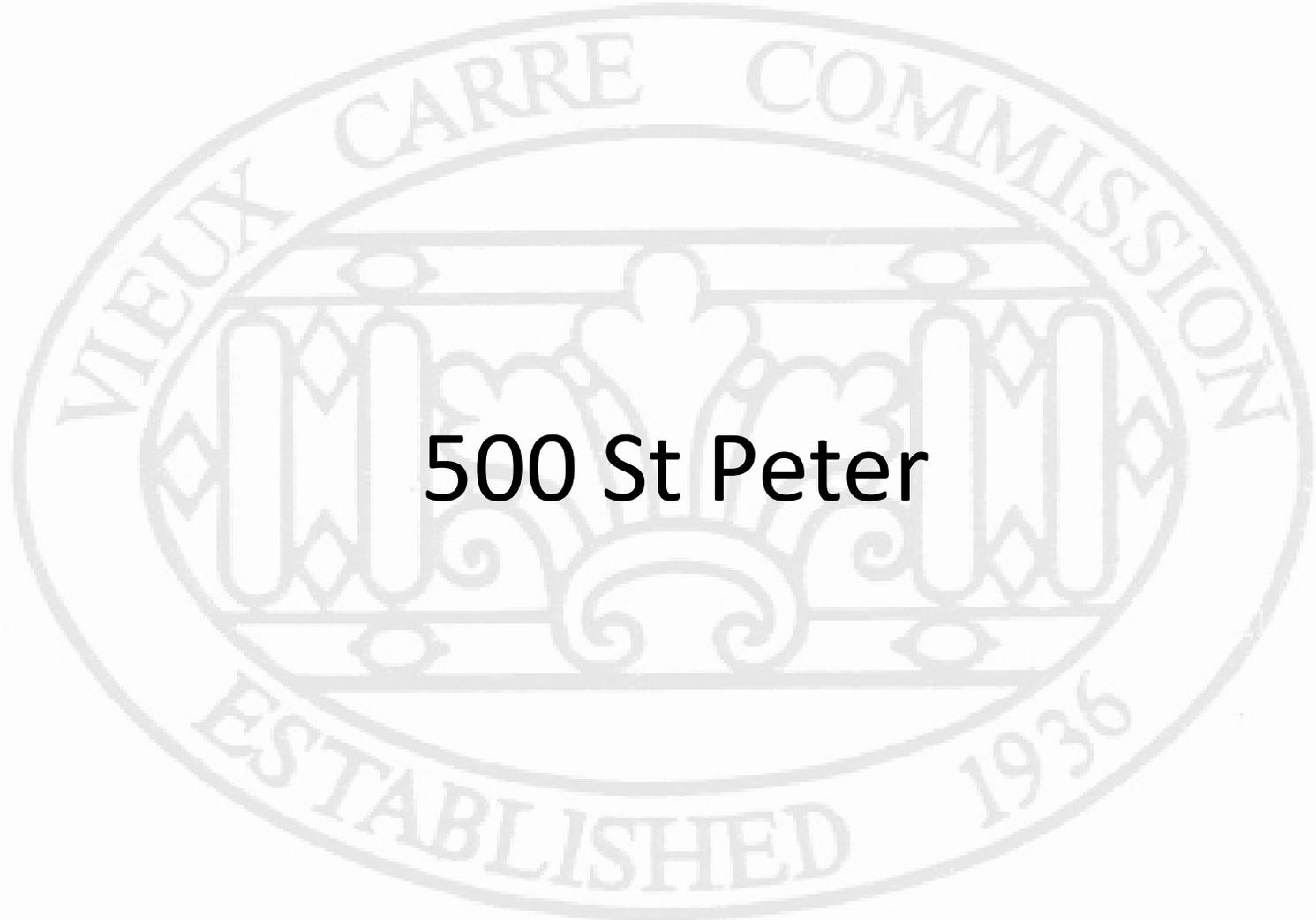


Vieux Carré Commission Meeting

Wednesday, August 20, 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

08/20/2025

DESCRIPTION OF APPLICATION:
Permit #23-13761-VCGEN

08/20/2025

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:

08/20/2025

[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:

08/20/2025

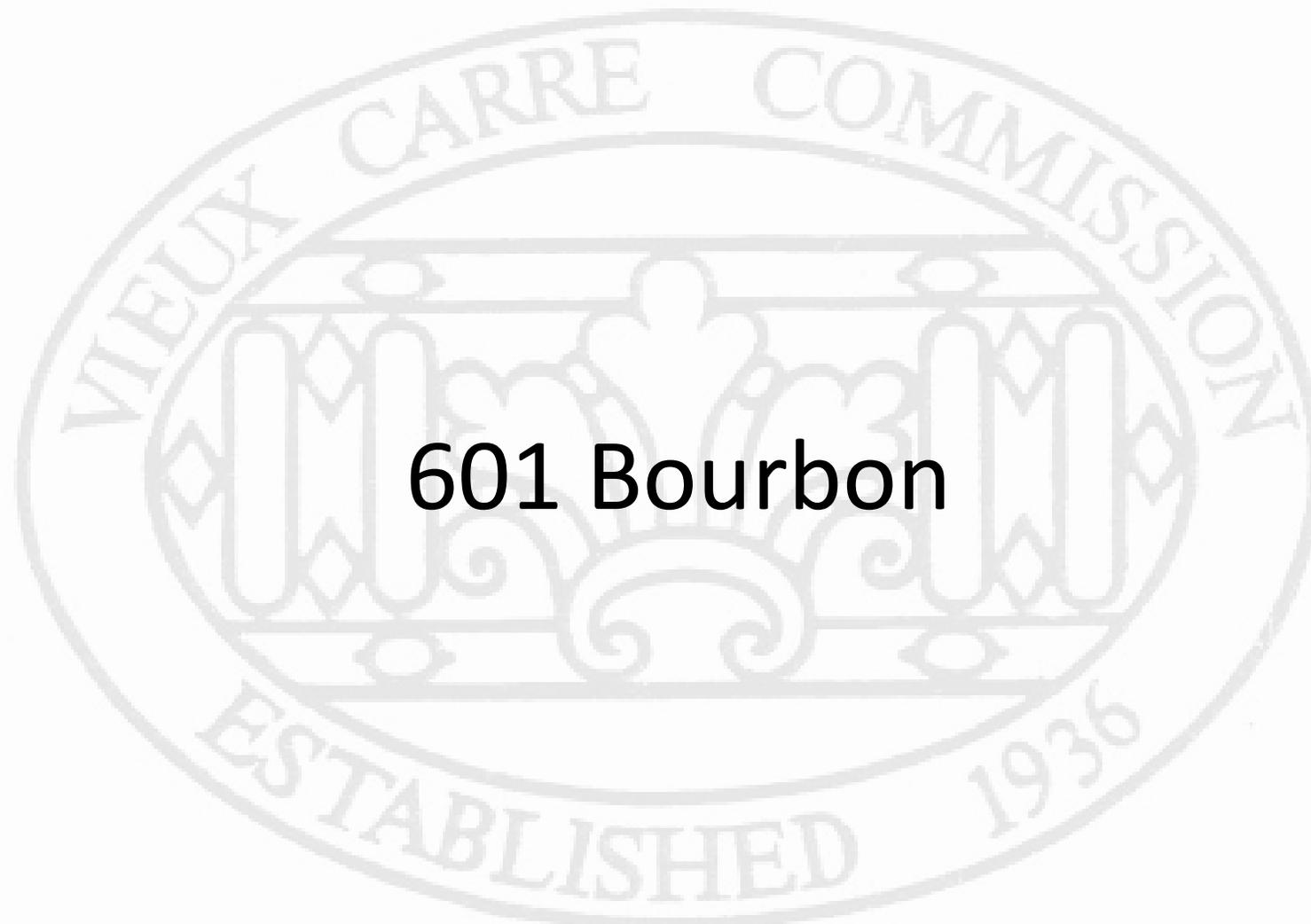


New Business



622 Conti

(Commission review not required)



601 Bourbon

ADDRESS: 601-609 Bourbon; 809-811
Toulouse

OWNER: Mintz and Mintz Realty LLC APPLICANT: Christione Turner

ZONING: VCE SQUARE: 72

USE: Commercial LOT SIZE: 6,072 sq. ft.

ARCHITECTURAL / HISTORICAL DESCRIPTION:

The three distinct buildings at 601-603 Bourbon, 605-609 Bourbon and 809-811 Toulouse belonged to the same lot:

601-603 Bourbon: This c. 1830 3-bay single masonry Creole cottage with well-articulated cornice and detached 2-story service building was constructed at the same time as and is similar to the cottage at 605-09 Bourbon.

Main and Service buildings – Green
Courtyard Building – Brown

605-609 Bourbon: This double, masonry, 1½-story Creole cottage is divided by a central pedestrian passageway. It was constructed at the same time as and is architecturally similar to the cottage at 601-603 Bourbon.

Main and Service buildings – Green
Courtyard Addition – Brown

809-811 Toulouse: This 2-story brick building began as a c. 1830 service building for the corner cottage, 601-03 Bourbon. Then in the mid-19th century, the building was enlarged to its present form.

Main building – Green

Vieux Carré Commission Meeting of

08/20/2025

DESCRIPTION OF APPLICATION:

08/20/2025

Permit # 24-21237-VCGEN

Lead Staff: Nick Albrecht

Violation Case #21-02805-DBNVCC

Inspector: Marguerite Roberts

Proposal to demolish and reconstruct structurally failing Toulouse St. side wall of the main building, per application & materials received 07/14/2025 & 08/05/2025, respectively.

STAFF ANALYSIS & RECOMMENDATION:

08/20/2025

An application was filed on 07/14 which included an engineer's report that stated that there was evidence that the Toulouse side wall was actively moving. The report recommended that action be taken immediately to prevent a collapse of the wall. The submittal included engineer's drawings showing a six phased approach to first shore the wall, then deconstruct it, and rebuild it. Noting the urgency of the situation, staff immediately issued a permit for the phase 1 work only, that is the wall shoring and bracing. The approval noted that all subsequent phases would need to be reviewed and permitted separately and staff noted that extensive architectural drawings would be needed in order to properly proceed. Following the installation of the shoring, two separate engineers reached out to staff that the wall was still in imminent danger of collapse. Staff reiterated the need to document the existing conditions and suggested that the applicant work with Safety & Permits, who could authorize additional demolition work. With Safety & Permits approval, contractors began deconstructing the wall on 08/04.

Initial architectural drawings were submitted to staff on 08/05 with some additional drawings having been submitted in the time since then. Staff forwarded this application to the Architecture Committee at that first available meeting on 08/12 but noted that additional information was needed prior to permit issuance. Staff requests that essentially full construction documents be submitted which include information such as, but not limited to:

- The extent of the wall removal
- Information on why the wall failed and if there are any problems with the foundation or needed foundation work
- Details on the wall thickness and reconstruction
- Details showing how the reconstructed wall will meet up with existing building elements such as retained portions of wall and the roof
- Additional millwork details, noting that the existing second floor windows were highly atypical and recommending that appropriately sized six over six windows be installed as seen in historic photographs.

Additionally, staff notes that there are some existing conditions that are not inline with VCC Guidelines and this would be a great opportunity to address them. A couple examples include:

Several runs of conduit on the exterior of the wall, noting that this would be an opportune time to clean that up and internalize them.

Along these same lines, the lighting and security cameras could be improved.

The plans show a boarded up opening on the ground floor that should be properly detailed with appropriate millwork.

At the 08/12 Architecture Committee meeting, some significant time was spent discussing the foundation of the wall with the proposed scope of work regarding that foundation not fully developed. The Committee noted the importance of having the foundation of the reconstructed wall being compatible with the existing portions of the wall that will be remaining in place.

The applicant is pushing to begin reconstructing the wall as soon as possible, partially over concerns that the building may be compromised if facing a major weather event. Staff does not find it necessary to return this application to the full Commission but suggests that it should return to the Architecture Committee for final approval once all drawings and documentation have been submitted.

VIEUX CARRÉ COMMISSION ACTION: 08/20/2025

Architecture Committee Meeting of 08/12/2025

DESCRIPTION OF APPLICATION: 08/12/2025
Permit # 24-21237-VCGEN **Lead Staff: Nick Albrecht**
Violation Case #21-02805-DBNVCC **Inspector: Marguerite Roberts**

Proposal to demolish and reconstruct structurally failing Toulouse St. side wall of the main building, per application & materials received 07/14/2025 & 08/05/2025, respectively.

STAFF ANALYSIS & RECOMMENDATION: 08/12/2025

This application was first submitted on 07/14 and at the time only included an engineer's report. The submitted report stated that there was evidence that the wall was actively moving and recommended that the action be taken immediately to prevent a collapse of the wall. The submittal included engineer's drawings showing a six phased approach to first shore the wall, then deconstruct it, and rebuild it.

Noting the urgency of the situation, staff immediately issued a permit for the phase 1 work only, that is the wall shoring and bracing. The approval noted that all subsequent phases would need to be reviewed and permitted separately and that extensive architectural drawings would be needed in order to properly proceed. Following the installation of the shoring, two separate engineers reached out to staff that the wall was still in imminent danger of collapse. Staff reiterated the need to document the existing conditions and suggested that the applicant work with Safety & Permits, who could authorize additional demolition work. With Safety & Permits approval, contractors began deconstructing the wall on 08/04.

Architectural plans were submitted to staff on 08/05. Although they begin to show the existing conditions and details, staff does not find them sufficient for the reconstruction of the wall. Staff requests that essentially full construction documents be submitted which include information such as, but not limited to:

- The extent of the wall removal
- Information on why the wall failed and if there are any problems with the foundation or needed foundation work
- Details on the wall thickness and reconstruction
- Details showing how the reconstructed wall will meet up with existing building elements such as retained portions of wall and the roof
- Additional millwork details, noting that the existing second floor windows were highly atypical and recommending that appropriately sized six over six windows be installed as seen in historic photographs.

Additionally, staff notes that there are some existing conditions that are not inline with VCC Guidelines and this would be a great opportunity to address them. A couple examples include:

Several runs of conduit on the exterior of the wall, noting that this would be an opportune time to clean that up and internalize them.

Along these same lines, the lighting and security cameras could be improved.

The plans show a boarded up opening on the ground floor that should be properly detailed with appropriate millwork.

Staff notes that there is some history of demolition by neglect and work without permits on this building and specifically this wall. A Stop Work Order was placed on 03/31/2022 for stucco repairs without a permit and with an impermissible material. A second Stop Work Order was placed on 04/04/2022 for continued work despite the Stop Work Order. A permit was issued in July 2022 but staff suspects much of the work to this wall done at that time was not consistent with VCC Guidelines or preservation best practices.

With the building now fully shored and the wall now at least partially demolished, staff feels that the situation is relatively stable and should allow for time to finalize these many outstanding details. Staff recommends deferral of the application.

ARCHITECTURAL COMMITTEE ACTION:
DRAFT

08/12/2025

Mr. Block read the staff report with Mr. Harris, Ms. Harmon, and Mr. Young present on behalf of the application. For this agenda item the relevant VCC building inspector, Ms. Roberts, also joined the meeting.

Following his reading of the report Mr. Block stated he inspected the site the previous Friday afternoon and was able to go inside and does corroborate that the building is properly shored. He then asked Ms. Roberts if she had any comments about the history she could add feeling that that would be helpful. Ms. Roberts noted the VCC does have a 2021 violation case open on this property that includes some violations like the roof and the stucco that are still an issue. As it relates to the 2022 Stop Work Order referenced in the report, Ms. Roberts further explained that it was specifically placed because there was an epoxy or some sort of caulking substance along/in the millwork and in the wall. Additionally, Ms. Roberts noted how work continued after the Stop Work Order was put up. This was observed by the VCC and there then being a second Stop Work Order. Ms. Roberts noted there being a permit applied for to do the correct VCC stucco repairs afterwards. Ms. Roberts also commented the VCC never got a call to say whether or not the work was complete but later inspections showed the repairs being painted although she doesn't know if appropriate materials were used.

Ms. Harmon noted that she is now working on the drawings to be used for new construction which have not been finished or submitted yet. Mr. Harris referenced Mr. Block's statement regarding, as he phrased it, the building being properly shored and able to withstand wait time. Mr. Block interjected and commented that he's not an engineer, just an architect, and that he's not commenting on any sort of engineering. Mr. Block continued noting that he's saying it looked like it was properly shored to be in the condition it's in right now. Mr. Harris stated he agreed and that it is temporarily shored and stable. He continued that it's in a better position now than what it was a week or two ago before the wall was demolished because in its current state it can be analyzed. Mr. Harris then commented on the bow in the wall and estimated that it was bowed out "probably a foot out of plane" saying "it was substantial". He stated you could physically see separation at the door frame and continued on noting "either the door frame was moving or the wall was moving" and "it was actively moving" saying it was a "very dangerous and very immediate situation that needed to take place". Mr. Harris noted he was glad they got over that immediate hurdle adding again it is temporarily shored stating he wanted to point out that it cannot withstand a "substantial storm" commenting how he thinks now it could "take a thunderstorm" but anything over even a tropical storm "he wouldn't even attempt to say this building's stable". Mr. Harris noted that he'd like to say they do need to get this rolling and Mr. Block interjected stating they weren't commenting on that at all and "they don't disagree with you". Ms. Bourgogne added for the record those items on that list [items requested by the VCC] that, "the ball's in you guy's court now" and "we're waiting on you".

Ms. Vogt asked if they were able to determine at all from the foundation if the foundation is ok or if/what the point of failure was. Mr. Harris stated "right now there's no clear indication of what it was" and commented about his understanding of there being street work both on Bourbon and Toulouse and noted "vibration alone can cause issues" as well as "if any digging was done loosening of the soil/the adjacent soils nearby" and that the past couple years having "wide swings of the Mississippi" so you couple that with vibration and loose soils. Mr. Harris noted "honestly I'm speculating on those but it's probably one of those". Mr. Harris expressed his opinion that he would address the foundation now while they can and commented about going on site "yesterday" to take a look at it and stated "it's a little bit alarming when you look at what actually is the foundation" going on to describe the arrangement of the doors, the foundation, the bay window, and another door saying "the foundation is not much". Referencing historic photos Ms. Bourgogne stated, "look at where we started though" and in terms of changes to the building described it as "a different building" with Mr. Harris stating again his opinion that they address the foundation and make sure what it is. He stated his opinion that "let's at least expose it" and continued on to describe his general ideas/initial thoughts of what could possibly be done with the foundation stating, "he doesn't want to dig it up" as well as his initial thought being to "expand it".

Mr. Block stated this is exactly why the VCC is saying it needs to have a full set of construction documents so that “we can document what is there and how the new construction is going to tie into whatever remains” with Ms. Bourgogne adding that the architecture and engineer drawings need to be integrated. Ms. Harmon stated they will work together for sure and that she was just brought in on August 1st. Ms. Bourgogne stated they should get this to the VCC as soon as possible and that this property will be put on the Commission agenda for next week with or without these drawings. Ms. Harmon stated that what they’d like to come away with today is permission to start building the masonry wall and Mr. Block noted the fact that they don’t have any drawings and that the VCC can’t give them approval to build anything yet because the department “doesn’t have any documents as to what is being built and how” with Ms. Vogt adding “especially if there’s foundation changes”. Mr. Block continued on noting this is really the first time the VCC has had an opportunity to bring the removal of the wall to the Architecture Committee stating we do have documentation of what was there thanking Ms. Harmon for that and Ms. Harmon also stating it’s “only existing”. Mr. Block noted the VCC wants to make sure that the applicant and any other clients understand the VCC does “completely recognize that there is immediacy to this but that’s going to be up to you guys to get us the information as quickly as possible” so the VCC can review it and get it to the Committee as quickly as possible. Mr. Block went on to reiterate and note “but it’s not going to be something we can do at staff level or just turn right around just because we’re in a hurricane season” and expressing his understanding but again reiterating this not being possible.

Mr. Harris stated/questioned the structural being submitted with staff expressing their belief that all they have/the plans examiner has is a letter and commenting how the drawings received/shown during the meeting were just for the shoring. Mr. Bergeron commented “weren’t we just spitballing about what we were going to do with the foundation” with Mr. Harris commenting there’s a method and staff again reiterating they need drawings as well as Ms. Harmon saying the permit was only for phase 1 and 2. Mr. Bergeron stated they’d be interested in what the foundation’s going to look like where they have no wall now but also “what are we going to do to where we have wall existing that’s to remain”. He commented they don’t want to have 2 different foundations under the same wall and Ms. Harmon stated she understands exactly what it is they’re looking for with the Committee indicating that’s good. Mr. Bergeron expressed the impression he had in terms of the shoring and its impact on the wall with staff correcting Mr. Bergeron’s use of the term “collapsed” and clarifying the wall was disassembled. Mr. Bergeron questioned if the wall was disassembled after the shoring was in place because the shoring could not have prevented it from collapsing with staff agreeing with this and reiterating the immediate nature of it as well as the public hazard nature of the situation. Mr. Bergeron commented it just seems to have become an emergency really fast to which Ms. Bourgogne added they were treating it as an emergency. Ms. Bourgogne further added that the VCC isn’t the only ones who are going to need this, pointing out that Safety and Permits is going to need this with Mr. Block adding “more so than we do”.

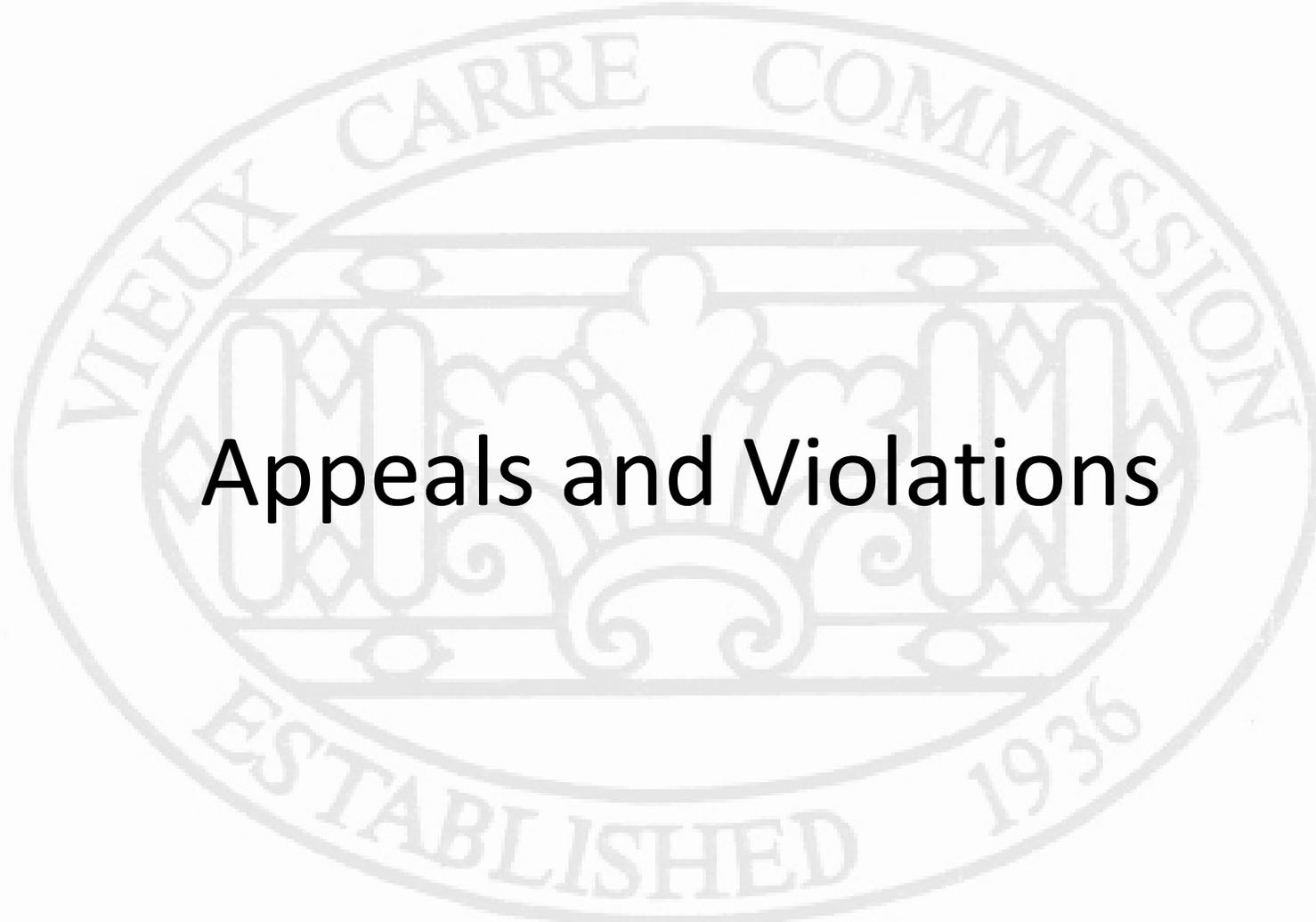
Mr. Harris stated “there’s more structural drawings” that he doesn’t know if they got submitted or not and that “he can get that out today”. He began to say they might not be exactly and both staff and committee interjected to say they need to be exactly and mentioned the list of requested items as well as they have to corroborate. Ms. Harmon commented “these” are mostly architectural except for the foundation and Mr. Harris indicated the foundation would be included as well as noting again the phased plan nature of things. During this Mr. Harris commented about installation of a lintel he didn’t think that was there and “build it back the way it’s supposed to be” also stating he’d have that “if not today tomorrow”. Mr. Bergeron asked staff had they confirmed what architectural components were salvaged in the deconstruction and staff stated they have not that’s a very good question with Ms. Harmon adding they have saved everything and that her clients saved everything. Ms. Bourgogne asked if the Spanish tiles had been saved and the indication was that they were still there with demo not extending to that area and Mr. Harris commenting the bay window was still there as well as “a lot of stuff was saved”. Mr. Bergeron asked if the photo seen in slide 175 “represents all of what has been removed and will be removed” with Mr. Young saying “the wall is completely down” and Mr. Bergeron commenting “good we’ve got eyes on it”.

Mr. Bergeron opened the floor up to public comment and at this point Mr. Young formally introduced himself and joined the other attendees at the table. Mr. Young expressed his thanks for the VCC and especially Mr. Albrecht for their prompt involvement and assistance with at least phase 1 and 2. Mr. Young noted wanting the VCC to know “every single element that was salvaged” the intent is to put them back in as well as stating with regard to all the other stuff on the outside the conduit all that’s not gonna go back up all that will be corrected. He also with regard to the violations in the past expressed not knowing what happened there he’s sure its accurate but also that all that’s gone now. Mr. Block stated the reason they felt like it was important to include that is because “there’s a reason why we got to this point” that the VCC has been working with this property for years calling out evident problems and unfortunately “some of this looks like it was perhaps the result of deferred maintenance” and so they just wanted to get in the record that the department has been aware that they have been working with this trying to hopefully head this off at the pass but here we are and now things are finally moving forward. Ms. Bourgogne noted just to point out this isn’t just to attack the applicant going on the mention the

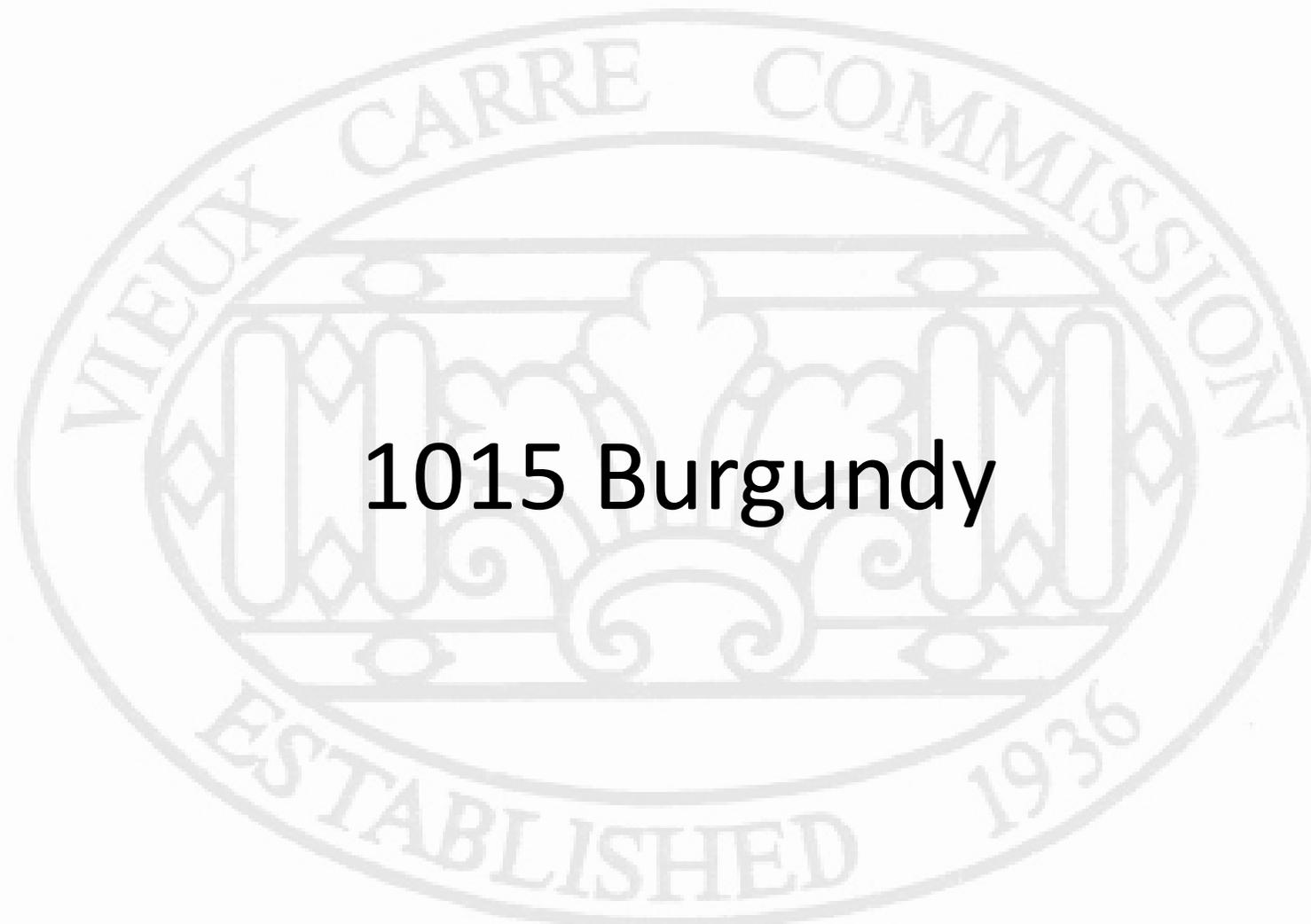
recent collapses and commenting about the department looking back at their records and the department's citations. Mr. Young commented about the change of possession/ownership and commenting again about their/the applicants concerns about the exposed wall and a storm looking for the term with staff/committee commenting uplift the term. Mr. Block again reiterated this is completely in their/applicants court and as quickly as they can get it to staff. Mr. Young commented again they'd like to start to build the wall with Mr. Block again noting they have no way to approve that yet. Mr. Young referenced the forecasted storm with Mr. Block again reiterating the VCC's understanding of the immediate nature but also explaining the fact that plans have to be approved by the building department they have to be approved by the VCC HDLC etc...and the VCC not having anything to say yes or no about. Mr. Block again noted it is/being completely up to their professionals how quickly they can get it to staff and the department can review it and approve it also mentioning it's not going to be just the VCC. Mr. Young commented he understands with Mr. Block reiterating the VCC completely shares their fear and the VCC "does not want the building to stay open a second longer than it needs to". Mr. Block noted this is an extreme situation and commented about the hesitancy to agree but did because thinking engineers were correct as well and them needing to get the department the items so the VCC can review it. Mr. Young commented about wanting to break this into pieces with Mr. Block noting he doesn't see why it couldn't be phased and there was then a back and forth about things in terms of going to commission returning to ARC what would the department need to know and possible drawings needed. Mr. Young asked what is going to go before the commission with Mr. Block noting this [the upcoming] commission hearing is about where we are today and how any other approvals from the ARC about the reconstruction that will be another meeting stating "we can get you moving let's just make sure we get the drawing in" with Mr. Bergeron also commenting what likely actions would be.

Mr. Young again asked with them saying they're going to rebuild this exactly the way it was what more and Mr. Block again noted they need to show drawings that show how it's going to be built exactly like it is explaining how what an individual says about the way its going to go back exactly vs another. Committee and staff further commented on the types of documentation possibly used for a reconstruction. There was no additional comment from other public attendees. Mr. Harris then asked when is the earliest they can rebuild/start rebuilding the wall with both Ms. Bourgogne and Mr. Block again reiterating both the need for drawings approved and the return to committee with the estimate given being 2 weeks. Committee reiterated Mr. Harris'/engineers drawings need to comply with the architects too. Mr. Bergeron commented how if they had those kinds of details today they could review them and look at them and talk about them.

Ms. Steward made the motion that the committee recommend that the Commission be provided details regarding the removal that has already occurred with the understanding that the applicant will be back with additional details for staff and Committee approval. Mr. Bergeron seconded the motion and the motion passed unanimously.



Appeals and Violations



1015 Burgundy

ADDRESS: 1015 Burgundy
 OWNER: Alan M Claghorn, Colleen Calhoun Fuller, Walter Blake Costello, Bryan J Watson, Nancy G Moragas, Colleen C Fuller
 APPLICANT: Marvin L Weaver Drywall, Inc
 ZONING: VCR-1
 SQUARE: 105
 USE: Residential
 LOT SIZE: 4064 sq. ft.

ARCHITECTURAL/HISTORICAL DESCRIPTION OF PROPERTY:

Main building: **Green**, of local architectural and/or historic significance.
Rear additions: **Orange**, 20th century construction.

A c. 1855, 2-story brick townhouse, which has a porte-cochere, a recessed entrance with crossette enframingent, a gallery, granite lintels, and an attached service ell, the last of which is new construction.

Vieux Carré Commission Meeting of 08/20/2025

DESCRIPTION OF APPLICATION: 08/20/2025
Permit #25-09754-VCGEN **Lead Staff: Erin Vogt**

Proposal to install Aeratis decking and modify stringers on front gallery, per application & materials received 06/30/2025 & 07/02/2025, respectively.

STAFF ANALYSIS & RECOMMENDATION: 08/20/2025

Since synthetic decking started being approved in the District on a limited basis in recent years, the Committee has used the following guidelines, limiting their installation to:

- Brown, Orange, and Yellow-rated properties
- Locations above the first floor
- Areas where decking is not protected by any kind of overhang and generally open to the sky
- Installations that required no or limited modifications to the supporting structure, if exposed (i.e. the installation of additional stringers)

The applicant proposes to install Aeratis Heritage decking on the front gallery, which is covered by a roof. Aeratis decking is only able to span 16” o.c., and the current span between the existing four stringers is 2’-3”. The proposal includes replacement of the existing deteriorated stringers, installing two additional members so that the span does not exceed 16”. Staff is concerned that the gallery’s iron structure is also heavily deteriorated in places, likely due to repeated plant watering, and more significant structural repairs are likely to be needed once the decking is removed.

Given the building’s Green rating, the roof protecting the gallery, and that additional stringers would be required due to Aeratis’ limited span, staff recommended denial per the criteria noted above. The Committee **denied** the proposal consistent with the staff recommendation.

VIEUX CARRÉ COMMISSION ACTION: 08/20/2025



1017 Orleans

ADDRESS:	1015-1017 Orleans		APPLICANT:	Gunzburg William, Abdul-
OWNER:	Abdul-Hadi Nazha Allah			Hadi Nazha
ZONING:	VCR-1	SQUARE:	102	
USE:	Residential	LOT SIZE:	2,550 sq. ft.	

ARCHITECTURAL / HISTORICAL DESCRIPTION OF PROPERTY

A plan, c. 1915, Edwardian, frame, double shotgun with a front gable and porch. The c. 1830 kitchen remains from the Creole cottage that once stood on this site.

Rating: **Main: Yellow**, contributes to the character of the District
Rear Kitchen: Green, of local architectural and/or historical significance.

Vieux Carré Commission Meeting of **08/20/2025**

DESCRIPTION OF APPLICATION: 08/20/2025
Permit #25-10463-VC GEN **Lead Staff: Erin Vogt**

Appeal to retain PVC plumbing installed on exterior of property without benefit of VCC review and approval, per application & materials received 06/20/2025.

STAFF ANALYSIS & RECOMMENDATION: 08/20/2025

When the property was sold last year, VCC staff was asked to inspect the property and determine what violations were in place so the new owner would have this information in advance. VCC staff determined that millwork replacement and PVC plumbing installation had both been completed without benefit of review and approval. The new owner is currently working with a millworker on a proposal to address several anachronistic doors and windows at the property. However, replacing the PVC plumbing has proven to be a more complex and costly issue due to interior conditions, and the applicant is appealing to temporarily retain the PVC based on hardship. Given that PVC plumbing is rarely found to be approvable per the Guidelines, and hardship must be appealed to the Commission, staff recommended the Committee deny the appeal to retain the PVC based on architectural merit. The Committee moved for denial in keeping with the Guidelines, but suggested that the applicant pursue a hardship appeal with the Commission. Staff has no objection to temporary retention, particularly given the applicant’s willingness to correct the unpermitted millwork alterations.

VIEUX CARRÉ COMMISSION ACTION: 08/20/2025