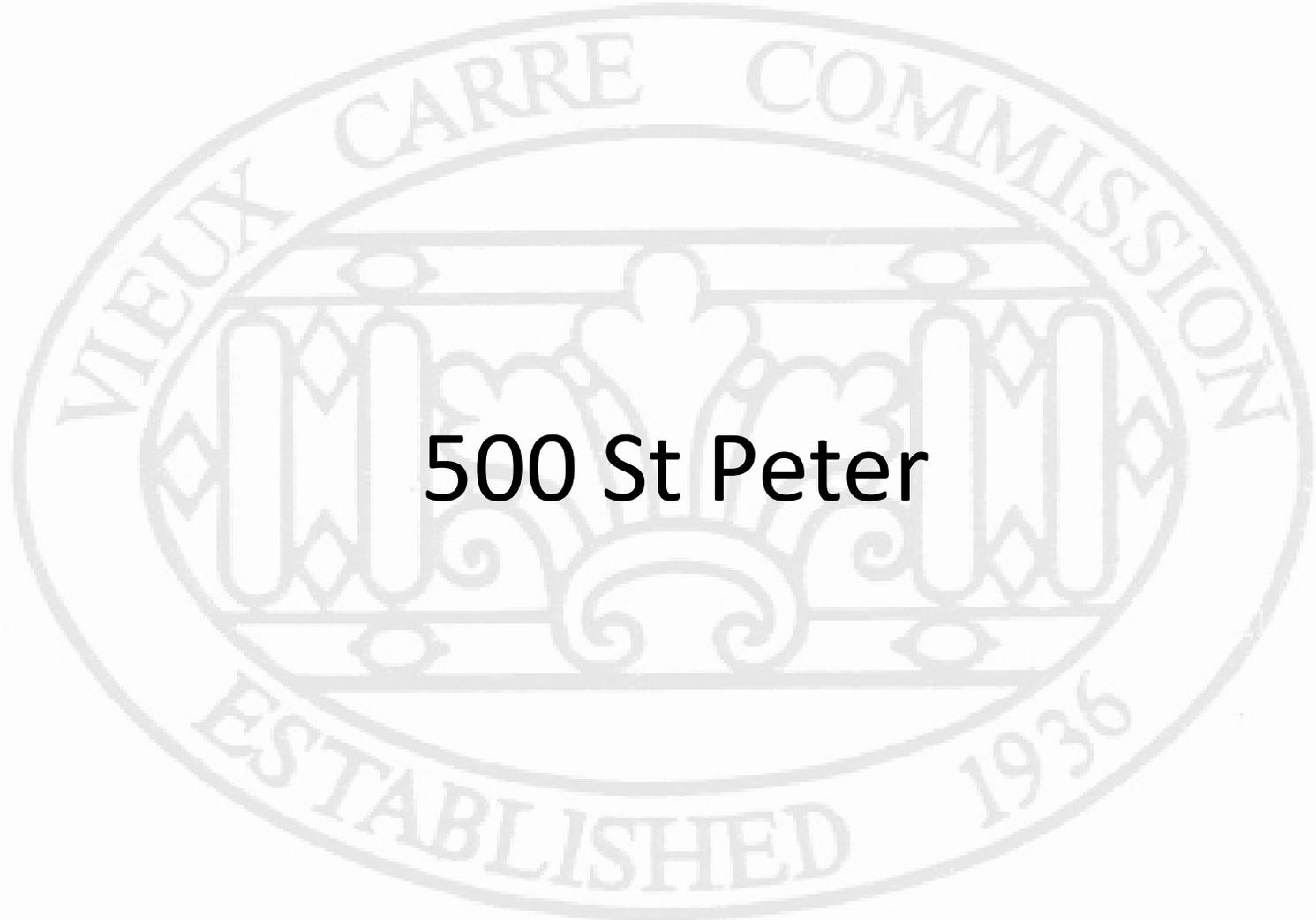


# Vieux Carré Commission Meeting

Wednesday, July 23, 2025



# Old Business



500 St Peter

ADDRESS: 500-40 St. Peter  
 OWNER: City of New Orleans (Upper Pontalba Building Restoration Corp.)  
 ZONING: VCC-1  
 USE: Commercial / Residential

APPLICANT: Blake Kidder  
 SQUARE: 25  
 LOT SIZE: 32,543 sq. ft.

**ARCHITECTURAL/HISTORICAL DESCRIPTION OF PROPERTY:**

Rating: **Purple** - of national architectural and/or historical importance.

Baroness de Pontalba's lasting contribution to the architectural landscape of the city remains the two ca. 1850 block-long Philadelphia red brick structures that flank the upper and lower sides of the square, with sixteen elegant townhouses in each on the upper floors and separate commercial spaces on the ground floors. Henry Howard finalized James Gallier Sr.'s plans for these twin structures, known as the Upper and Lower Pontalba buildings.

**Vieux Carré Commission Meeting of**

**07/23/2025**

**DESCRIPTION OF APPLICATION:**

07/23/2025

**Permit #23-13761-VCGEN**

**Lead Staff: Erin Vogt**

For Recommendation Only: Proposal to renovate courtyards, including millwork alterations, and to repair the roof, per application & materials received 05/19/2023 & 03/14/2025, respectively.

**STAFF ANALYSIS & RECOMMENDATION:**

07/23/2025

[Staff notes that the Pontalba Building is owned by the City of New Orleans and this motion is for a non-binding recommendation only. Nearly identical proposals were reviewed by the Commission in 2021, but the motions expired after 12 months. All changes to the 2021 drawings were rereviewed by the Committee on 05/20/2025.]

On 04/21/2021, the Commission reviewed and conceptually approved a conceptual proposal for three courtyards at the Upper Pontalba building, prior to development of a full proposal. The applicant has returned to request a permit for all courtyards in the full building and a restoration of the roof. The courtyards have been modified extensively throughout the years, including construction of brown-rated additions and enclosure of historically exterior space. Courtyard 11 (photos on sheet G0.05), the only remaining courtyard unmodified by previous renovations, will serve as a template.

The applicant proposes to remove non-historic windows and plastered walls, installing well-proportioned six-over-six double-hung windows with pilasters. The walls enclosing the previously existing service ell balconies will be rebuilt with applied millwork to resemble balconies with posts, a simulated handrail, and panels of fixed louvered shutters. Walls belonging to later courtyard additions will be clad with wood siding to distinguish them from original historic construction and reflect their status as infill. In some courtyards, a portion of the historic balcony will be restored to exterior space, with decking installed and six-over-six windows moved back to their original locations in the historic service ell wall.

Although the proposed work is not a true restoration of previously existing conditions, staff and the Committee found the renovation in previous discussions to be a significant improvement over the inappropriate windows and stuccoed enclosure walls, which we estimate were installed sometime in the 1920s or '30s. The work will be phased in demolition and construction, and staff encourages the applicant to involve the VCC in the field, particularly if unexpected conditions arise, or if any deviations from the approved plans are needed. On 05/20/2025, the Committee rereviewed the proposal and moved to forward a **positive recommendation** of the proposed courtyard work to the full Commission for their consideration.

The roof work proposed is extensive and detailed, but most of the proposed work is standard. The following items require Commission review per the Design Guidelines:

- Gutters and downspouts on the rear roof slopes and courtyard roofs will be increased from 4" to 6" to accommodate rain load. The Committee found this approvable.
- The applicant initially proposed adding two additional means for venting the roof: a vented ridge cap and vented apron. This is in addition to existing louvered copper roof vents, which have not been sufficient, leaving the Pontalba with notable, longstanding issues with moisture and ventilation. The applicant later submitted a separate proposal to install gravity vents in 2023, in addition to the vents approved in 2021. The Committee and Commission did not object to gravity vents, but recommended that these be installed at one unit to test if they were effective before installing them throughout the property. The current roof plan shows gravity vents at all units, but the applicant has stated that they intend to test them at one unit initially and consult VCC staff before moving forward with installing them throughout. The Committee found all proposed venting methods approvable when rereviewed on 05/20/2025.

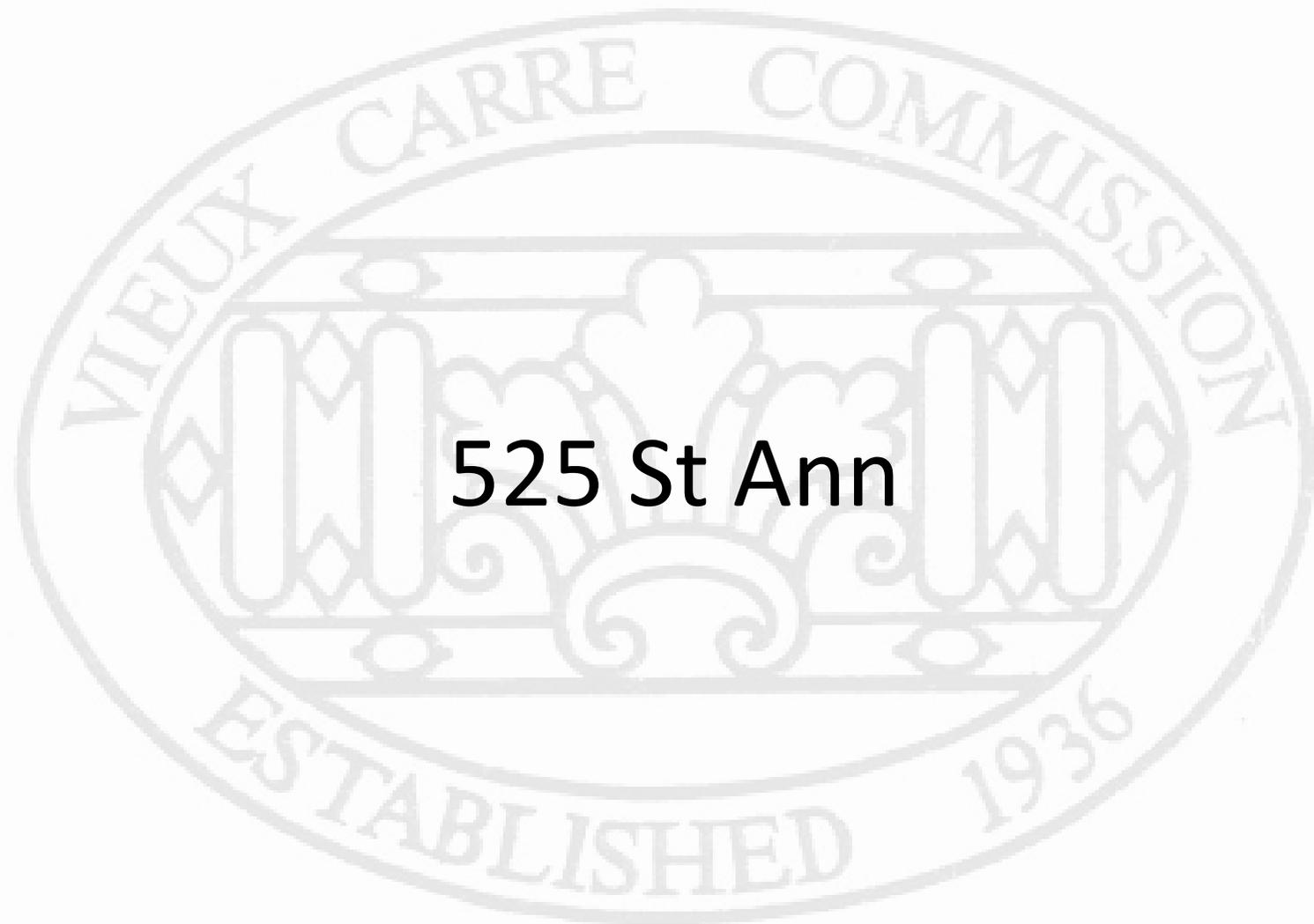
Again, staff notes that the Pontalba Building is owned by the City of New Orleans and this motion is for a non-binding recommendation only. The Committee forwarded a **positive recommendation** to the Commission on 05/20/2025.

**VIEUX CARRÉ COMMISSION ACTION:**

07/23/2025



# New Business



525 St Ann

ADDRESS:	525 St. Ann	APPLICANT:	Blake Bergeron
OWNER:	La. State Museum	SQUARE:	23
ZONING:	VCC-1	LOT SIZE:	32,580 sq. ft.
USE:	Commercial/Residential		

### **ARCHITECTURAL / HISTORICAL DESCRIPTION OF PROPERTY**

Rating: Purple: Of National Architectural or Historical Importance.

Henry Howard finalized James Gallier, Sr.'s plans for Baroness Pontalba's twin buildings, which were constructed in 1850.

#### **Vieux Carré Commission Meeting of**

**07/23/2025**

#### **DESCRIPTION OF APPLICATION:** **Permit # 24-12586-VCGEN**

07/23/2025

**Lead Staff: Nick Albrecht**

**FOR RECOMMENDATION ONLY:** Proposal to modify previously approved plans including proposed addition into courtyard space, per application & materials received 04/29/2024 & 07/01/2025, respectively.

#### **STAFF ANALYSIS & RECOMMENDATION:**

07/23/2025

This business was last before the Commission at the 06/04/2024 meeting regarding the proposed expansion of an existing business into the neighboring space next door. That proposed work included a new wall opening between the spaces and new hood vent ducting in the existing courtyard space. That proposal ultimately received conceptual approval with a request that an addendum be added to the lease that the door and vent would be removed upon the current tenant leaving.

The applicant has returned with a proposal to expand that previous scope of work to now include a small addition within the small courtyard space. The addition would infill what is currently courtyard space, but which has existing infill construction at the floors above it. As this space is currently not open from the ground to the sky, the proposed addition would not have any impact on the existing open space of the property.

The addition would house only a single bathroom. The expansion into this courtyard space would involve the removal of an atypical louvered vent opening, which was likely previously a window, as well as a significant portion of the masonry wall on either side of it. As this masonry wall is likely an original portion of the purple rated building, staff and the Architecture Committee encouraged a revised proposal that minimized any changes to the existing masonry. Removing a portion of the masonry wall is much more irreversible, while the other aspects of the proposal are relatively easily reversible.

The applicant submitted a revised plan drawing yesterday (07/22) which showed a portion of the wall being retained and the existing opening shifted to allow for a new door. This is included on the last page of the meeting materials for this property for today's meeting. Staff prefers this approach as it retains more of the existing masonry wall, although a portion of it would still be removed.

Ultimately, as this building is state owned, the Vieux Carre Commission can only offer a recommendation relative to the proposed work. The proposed work would clean up some existing elements, including exposed plumbing and conduits in this area. The location is at the rear of the building and not visible except from within the space. Still, this is a highly rated building, and care should be taken to minimize the impact on historic fabric and the overall space.

The Architecture Committee forwarded the application to the Commission with a negative recommendation due to the fact the proposal would add square footage by taking away from the courtyard and would remove an original wall. Staff notes that the recommendation was based on a previous iteration and not the plan that was only submitted yesterday which limits the removal of the original wall. Although staff prefers the latest proposal compared to previous ones, there are still some valid concerns regarding the overall proposal.

Staff notes that the applicant has expressed an eagerness to move forward with the project and, as this is a recommendation only situation, staff encourages the Commission to provide a recommendation, either up or down, today rather than any deferral or non-action.

#### **VIEUX CARRÉ COMMISSION ACTION:**

07/23/2025

**Architecture Committee Meeting of****07/15/2025****DESCRIPTION OF APPLICATION:**

07/15/2025

**Permit # 24-12586-VCGEN****Lead Staff: Nick Albrecht**

**FOR RECOMMENDATION ONLY:** Proposal to modify previously approved plans including proposed addition into courtyard space, per application & materials received 04/29/2024 & 07/01/2025, respectively.

**STAFF ANALYSIS & RECOMMENDATION:**

07/15/2025

This application was deferred at the 05/20/2025 meeting with the recommendations that the applicant explore possible interior solutions and find a remedy that is more sensitive to the historic fabric. Following the Architecture Committee meeting, staff met with the applicant to discuss the proposal, including possible alternatives and ideas to make the current proposal more approvable.

The applicants provided alternative plans that kept everything within the existing building footprint but expressed concerns that these layouts would create bad bottleneck points between staff moving through the rear door and guests waiting for the restroom. As such, the applicant is proposing the small bump out addition as previously proposed.

In meeting with staff, staff recommended that some other work could be proposed to sort of clean up the area around the proposed addition. Primarily, removing the steel I-beams and post that is in place. The applicant was open to that idea but has since provided information from their engineer that the steel is “being used to shore up the gallery above and will need to remain.” Staff would still encourage ways to improve and minimize these atypical structural supports.

With the addition itself, staff questions if the existing wall opening that currently features the louvers could be utilized as the door opening to the addition. Currently, the plan shows the demolition of this opening and a significant portion of the masonry wall on either side of it. As this masonry wall is likely an original portion of the purple rated building, staff would be much more comfortable with a proposal that minimized any changes to the existing masonry.

Ultimately, this proposal is for recommendation only. The proposed work would clean up some existing elements, including exposed plumbing and conduits in this area. The location is at the rear of the building and not visible except from within the space. Still, this is a highly rated building, and care should be taken to minimize the impact on historic fabric and the overall space.

Staff seeks commentary from the Committee regarding the proposal.

**ARCHITECTURAL COMMITTEE ACTION:**

07/15/2025

**DRAFT**

Mr. Albrecht read the staff report with Mr. Bergeron and Ms. Baldwin present on behalf of the application.

There was no public comment.

Mr. Bergeron made the motion to forward a negative recommendation to the full Commission for consideration based on the fact that the proposal would add square footage by taking away from the courtyard and would remove an original wall. Ms. Steward seconded the motion and the motion passed unanimously.

**Architecture Committee Meeting of****05/20/2025****DESCRIPTION OF APPLICATION:**

05/20/2025

**Permit # 24-12586-VCGEN****Lead Staff: Nick Albrecht**

**FOR RECOMMENDATION ONLY:** Proposal to modify previously approved plans including proposed addition into courtyard space, per application & materials received 04/29/2024 & 04/28/2025, respectively.

**STAFF ANALYSIS & RECOMMENDATION:**

05/20/2025

This application went before the Architecture Committee and full Commission about a year ago. At that time, the most impactful exterior aspects of the proposal included a proposed new wall opening between two existing courtyard spaces and a new hood vent exhaust. That proposal was ultimately conceptually approved, although no permits were ever issued.

The applicant has returned with a proposal for an addition of approximately 57-1/2 sq. ft. into the courtyard. The addition would align the first floor wall with what is very likely existing infill construction above. The addition would house only a single bathroom. The expansion into this courtyard space would involve the removal of an atypical louvered vent opening, which was likely previously a window, as well as the removal of a fair amount of masonry from the wall.

Staff notes that the previously approved plans showed two complete ADA bathrooms in this area of the building, as well as a small service station. The revised interior floorplans show the service station significantly increased in size, a small storage room added, and the two ADA bathrooms including the one located in the proposed addition. The storage room measures around 44 sq. ft. and the bathroom setups have been changed to feature a shared sink setup in a foyer space rather than sinks in the bathrooms themselves.

Although this infill construction appears to be an existing condition in the courtyard of 529 St. Ann, staff finds this proposal to be a big request for what is a relatively minor interior gain. Staff appreciates that these are tight spaces but believes that with some minor reworking of the interior space, possibly including the removal of the new storage room, something similar to the desired layout could be achieved without the need for the proposed addition.

Staff recommends a negative recommendation of the current proposal.

**ARCHITECTURAL COMMITTEE ACTION:**  
DRAFT

05/20/2025

Mr. Albrecht read the staff report with Mr. Bergeron, Ms. Baldwin and Mr. Quintal present on behalf of the application.

Mr. Fifield asked if the applicant had explored alternate designs. Mr. Bergeron stated that they had but they needed additional storage space for the use. Mr. Fifield then asked, "as an owner have you considered how this will effect the space?" Mr. Quintal stated that they felt this was necessary to expand the business. Ms. Bourgoigne stated, "I just want to point out the previous application was for the sister building, and they were trying to get rid of courtyard infill in order to return the space to previous conditions." Mr. Bergeron stated that he agreed with staff on using the interior storage area. Ms. Steward agreed. Mr. Bergeron stated that they would like to look for alternative solutions.

There was no public comment.

Mr. Bergeron made the motion to defer the application in order to allow time for the applicant to find a remedy more sensitive to the historic fabric. Ms. Steward seconded the motion, and the motion passed unanimously.

**Vieux Carré Commission Meeting of**

**06/04/2024**

**DESCRIPTION OF APPLICATION:**  
**Permit # 24-12586-VCGEN**

06/04/2024

**Lead Staff: Nick Albrecht**

Proposal to install new restaurant hood exhaust and create new door opening in courtyard wall, per application & materials received 04/29/2024.

**STAFF ANALYSIS & RECOMMENDATION:**

06/04/2024

The proposed work is in conjunction with the proposed expansion of an existing restaurant into the adjacent ground floor space next door. The proposed exterior work is limited to the removal of a built-in planter, creation of a new wall opening in the courtyard wall, and installation of exterior ducting for a kitchen hood exhaust. Staff does not find the proposed removal of the planter to be problematic but the other two elements required a more thorough review by the Architecture Committee and final review from the Commission.

**Wall Opening**

The applicant proposes a new wall opening to connect the rear service ell of 525 St. Ann with the courtyard of the adjacent 531 St. Ann. Although given different addresses, the entirety of the Pontalba sits on one lot of record so there should not be any complications from other departments regarding crossing property lines. The new opening measures approximately 3'4" wide by 11'6" tall and would contain a door as well as the base of the hood vent duct. The applicant has discussed with staff installing an appropriately detailed door in this opening as well as setting the door further recessed in the new opening.

The Guidelines discourage the addition of a window or door opening, particularly on a more prominent building façade (VCC DG: 07-20). This opening is not at all in a prominent location, however, the

opening and associated duct work will dramatically change the character of this small courtyard and this is a highly rated building.

### **Hood Vent**

The proposed new hood vent would utilize the same opening to exit the kitchen and begin running upward. After initial feedback from staff, an alternative showing an inline fan was submitted. The inline fan alternative is shown terminating even with the top of the adjacent chimney and would have much less impact on the roofscape of the surrounding area compared to the mushroom style hood.

The duct measures approximately 3'2" wide by 10" deep and is shown strapped to the masonry wall in the same path as the chimney. If approved, the duct and strapping should be painted to match the adjacent masonry. Staff inquired about the possibility of utilizing the actual chimney for the chase and the applicant responded that they felt installing in the chimney would be more invasive as it would require the partial demolition of a large part of the chimney as well as three existing fireplaces. The applicant feels the current proposal could be more easily removed if needed in the future. Staff agrees that the current proposal for the hood vent could be fairly easily reversible and should not be visible except from within this courtyard.

### **Summary**

Staff finds the proposed work minimally visible and generally in keeping with the recommendations of the Guidelines. The Architecture Committee found the proposed work approvable and requested that a clause be included in the lease that the hood vent would be removed and the door opening infilled with brick if the restaurant moves out of this space.

### **VIEUX CARRÉ COMMISSION ACTION:**

06/04/2024

Mr. Albrecht read the staff report with Mr. Blake Bergeon and Mr. Quintal present on behalf of the application. Ms. Shilstone questioned the possibility of using the chimney for the hood exhaust.

Mr. Blake Bergeron noted that any work that will be done will also be reviewed by the state. Mr. Weaver asked if the fireplaces were ever used. Mr. Quintal noted that the first floor one was closed and he was unsure about the ones above. Mr. Weaver asked if there were any flooding concerns with creating a new wall opening. Mr. Blake Bergeron noted that the existing floor level was elevated. Mr. Quintal noted there are existing trench drains.

Public comment: Erin Holmes with VCPORA noted that not all tenants fit all spaces. She expressed concern regarding the 50+ years of restaurant additions to the building and stated that If we allow permanent modifications, that is concerning. She concluded that she was very glad, in this case, that the applicant is working with staff.

Mr. Pearson made the motion for the conceptual approval of the alterations as submitted with an addendum to the lease that the door and vent would be removed upon the current tenant leaving. Mr. Weaver seconded the motion and the motion passed unanimously.

### **Architecture Committee Meeting of**

**05/14/2024**

### **DESCRIPTION OF APPLICATION:**

05/14/2024

**Permit # 24-12586-VCGEN**

**Lead Staff: Nick Albrecht**

**FOR RECOMMENDATION ONLY:** Proposal to install new restaurant hood exhaust and create new door opening in courtyard wall, per application & materials received 04/29/2024.

### **STAFF ANALYSIS & RECOMMENDATION:**

05/14/2024

The proposed work is in conjunction with the proposed expansion of an existing restaurant into the adjacent ground floor space next door. The proposed exterior work is limited to the removal of a built-in planter, creation of a new wall opening in the courtyard wall, and installation of exterior ducting for a kitchen hood exhaust. Staff does not find the proposed removal of the planter to be problematic but the other two elements require a more thorough review.

### **Wall Opening**

The applicant proposes a new wall opening to connect the rear service ell of 525 St. Ann with the courtyard of the adjacent 531 St. Ann. Although given different addresses, the entirety of the Pontalba sits on one lot of record so there should not be any complications from other departments regarding property lines. The new opening measures approximately 3'4" wide by 11'6" tall and would contain a door as well as the base of the hood vent duct. The door is shown plain in elevation but the applicant has discussed with staff installing a historically appropriate door in this opening.

The door is shown in plan near the exterior plane of the wall and swinging out into the courtyard. Typically, the VCC recommends doors be set further into the wall and staff recommends that this door be more recessed. The Guidelines discourage the addition of a window or door opening, particularly on a more prominent building façade (VCC DG: 07-20). This opening is not at all in a prominent location, however, the opening and associated duct work will dramatically change the character of this small courtyard and this is a highly rated building.

### **Hood Vent**

The proposed new hood vent would utilize the same opening to exit the kitchen and begin running upward. Initially, the applicant showed the exhaust terminating in a mushroom hood but after initial feedback from staff, an alternative showing an inline fan was submitted. The inline fan alternative is shown terminating even with the top of the adjacent chimney and would have much less impact on the roofscape of the surrounding area compared to the mushroom style hood.

The duct measures approximately 3'2" wide by 10" deep and is shown strapped to the masonry wall in the same path as the chimney. If approved, the duct and strapping should be painted to match the adjacent masonry. Staff inquired about the possibility of utilizing the actual chimney for the chase and the applicant responded that they felt installing in the chimney would be more invasive as it would require the partial demolition of a large part of the chimney as well as three existing fireplaces. The applicant feels the current proposal could be more easily removed if needed in the future. Staff agrees that the current proposal for the hood vent could be fairly easily reversible and should not be visible except from within this courtyard.

### **Summary**

Staff finds the proposed work minimally visible and generally in keeping with the recommendations of the Guidelines. Given the purple rating of this building, any approvals would also require review by the full Commission at next week's meeting. Staff requests commentary from the Committee regarding the proposal.

### **ARCHITECTURAL COMMITTEE ACTION:**

05/14/2024

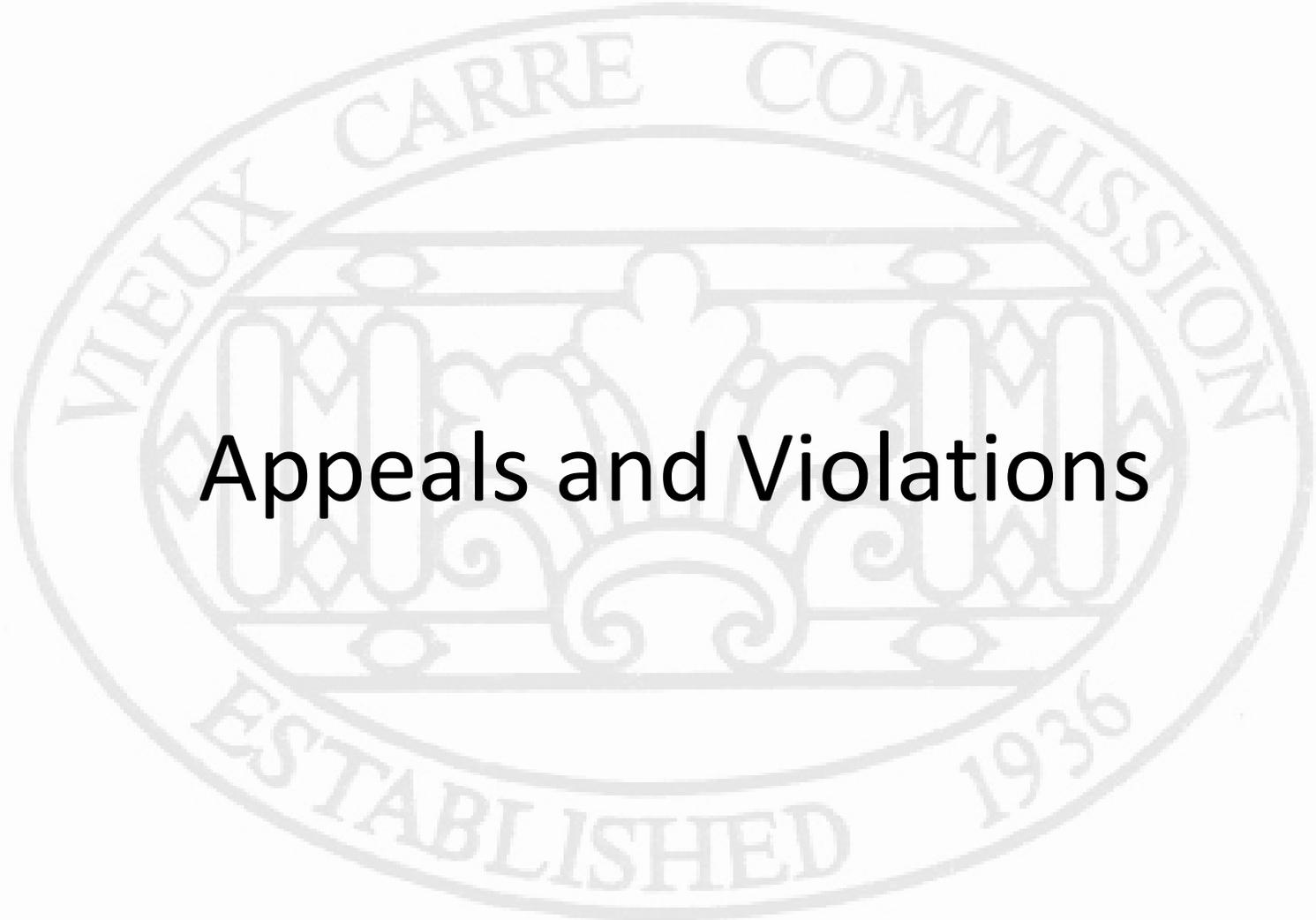
Mr. Albrecht read the staff report with the architect, Mr. Blake Bergeron, and the restaurant owner, Mr. David Hecht present on behalf of the application. Mr. Hecht stated that he was able to secure and lease the adjacent space to open a restaurant 2 years ago. The adjacent space has recently become for rent and this is an opportunity to expand the restaurant, but they would need a back of house connection. The interior of the courtyard is in fair condition. A partial demolition is required on the masonry wall to make the door and hood vent opening and where they plan to add a lintel. Mr. Hecht concluded noting that they were seeking VCC feedback prior to going to the state museum.

Mr. Fifield asked what would happen to the existing kitchen equipment. Mr. Blake said the existing kitchen is very small and will be retained as a service station. Mr. Fifield then asked if they planned on removing anything from the building to which Mr. Blake stated minor furniture but other than that no. Mr. Bergeron asked why this was noted as being for recommendation only and not fully under VCC review. Mr. Block responded that he has an update regarding this situation and recommended that the VCC not push that issue too hard with this application. Mr. Fifield asked how long the typical lease was for these spaces and Mr. Blake said the leases could be 15-20 years long. Mr. Fifield noted some concerns about conjoining the two units – what happens if one or both of the units are abandoned, the issue of putting the duct from one to the other. Mr. Hecht responded that the leases would be concurrent for both units. Mr. Fifield asked if it could be a lease requirement that the door opening closed and the duct removed at the end of the lease. Mr. Hecht was agreeable to that condition.

There was no public comment.

Mr. Bergeron stated that the interior is not in the VCC jurisdiction, however, the new interior masonry opening is a structural change and asked what the staff's concerns are. Mr. Block stated that an engineer's report is needed. Mr. Bergeron asked if this item was a change of use, Mr. Block said it would be verified before going to the Commission.

Mr. Bergeron made the motion to conceptually approve with all details to be worked out with the staff and the lease to contain a clause of removal once vacated. Mr. Fifield seconded the motion and the motion passed unanimously.



# Appeals and Violations



221 Royal

ADDRESS: 221 Royal Street  
 OWNER: The Henry AT Royal LLC      APPLICANT: Loretta Harmon  
 ZONING: VCC-2      SQUARE: 65  
 USE: Commercial      LOT SIZE: 3,834.9 sq. ft.

**ARCHITECTURAL/HISTORICAL DESCRIPTION OF PROPERTY:**

Main building: **Yellow**, contributes to the character of the District.  
Rear infill: **Brown**, detrimental, or of no architectural and/or historic significance

C. 1884 commercial structure.

**Vieux Carré Commission Meeting of**      **07/23/2025**

**DESCRIPTION OF APPLICATION:**      07/23/2025  
**Permit # 25-12273-VCGEN**      **Lead Staff: Erin Vogt**

Appeal of Committee denial to install balconies on rear elevation, per application & materials received 04/22/2025 & 06/18/2025, respectively.

**STAFF ANALYSIS & RECOMMENDATION:**      07/23/2025

[Staff notes that this application includes additional work that will require Commission review and approval in future, including installation of three balconies on the front elevation and a change of use. This has been conceptually approved at the Committee level, but additional design development drawings and an engineer’s report are needed before those aspects of the proposal are brought to the Commission.]

On 06/10/2025, the Committee reviewed a preliminary application to renovate the building, including a proposal to install two balconies on the rear elevation. Staff and the Committee did not find this aspect of the proposal to be within the Guidelines, which states:

**A NEW BALCONY, GALLERY OR PORCH**

Adding a new balcony, gallery, porch or overhang will greatly alter the appearance of a building. In select cases, the VCC might approve the installation of a new balcony, gallery, porch or overhang provided that:

- There is documentary evidence supporting a balcony, gallery, porch or overhang previously existed
- The installation is appropriate for the building type
- The installation does not destroy or conceal an important architectural feature or detail
- The proposed design is compatible in size, scale and design to the building and surrounding streetscape

When installing a new balcony, gallery, porch or overhang, great care should be taken to minimize the removal of existing building fabric during its installation and attachment. In addition, the design of the components should be simple and visually minimized to allow the wall surfaces beyond to remain visible. When installing a new metal gallery, simple posts located along the curb with a plain balustrade are generally most appropriate. (Refer to *Guidelines for New Construction, Additions & Demolition* for information regarding the reconstruction or installation of a new balcony, gallery, porch or overhang.)

**(VCC DG: 08-09)**

In addition to the two balconies at the back, the proposal initially included a gallery and two balconies on the front elevation. Due to sidewalk and utility conditions at the site that are not within the VCC’s purview, staff suggested the gallery be revised to be a balcony, as a gallery would have difficulty receiving approval from the Encroachments Committee. Since Sanborn maps indicate that there was historically an overhang over the sidewalk, and similar conditions were approved at the neighboring sister building, the Committee conceptually approved three balconies on the Royal facade. A small roof deck was also conceptually approved for the Brown rated addition at the rear. These conceptual approvals will provide the site with four locations for exterior space where there are currently none. Staff notes that this building is one in a row, so any approvals at this property are likely to be seen as precedent for the adjacent sister buildings.

While the new balconies proposed at the front hold some historic standing, staff and the Committee found the balconies proposed on the rear elevation to be unapprovable based on the building age, type, and style. There is no evidence that any balconies ever existed on this particular building, and it is not appropriate for this building type, which was historically a furniture warehouse, not residential.

Since the sister building at 217-19 Royal recently built a permitted roof deck that was within the Guidelines, staff suggested at the 6/10 meeting that the applicant remove the rear balconies from the proposal and propose a compliant roof deck instead. The applicant returned to the next meeting with a roof deck, but the rear balconies remained in the proposal. The applicant then stated that the owners did not want to pursue the roof deck, or any kind of Juliet balcony on the rear elevation (which still would not be a historic condition, but much less invasive than the installation of full balconies). On 06/24, the Committee conceptually approved the overall proposal, including three galleries on the front elevation, but denied the installation of the rear balconies.

It is staff and the Committee's opinion that rear balconies are wholly inappropriate for this building and prohibited by the Design Guidelines. Staff and the Committee made multiple recommendations for alternatives in an attempt to compromise and meet the owner's needs with solutions that comply with the Committee's mandate to act in the best interest of the architecture. Given that this building is in a row and will be seen as precedent for the neighboring sister buildings, it is particularly important for the *tout ensemble* that the Guidelines be followed. Staff recommends that the Commission uphold the Committee's motion to **deny** this aspect of the proposal.

**VIEUX CARRÉ COMMISSION ACTION:**

07/23/2025