you wanna handle this particular detail.

Mr. Weaver: But I think I think you can, but you're trying to do is say. We need to. Lift an issue. That's the reason why we stopped.

Mr. Williams: But I haven't looked at these windows that Mackenzie has. She's been back there plenty.

Mr. Weaver: Sure and I think that the issue is when there's a stop work order you typically want to go in to figure out what is the most efficient way to get from point A to point B. And to not do anything during the stop work order to me is negligence. But it's no effort even with the stop work order sitting here, not using your time right now with what I'm afraid is happening is you are taking the delay of this. This stop work order and you're putting the dollar amount of how much it's costing the owner and yourself. When that's not the purpose of stop work order, not just [?] money it's to figure out the issue [?] a solution to it [?] and not just sit on your hands and say, are you gonna accept it now because it's been two-month? I think we're all we don't want. We're not trying to impose. [?]

Mr. Williams: That's a good answer. I mean, yeah, my owner has not said, hey, let's sit down with the vieux carre commission, correct. And the vieux carre staff has not said, hey, if you want to talk about the Windows specific thing, we'd be happy to go over all with you. So that when we do get this thing lifted at, we know how to [?]

Mr. Block: That's the purpose of the stop work. That should be apparent that that's why we've stopped it, because we want that dial [?] I don't think it's just like, like Commissioner Weaver saying, we're not just doing it, so we're sitting around doing nothing. We're waiting to get information about how this is gonna be addressed and fixed,

Mr. Williams: [?] supplemental information,

[?]: I didn't. I didn't,

Mr. Williams: yes.

Mr. Block: Well, you know that we've requested each window opening to be measured. Because each window

opening is going to be different, so we would need to know how each one is going to be addressed. That's what we've said from the beginning. This isn't new. This is in the report,

Ms. Vogt: and that's also standard just for permit issuance.

Mr. Block: So this is why, when we were on site in January or whatever it was. When we first discovered that there was a cased triple hung window on site, it made us concerned and we recognized the fact that the windows that were existing, which we recognized were not historic, but they were wood. They were, you know, true divided light. They were appropriate. We'd need repair. What we had said at that time is some of the windows would have to be discarded. Some of the windows could be repaired and it was gonna. It was gonna take cataloging of each opening, and each windows sash, so we could know exactly what was gonna be expected. And that was what we said with SHPO on site and then within a month, all of those Windows had been removed, despite the fact that there was no permit to do that. You told them not to do that. And these windows were all miraculously installed. Exactly [?]

Ms. Abramson: That's problem, right?

[?]: So we just have to.

Ms. Abramson: just to make sure we're all on the same page.

Mr. Williams: [?] Problem get it resolved here.

Mr. Block: I think basically, if I can just cut to chase. We are at an impasse. We've issued a stop work order and requested information. Your client is not interested in complying with that, and so the Commission is being asked, and architecture committee, you know, so the Commission is being asked - and correct me if I'm wrong in any of this- to approve as installed. They will then provide details on how they're going to finish it. After the retention has been approved or deny it so they can appeal at the City Council.

That is exactly where we are, and I'm not in any way trying to put my foot on the scale. I'm just trying to speak to the truth. And so there's no need for us to relitigate the last seven months, six months as to how we got here anymore. I think everybody understands how we got here. We understand your client's position. And I think we just need to decide is the Commission going to approve this and allow them to move forward? Or deny it and allow them to move to City Council.

Ms. Viridure: I have a question. How did you guys determine what the size of these sashes were going to be? Because it sounds like one [?]. How did you determine ...?

Mr., Williams: I really tried to get the millwork [?] here to work. To make these windows match the windows up there and you're saying, how did they make this one-size-fits-all I think. Lot of experience.

We work with them not on this particular issue. But he made them so that they fit within, you know, all the openings and these opening do fit and you can see there's a [?] we were talking about fractions an inch you know, within each opening it. Nick only has a couple of these openings and some of them are. Just of the door one. But if you had pictures of multiple ones of the way they all fit back up there or go look at the window. All these fit. And we have, you know, recently, like yesterday, had state historic preservation. I know they have nothing to do with it, but this meets their standards that that we can put a window in and make the detail that you're talking about. I really appreciate you bringing that up because we do have to work that out and I'd love to say, hey, let's go to work, you know. Prove this.

Let's go work it out so that we have the best way to finish this that meets with the VCC. Any kind of VCC standard that also concurrently, you know meets the state Historic Preservation Office and the National Park Service, we have to accommodate, you know, all these projects, dozens of them and not hundreds of them, rely on their input as well. And we've sought their input and that's proper. You should do these concurrently. The problem is that they're OK with it. But VCC Staffs and architectural committee aren't. And you were at the Architecture Committee meeting. And I'm sorry I wasn't there. My wife. But I'm here now and you know you can opine on. You know the Architecture Committee saying, hey, you know you didn't give us every single window opening detail and didn't give us what we call shop drawings.

Thanks. Mackenzie gave you a very detailed, you know, drawing of a window out of all because they're all alike openings. Maybe there's an inch or so difference so we'd be happy to do that too.

Ms. Viridure: Well, can I? Can I just say, you know, my impression of it is that it feels like a financial [?]

Mr. Williams: financial what?

Ms. Viridure: a financial shortcut, whether it be wasn't the appropriate. Subcontractor millwork person doing this job, because anyone who used to work [?] And in for this type of project is going to assess all the [?] because they're going to want to go back and be sure that [?]

Mr. Williams: I agree

Ms. Viridure: So it appears that someone said I'm going to do the 1 size fits all and then we'll just block it out [?] instead of going to you know the correct way to do it. Recommended. I'm sure on other jobs you've done that. You've done a full assessment.

Mr. Williams: [?] Drawings and it's every opening we didn't get that opportunity.

Ms. Viridure: [?]

Mr. Williams: You're right.

Ms. Viridure: So I mean, I'm not really sure, it it feels like just a financial shortcut on someone's part and now we're just having to sort of deal with the [?] When you talk about a financial hardship 100 and something \$1000 [?] where you know you could just fix the windows and you could have fixed the one. It could have been done the correct way first time and then we wouldn't have that situation with. The right guidance and the right millwork Subcontractor. But I don't know if it's appropriate, at least to me. So [?] short[?] because that's what I feel.

Mr. Williams: [?]

Mr. Bergeron: I think we do have two separate issues here. We have unpermitted demolition and we have new

Windows that have to address either. Either we can make what's existing appropriate in some way, and I guess maybe that's a question I have for the staff. Is there a world in which these existing windows could be detailed in a way that [?]

Mr. Block: I think that. We don't know because we've never gotten a survey of the openings that we requested because we really, I mean we're looking at pictures of gaps in you know between this case window and the masonry. But we don't have a survey of window to window that was requested. And this can be done all photographically by the applicant, where they've got a tape measure at each gap at each window and catalog. ABCD. You know, we do this all the time, but we have gotten none of this information. So we're kind of left saying, well, we don't think that there is a way to do it neatly to where all of them because let's say one of them is an inch and one is 1/2 an inch, but you're gonna use the same piece of stock casing? So that's either going to be hanging over the edge of a jam, or it's going to be ripped in the field, so then it'll be smaller. So, you know, in historic situations you'd have mill workers on site that are creating. What we said from the beginning was that we wanted all the openings cataloged. We wanted the historic Windows cataloged. By historic, I mean the ones we had. This one-size-fits-all is likely to be problematic. If you guys had been able to catalog it on site before this happened. If all openings miraculously are the exact same size' if these masons 150 years ago made all the openings exactly the same, then maybe we could have, you know, looked at this and said, well, then this is going to be a great idea, but we don't. We have no idea. So as an architect, I have my doubts. I've worked in historic construction for most of my career and I've never found one opening to equal the second, ever, so have my doubts that it would be a one-size-fits-all correction. So you're still gonna have to figure out window by window by window, how you're gonna address all of those gaps. So

Mr. Bergeron: and one thing that I haven't seen addressed yet here is how the shutters go back on. I don't even know where they are. Hope they're not at the dump.

Ms. Abramson: We promised they were on site. We were promised that last time you were here, that was my first question too.

Mr. Bergeron: I think that you know, it'd be my inclination. I would never want to shut the door on a good conversation. And now you know the applicant knows that staff is waiting patiently by the phone to work this through. So you know, can we leave open the possibility that if we identify and draw accurately what we have and identify and draw accurately. What we had How can we get to a situation that's approvable.

Mr. Weaver: I think the biggest thing is, I think the lack of effort of trying to get information because I think I'm assuming. It's probably more of a global reason why not more so than [?] just simply transparency of what's needed. Because I know if I [?] \$100,000 in my whole company [?] right now. Including the fabricator of these windows I would have everything [?] out [?] right now. [?] even before us even coming to the table to negotiate. You know, work, I think right now. On your side to comply with this information so we can have that. What could be a option A B C right now? Like

Mr. Williams: that's a good point

Mr. Weaver: To say lift this stop work order and then we'll comply and [?] have this. I don't think any court, if I went in there and I was in trouble, say hey. I just had a DUI. Take me off probation. Then I'll take a course so I won't be like, that doesn't work that way. And I think to come in and ask us to lift this so you can comply simple information so we can make accurate decisions judgment to me, is just. I just think we need to keep the Stop there. But you gotta be. But you don't have to be.

Mr. Bergeron: We have not yet asked for public comment.

Ms. Abramson: [?]

Mr. Bergeron: Of course.

Ms. Abramson: Mr. Williams, I really appreciate your thoughtful answers, and I'm and I'm, I'm sorry about your wife and you missed the architectural committee meeting. I do,

Mr. Williams: but I don't think the outcome would change.

Ms. Abramson: Well, maybe, maybe not.

Mr. Williams: I want to be clear about that. I would be more informed.

Ms. Abramson: I have a couple questions, but before I get into that, I remember this meeting last time you're here.

Mr. Williams: Yep

Ms. Abramson: First, not getting into it, I think we were promised the shutters were on site, so I just wanna reiterate that. But you had promised us that you were gonna work very closely with the staff and Architectural Committee to find a resolution. You came here and said that and so that's why we moved forward at that time. And I'm just wondering. I'm just gonna throw this out there first. Would it be better to go back to the architectural committee, when you are available. Work with the staff. Some of this mill work may be fine and there may only maybe a handful of windows that have to be repaired and may not be a big deal. Instead of continuing on to the City Council and a possible lawsuit, I would[?] want to do. That right now. It's just a suggestion is maybe that would be the best thing to do is when you can go back when you're available because you promised you would do this is you know, then you can work with them. They can do their measurements. I don't think it's a big deal to do these measurements. I really don't. And then the staff can go out and go through each window with you and say, you know, this is fine, this is fine. Change this trim. Need these you know however many fixed I I think what maybe I wonder and he's not here so I can't ask the owner. Just they want me to replace all the windows and I don't. Think that's been said?

Mr. Williams: He's thinking it's a global thing and it's not. And I really appreciate your input.

Ms. Abramson: I mean, we're trying to be thoughtful and help you. We really, really are. And so is that a possibility? You go back to architectural committee when you are available. Have them measure. I mean, before the architectural committee. Go ahead and do the measurements. It won't take you that long. And then the staff

will come out and talk to you about each individual. Do I have this right?

[?]: Correct.

Ms. Abramson: OK. I don't wanna commit y'all to something y'all don't wanna do. It's just, it's just.

[?]: [?]

Ms. Abramson: I know, but I think they've given you a lot of time, a lot of careful time and they will always give you careful time

Mr. Williams: [?] More than take up time on this kind of thing, and even today your time, you know, it's very special.

Ms. Abramson: Thank you. I appreciate that. It's just I think that. Maybe we can peel some people off the ceiling and get a resolution is what I'm. But you know, if you don't want to, we'll vote. I do have some questions if you want to go forward, but I'm just wondering if that's something you might agree. Today is let's take it back to architecture committee, where the staff can get the information they need. They can come on site, they can work with you window by window. I mean my. I'm gonna call it untrained eye. But it's not that untrained. I can already see some issues and I think you can too and I think you know that you have to fix.

Mr. Williams: Oh yeah,

Ms. Abramson: OK,

Mr. Williams: that would.

Ms. Abramson: And so that would be my suggestion. But you know, I don't wanna tell you what to do.

Mr. Bergeron: All right. Think that's a good suggestion Let's have public comment. Do we have any public comment?

Ms. Holmes: Yes.

Mr. Bergeron: OK.

Ms. Holmes: My name's Erin Holmes. I'm representing VCPORA.. I think it's fairly obvious that the hardship is self created. You know, had it not been for repeated deviations. Repeated deviations of permitted plans this building would be back in commerce. Make lots of money. I think we all recognize that here. Given the history of disregard for the VCC policy, staff and guidelines I would typically and respectfully ask that you deny the retention. But as I'm listening to the conversations that that have been very illuminating, I realize that we really are at an impasse and we are concerned with the fate of the building. We're going into hurricane season. We want this building to be made whole, so I do like the idea of kind of figuring out. Where and when where the the middle ground is. And so I think maybe a deferral is best, could some of the windows might be approvable? We would really like to see this department and Commission flex its administrative authority to compel adherence to the policies for the applicant and the owner, require the windows survey, which could have been produced months ago. They've asked for it for a month[?]. Get the windows properly constructed and installed appropriately. Again, I think a deferral might allow the time to do this and I would like to lastly add that the level of mismanagement and disrespect regarding this property, particularly ignoring the stop work orders is a criminal offense. Through the adjudication process. And so I would also recommend that you support that option as well. Thank you.

Mr. Bergeron: Commissioners, any other discussion? We've been at it for a while? We ought we give the applicant the final word. I will ask you to keep it brief because you said I think we're taking about an hour now.

Mr. Williams: Long time. Appreciate your time. Yeah, I mean. I. I'm very familiar with how these are installed and I think there is some ability to try and work. Appropriately keeping these windows because not hate dwell on this we we we do have other folks that have weighed in that says that they think there's a way to keep that doesn't mean that the VCC staff, Erin in particular probably can use. right,

Ms. Vogt: this is Nicks project.

Mr. Williams: Oh, sorry Nick. It would probably be you and I. I think if we can. Maybe schedule a time?

Certainly it's Wednesday. You know, Thursday, Friday, Monday, so that we can look at this and go window by window and we have 24 windows.

Mr. Block: I was gonna suggest actually that you guys need to do the survey and you guys need to provide that information. There's no reason for staff to go on site and do window by window. This is your job.

Mr. Williams: OK. At some point, we're gonna have to.

Mr. Block: Absolutely. Requiring that the professional of record we've asked for months with the professional record document the existing conditions and not the VCC staff to go and do that work that we are not paid to do,

Mr. Williams: not asking for them to do that work.

Mr. Block: So what I'm saying is it's imperative that the architect team document the building.

Document the conditions and document how it's going to be addressed and then we will go over them item by item. Once you provided that information. That's

Ms. Abramson: I think that's a great answer. If you're [?] to that,

Mr. Block: We don't go on site and show architects how to build buildings and how to address these. We review the drawings and details. Once it's done,

Mr. Williams: there's a little bit of situation there that I'm gonna review this and err on the side of making sure that, [?]

Mr. Block: Well, then that means that's very unethical for you to do, John. Your responsibility is to represent the truth.

Mr. Williams: I've looked at these windows. They are a windows that can remain in place, [?] already done that.

Mr. Block: I'm gonna trust your professionalism, that when you submit documents to us, it's documenting legitimate authentic conditions. I'm giving you that much respect, OK?

Mr. Williams: I appreciate it.

Mr. Bergeron: And I think if all of the windows can be retained, then that's probably a good thing for a lot of

people.

Ms. Abramson: We're not suggesting that they can though. Don't twist the words

Mr. Williams: a window. Look, I'll tell you, I see a window that can't be retained. Who can I tell? You can't be retained because the reason it can't be retained is that it can't hold water. Do I want to create a situation that for myself is not going to be good? That's the only reason they can't be retained. They all are architecturally correct and just and they, you know, in the detail, you know, hold mustard. So I think that's something that I I absolutely, Bryan, I absolutely agree.

Mr. Bergeron: Right.

Mr. Williams: OK.

Mr. Bergeron: OK. It sounds like everyone's in agreement. Are we ready for a motion?

Mr. Weaver: There's something else with the railing or is that not?

[?]

Mr. Bergeron: Yeah, that's for another day.

Mr. Williams: For another day. be another hour.

[?]

OK. So are we ready for a motion? a motion?

[?]

Mr. Bergeron: Up to you all.

Ms. Abramson: Are you agreeable to a deferral so that you can work with the staff?

Mr. Williams: I I'm absolutely always agreeable to work with the staff in terms of the deferral, right? I'd have to, you know, check with my owner. But if you defer it, he still has a choice that if he wants to go to the City Council, he can, he can appeal a deferral so it doesn't matter if you defer it. It's either way. But I will. I wanna tell you is I'll do my best to get him to go along with it. I think it's the best way to handle it

Mr. weaver: I guess. The question is, do we need to defer it? Are you going to get the window [?]

Mr. Williams: Yes

Mr. weaver: OK.

Mr. Williams: I guarantee you that

Mr. weaver: if its a no there's no point of it deferring if he's not t[?]: right, right, right, right.

Ms. Viridure: [?] and [?] decide that they don't want to do any of this. [?] saying this [?] again.

Mr. Williams: No, wait, you can. You can appeal it up to the City Council.

Mr. Bergeron: So then it goes to council.

Mr. Williams: That's correct?. But I'm doing everything in my power which I have a little bit. I mean, at any point I have to let you know at any point. I could just say not doing this anything. And and and quit.

And I haven't done that because I think that I am a good person to try and figure this out and help get a resolution, even though at the end I feel a lot of responsibility about taking the spine on and trying to make something work that's none of your business. It's my business. I'm not a quitter. I'm gonna try and make it hopefully this week.

Alright. And I am gonna find those shutters.

Mr. Bergeron: An agreeable applicant. Thank you, Mr. Williams. On the on the case of the missing shutters. We have a motion.

Is it just a plain deferral to the architectural Committee?

Well, I think it's to the staff. Is that we need to. He needs to document and then we need to review and I need to mention about the windows.

So I'll move that. We defer to the staff that for y'all to take individual measurements and assessments each window, give that information to the staff so they can come out and assess each window after they have the information that they need. To see which Windows need repairs, replacements, et cetera.

That's fine.

Is that going to be the next meeting or the meeting?

How long is that going to stay? It's going.

It's up to the it's up to the architect to get the drawings done and review it, and then and then we will take that to the architecture.

Happy. We'll have this done with Nick before the next meeting.

Is that OK? That. That sounds wonderful. OK.

That sounds great. Thank you.

Have a motion on the table.

Now, do we have a second to that motion?

All right. We have a second. Let's all in favor.

Any opposed closed OK motion passes for deferral. Thank you.

There was public comment from Erin Holmes of VCPORA

Ms. Abramson made the motion to defer... Ms. Shilstone seconded the motion and the motion passed unanimously.

Architecture Committee Meeting of	06/09/2026
<u>DESCRIPTION OF APPLICATION:</u>	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

DRAFT

Mr. Albrecht read the staff report with Ms. Laxton and Ms. Lewis present on behalf of the application. Ms. Laxton asked for clarification regarding staff's concern that a comprehensive set of millwork shop drawings had not been provided. Mr. Fifield noted that the provided detail drawing was not a shop drawing and that a shop drawing needs to be representative of each individual opening. Mr. Block noted that because this is a 19th century masonry building, there is nothing uniform from opening to opening and now with the new window units being exactly the same, each one of them needs to respond to the specifics of the opening that it is asked to fill. Mr. Block continued that one drawing was provided that is supposed to represent all the openings, but it doesn't represent each individual opening. Ms. Steward asked how did this happen despite being cited and a stop work order. Ms. Laxton noted that it happened between their visits and over the weekend. Mr. Fifield noted that any decision made today would be based on the merits of the architecture being presented. Ms. Steward noted that design-wise this is not approvable. Mr. Block emphasized the instances where the windows are being converted to doors that they are two-dimensional and did not maintain the depth and shadow lines shown in the approved plans.

Mr. Bergeron noted that staff is recommending denial of the retention and pointing out that the previously existing material has been disposed of and is not coming back. Mr. Block responded that they were not arguing that the previously existing material was necessarily historic but it was appropriate and it was previously asked that each opening be documented and selectively repaired rather than being gutted and disposed of. Mr. Fifield added that the applicant could have made a case in advance for full replacement. Mr. Block noted that there have been discussions with the architect about dismay from their client, who did this work, that all of this process is preventing them from opening their business. Mr. Block stated that the VCC has reiterated that this was all an unforced error on the part of the building owner, who was advised not to do this. Mr. Block continued that we are not doing this in any way to be punitive because we are just reacting to the architecture that is being presented to us and that for anyone that does work without permit or beyond what was approved, the process becomes ridiculously lengthened at the fault of the owner.

Ms. Holmes, in the audience representing VCPORA, noted that this applicant has had a blatant disregard for the authority and responsibility of this board and staff. Ms. Holmes noted the value of historic wood windows and continued that this property has been subject to no fewer than four Stop Work Orders and that work has continued illegally each time. Ms. Holmes stated that maybe there can be some repercussions for these actions such as a property going to adjudication and fines imposed if work continues after a Stop Work Order. Ms. Holmes continued that this is a refusal of this applicant to oversee this project with the plan to ask for forgiveness and go straight to City Council.

Mr. Bergeron moved to deny retention of the existing millwork as installed in deviation of the approved plans and the Stop Work Orders. Ms. Steward seconded the motion, which passed unanimously.

Vieux Carré Commission Meeting of **04/22/2026**

<u>DESCRIPTION OF APPLICATION:</u>	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.

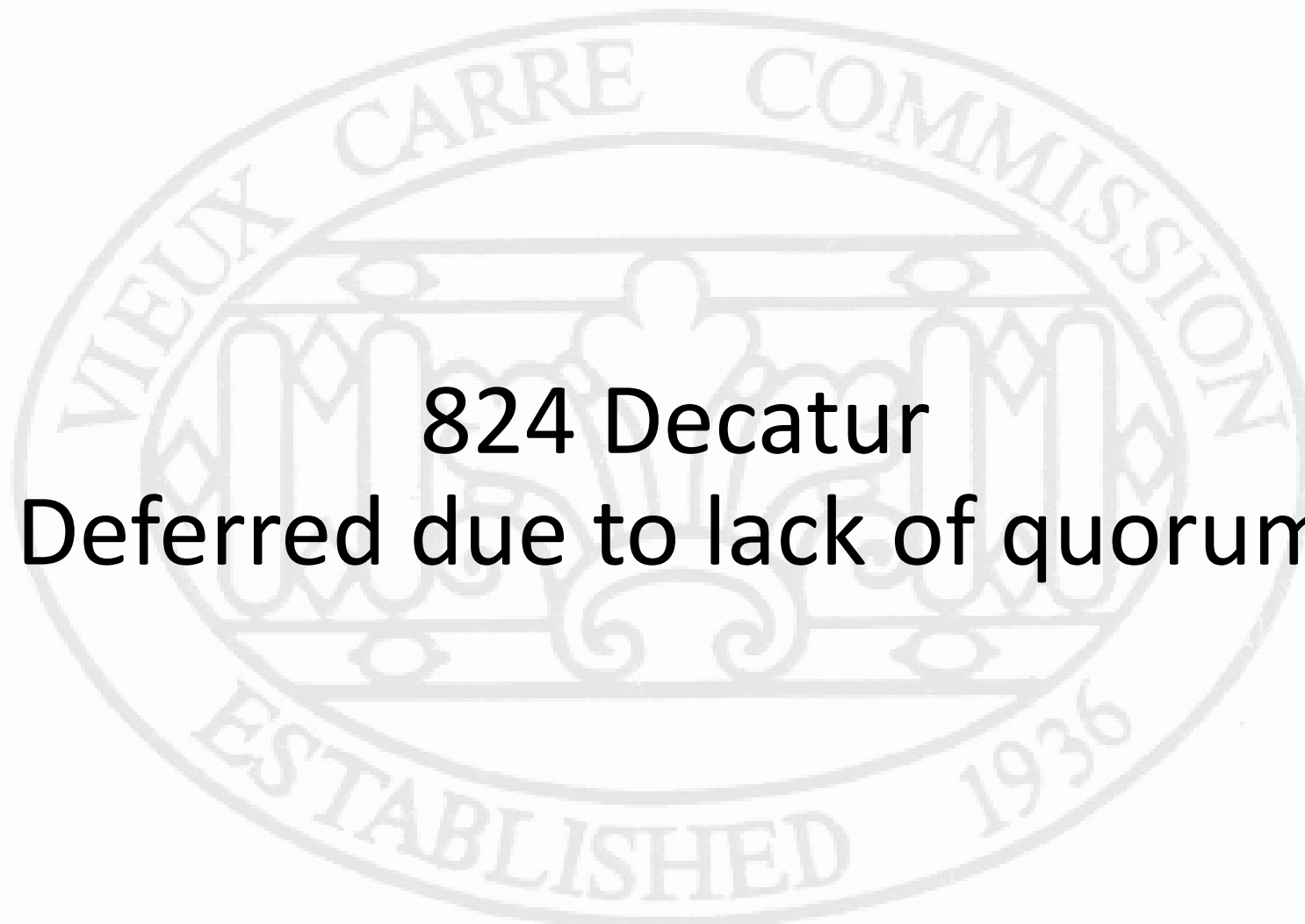
The Guidelines note the importance of these ornamental metals to the French Quarter as a whole and that *“the VCC requires replacing only the parts or components which cannot be repaired”* rather than replacing the entire thing wholesale. (VCC DG: 08-08 & 08-12) Additionally, *“the VCC requires matching 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**



824 Decatur
Deferred due to lack of quorum



832 Esplanade

ADDRESS: 832 Esplanade

OWNER: 832 Esplanade Avenue LLC

ZONING: VCR-2

USE: Residential

APPLICANT: Loretta Harmon

SQUARE: 80

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 08/11/2026

DESCRIPTION OF APPLICATION:
Permit #26-03710-VCGEN
Violation Case 26-01530-VCCNOP

08/11/2026
Lead Staff: Erin Vogt
Inspector: Noah Epstein

Appeal to retain unpermitted modifications to rear structure, partially restore service ell gallery, and proposal to add second floor to unrated addition, per application & materials received 02/05/26 & 07/14/2026, 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: 08/11/2026

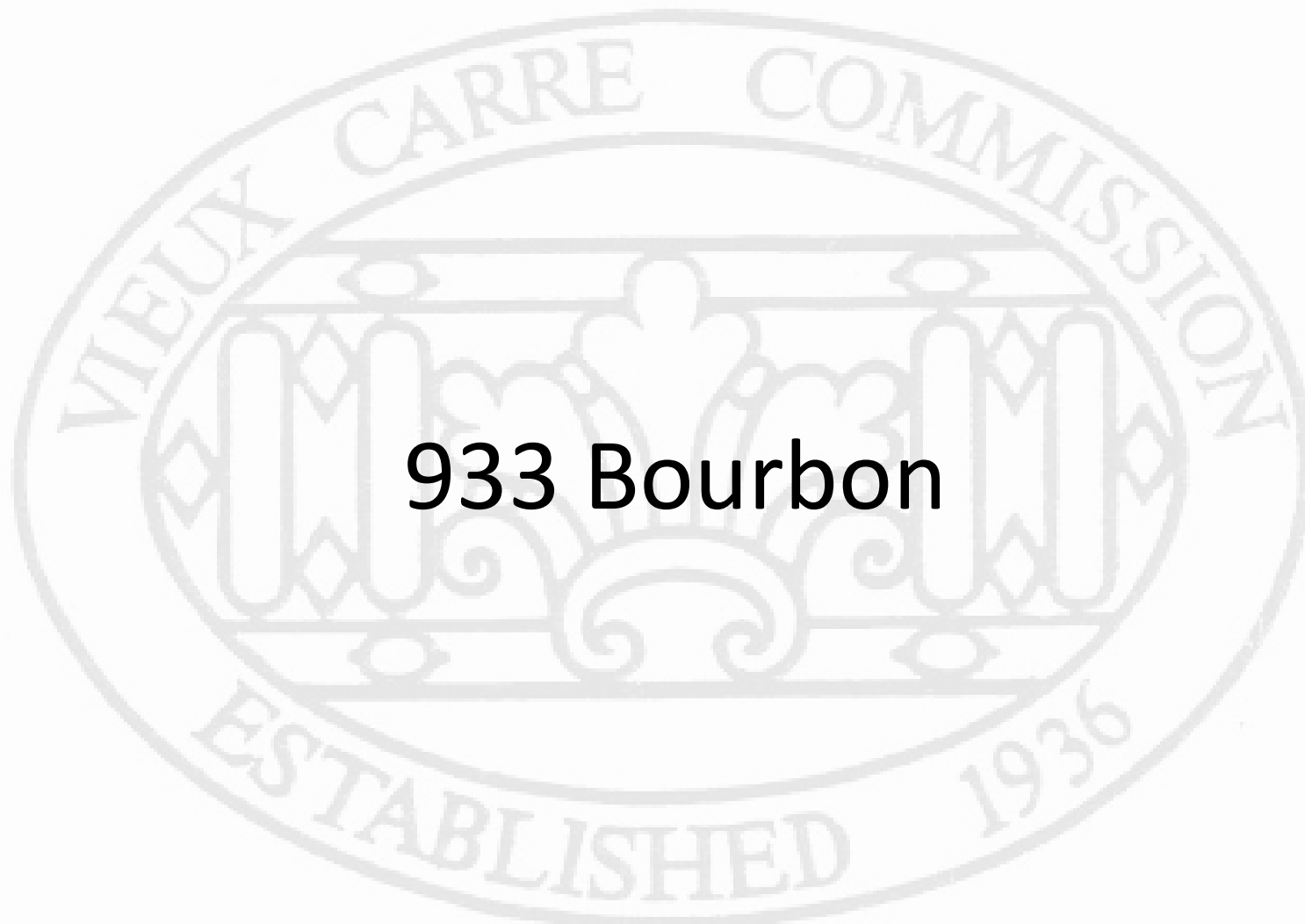
When last reviewed on 6/23/26, the Committee concluded that the proposal to address the extensive work without permit at this property was moving in a positive direction with the reopening of the second-floor dependency gallery. As a reminder, the applicant had proposed adding a second floor to the illegally expanded rearmost structure, converting the property from single family to two units, while keeping the first floor of the dependency enclosed. As an olive branch, the Committee recommended that the applicant actually increase the width and massing of the proposed second floor addition to improve its appearance, but plainly stated that the additional square footage provided by expanding the addition would be a compromise for restoration of the dependency’s open first floor. The Committee was particularly concerned that allowing the enclosure of the rear gallery to remain would be, in effect, rewarding the bad actions of the previous owner by allowing even further expansion of the egregious work without permit. They added that the applicant was making progress toward solving this design problem, but that allowing the enclosure of the first floor to remain was a nonstarter explicitly prohibited by the Design Guidelines.

The current proposal has eagerly incorporated the Committee’s suggestions that most benefit ownership, further expanding the rear addition by an additional 241 sq. ft., while leaving the first floor of the service ell enclosed. All other suggestions made by the Committee and staff, even those as minor as eliminating unnecessary commercial handrails at the exterior stoops, have been ignored. When staff noted that this submittal did not restore the first floor, the applicant responded “we and the owners have concluded that we need to move forward w/ the project renovation to restore the building and get it back into commerce, and these deferrals are not beneficial to any of us. So, that being said, if we cannot succeed w/ the committee on letting us leave the first floor balcony enclosed, we would rather a denial to move the project along to avoid yet another foreclosure/return to bank. [...] The interior character/historic fabric would be destroyed to remove and relocate the interior stair, in our opinion.” Staff notes that this proposal does not, in fact, “restore the building.”

For the record, the Committee’s last review was only the second hearing held in response to this flagrant violation case. The first proposal submitted by this applicant proposed barely any correction. It is unheard of for any regulatory agency or permitting jurisdiction to approve retention of structural work undertaken with no permits, with no stamped drawings, no design professional of record, no licensed contractors, no inspections, and in flagrant disregard of stop work orders, much less expecting them to do so in just one meeting. It is particularly unreasonable to expect otherwise in the second oldest historic district in the country. The Committee had specifically noted that the last review was on the right track, and that this was a solvable design problem. Attributing this lack of cooperation to the so-called “interior character/historic fabric” of the interior stair at the rear addition is laughable.

Staff finds this review to be a waste of time given the applicant’s unwillingness to negotiate, and recommends **denial**.

ARCHITECTURAL COMMITTEE ACTION: 08/11/2026



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.

<u>Architecture Committee Meeting of</u>	08/11/2026
<u>DESCRIPTION OF APPLICATION:</u>	08/11/2026
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.]**

<u>STAFF ANALYSIS & RECOMMENDATION:</u>	08/11/2026
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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 civil 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, staff was notified that work was underway at the rear of the site without permit, and an inspection from 927 revealed a gate in the rear masonry wall which provided 933 Bourbon with direct access to the alley. The owner of 927 Bourbon submitted a survey indicating that they owned one wythe of the masonry wall. They argued that, since they had not consented to the modification of the wall or installation of the gate, 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 masonry was roughly removed, restoring access to the alley.

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 inspection of the current conditions. Some minor repairs may be required for retention if the conditions are unchanged since 2018.

The applicant is seeking to retain two condensers that serve 933 Bourbon, which are located in the common alleyway. 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, both building code and the CZO have 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.

With the proviso that staff must be allowed to perform an inspection to verify the current conditions prior to permit issuance, staff recommends:

- **Conceptual approval** of the appeal to retain the gate and its opening in the rear masonry wall, with repairs to be conducted as needed,
- **Conceptual approval** to retain the HVAC equipment in the alley, with the proviso that the Department of Safety and Permits must find this location compliant with code and ordinance and approvable for retention, and noting that this location is not approved in perpetuity for future equipment,
- **Conceptual approval** of the appeal to retain the aluminum windows, with repairs to be conducted as needed,
- **Denial** of the appeal to retain this particular keypad at the front gate, with the applicant to propose an appropriate alternative for review and approval at staff level.

Staff seeks the guidance of the Committee regarding the vegetation present at the front property line masonry fence.

ARCHITECTURAL COMMITTEE ACTION:

08/11/2026