

Vieux Carré Commission Meeting

Wednesday, November 19, 2025



Chairperson's Report



Director's Report



Other Business

Vieux Carré Commission 2026 Meeting Schedule

Vieux Carre Commission, 10:30 am:	Architectural Committee, 1:00 pm
January 21	January 13
February 19	January 27
March 18	February 10
April 22	February 24
May 20	March 10
June 17	March 24
July 22	April 14
August 19	April 28
September 23	May 12
October 21	May 26
November 18	June 9
December 16	June 23
	July 14
	July 28
	August 11
	August 25
	September 15
	September 29
	October 13
	October 27
	November 10
	November 24
	December 8
	December 16

Unless otherwise specifically noted, Architecture Committee meetings are scheduled to begin at 1:00 pm.
Commission meetings are scheduled to begin at 10:30 am.

Proposed 2026 ARC/VCC Hearing Schedule



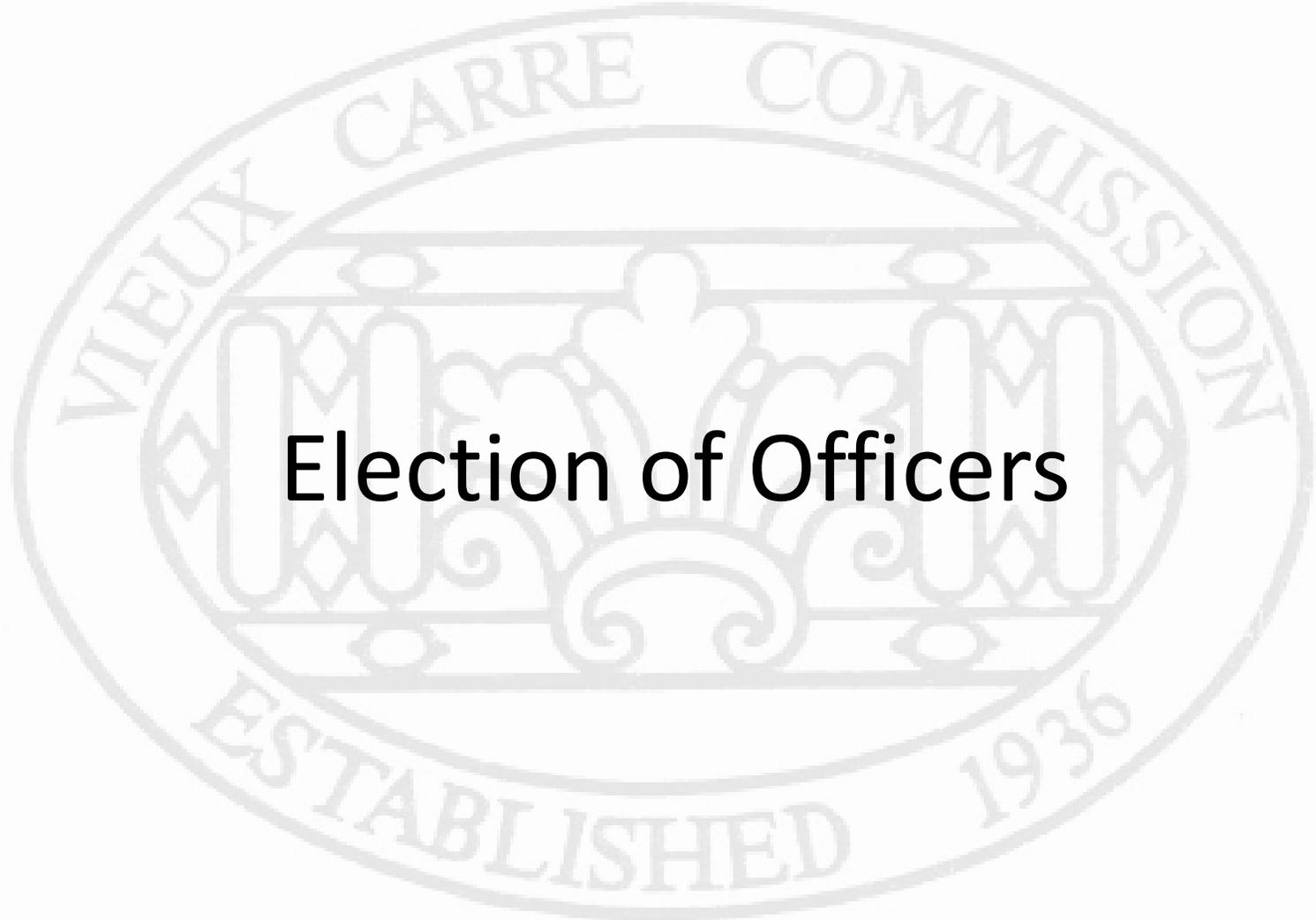
VCC Commissioners- 2025 Attendance Record

Nominating Body		AIA	AIA	AIA	La. Hist. Society	La. State Museum Brd.	Cham. of Comm.	At-Large	At-Large	At-Large	
Commissioner		Stephen Bergeron	Gabriel Viridure	(vacant)	Heather Veneziano	Sandra Shilstone	Vincent Weaver	Scott Tilton	Robert Pearson	LaVerne Toombs	Kim Abramson****
Meeting Date:	1/22/2025										(cancelled due to snow storm)
	2/19/2025	1	1	-	1	0	1	1	0	0	
	3/19/2025	1	1	-	0	1	0	1	0	1	
	4/16/2025										(cancelled due to lack of quorum)
	5/14/2025	1	1	-	0	0	1	1	0	*	
	6/18/2025	1	1	-	**	1	1	0	0	-	
	7/23/2025	1	1	-	-	1	0	1	0	-	
	8/20/2025	0	1	-	-	1	1	1	0	-	
	9/17/2025	1	1	-	-	0	1	1	0	-	
	10/15/2025	1	1	-	-	1	1	1	***		1
	11/19/2025			-	-				-		
12/10/2025			-	-				-			

*officially stepped down prior to this meeting
 **officially stepped down prior to this meeting
 ***officially stepped down soon after the September meeting had adjourned
 ****LaVerne Toombs' replacement

Colors Key:
 Present
 Absent
 Vacancy





Election of Officers



Change of Use



221 Royal



221 Royal

Vieux Carré Commission

November 19, 2025



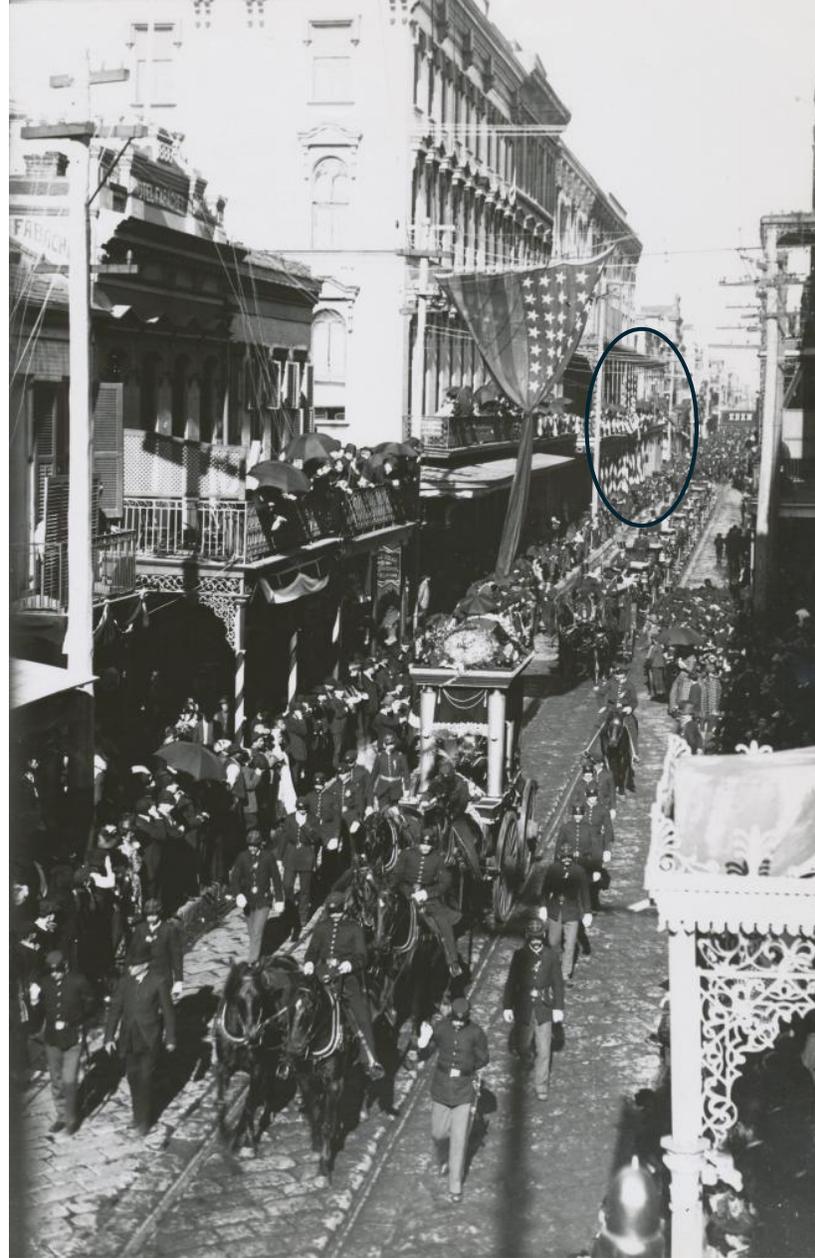


221 Royal

Vieux Carré Commission

November 19, 2025



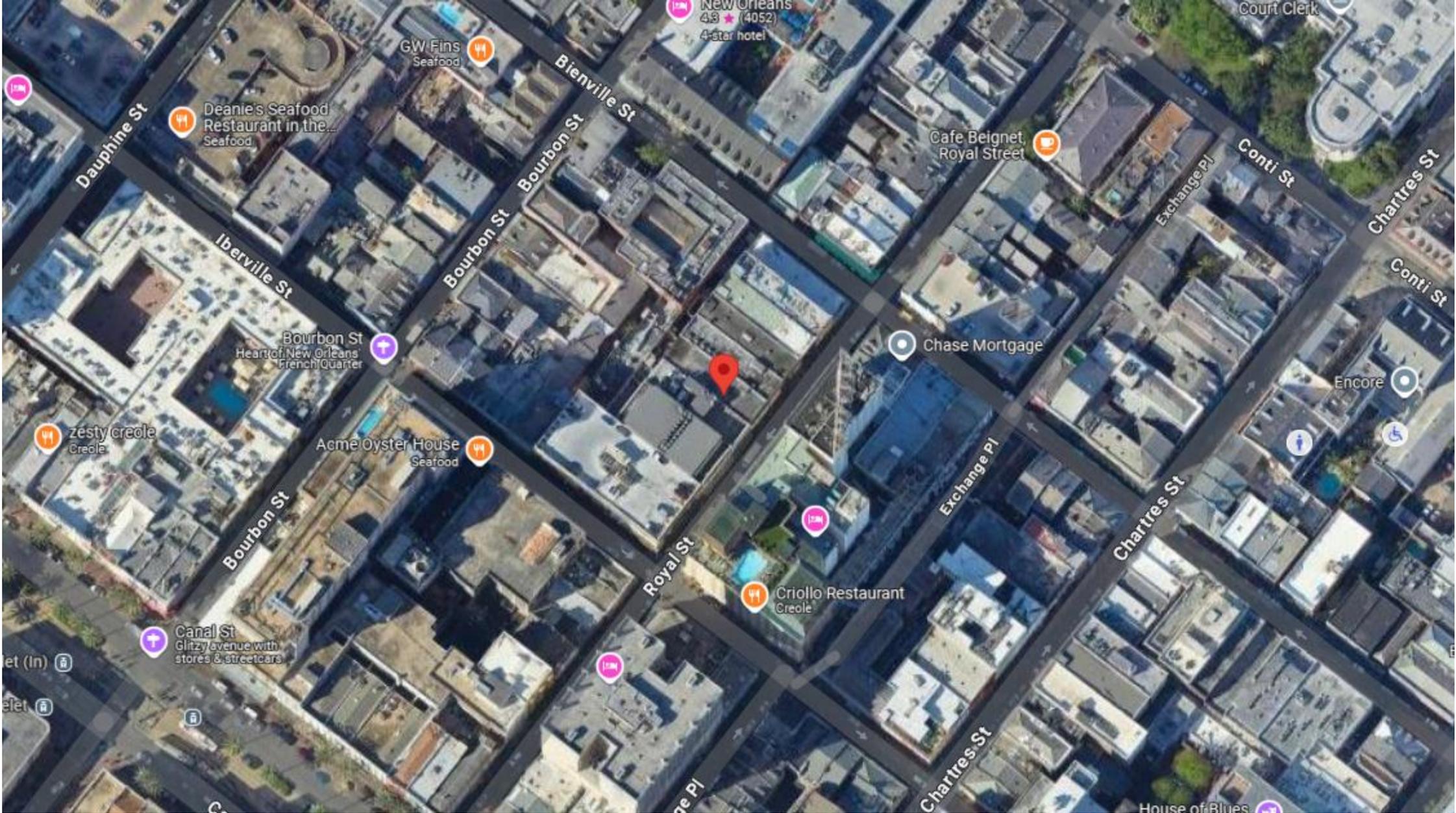


221 Royal

Vieux Carré Commission

November 19, 2025



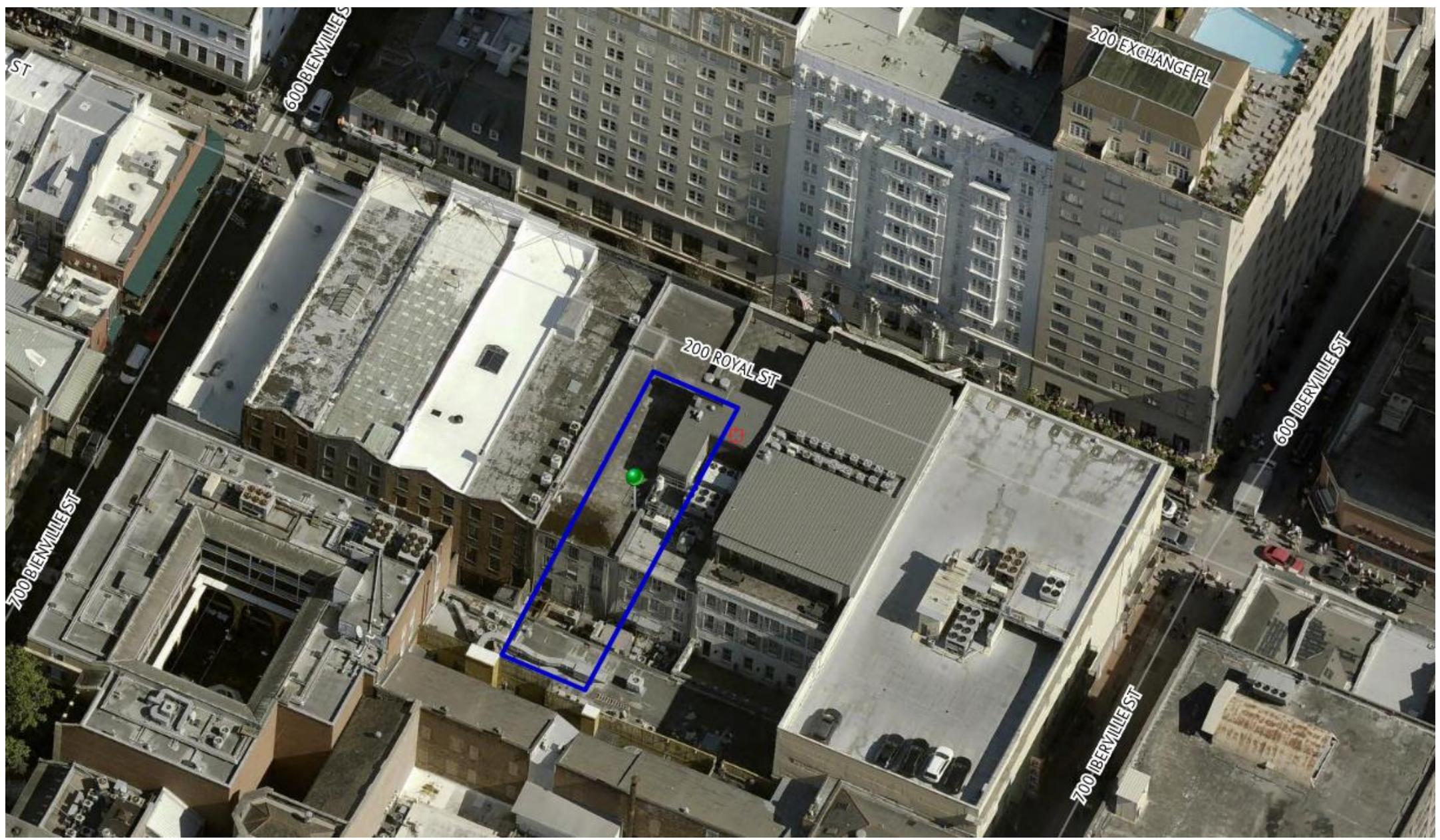


221 Royal

Vieux Carré Commission

November 19, 2025



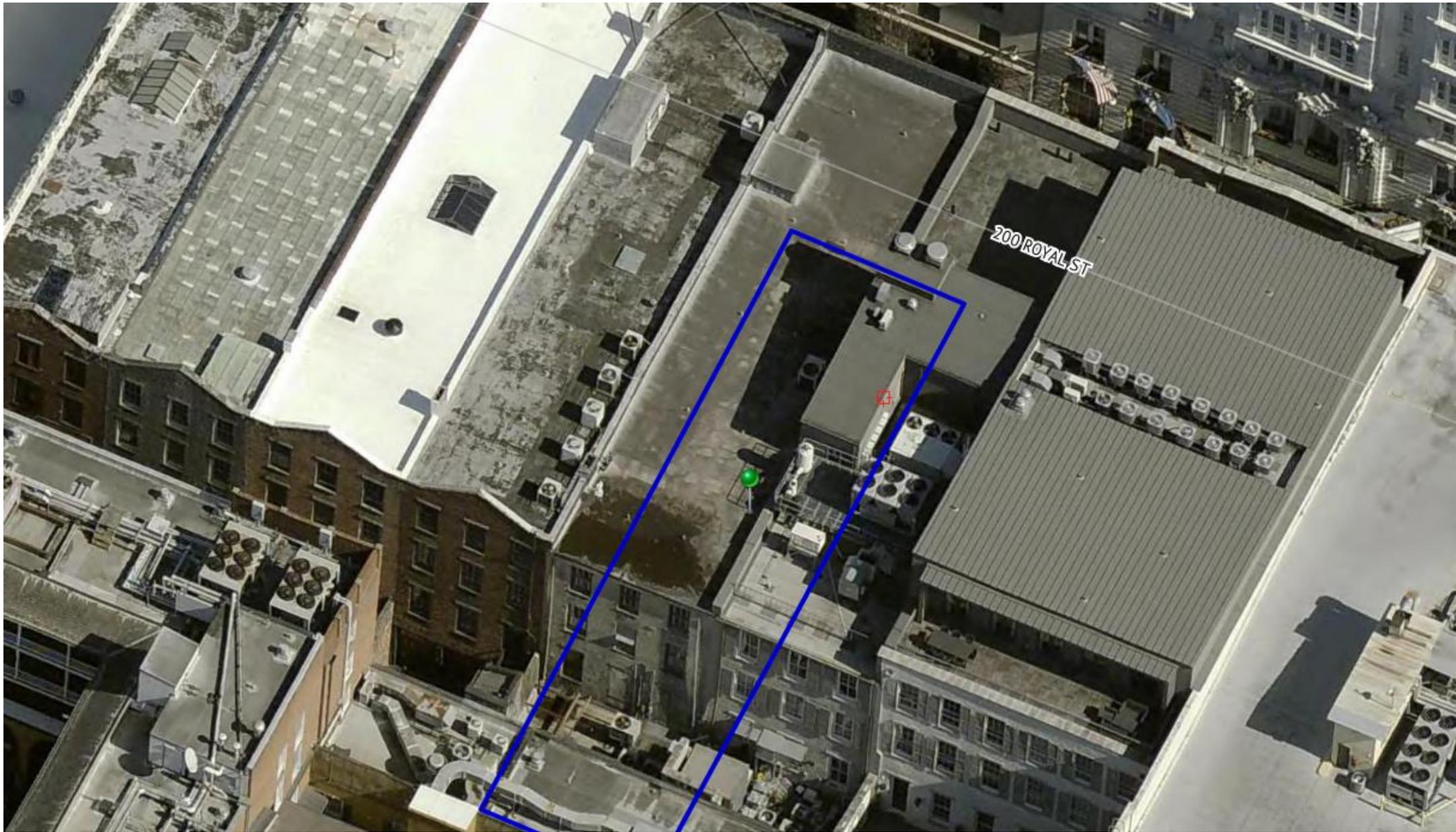


221 Royal

Vieux Carré Commission

November 19, 2025





221 Royal

Vieux Carré Commission

November 19, 2025



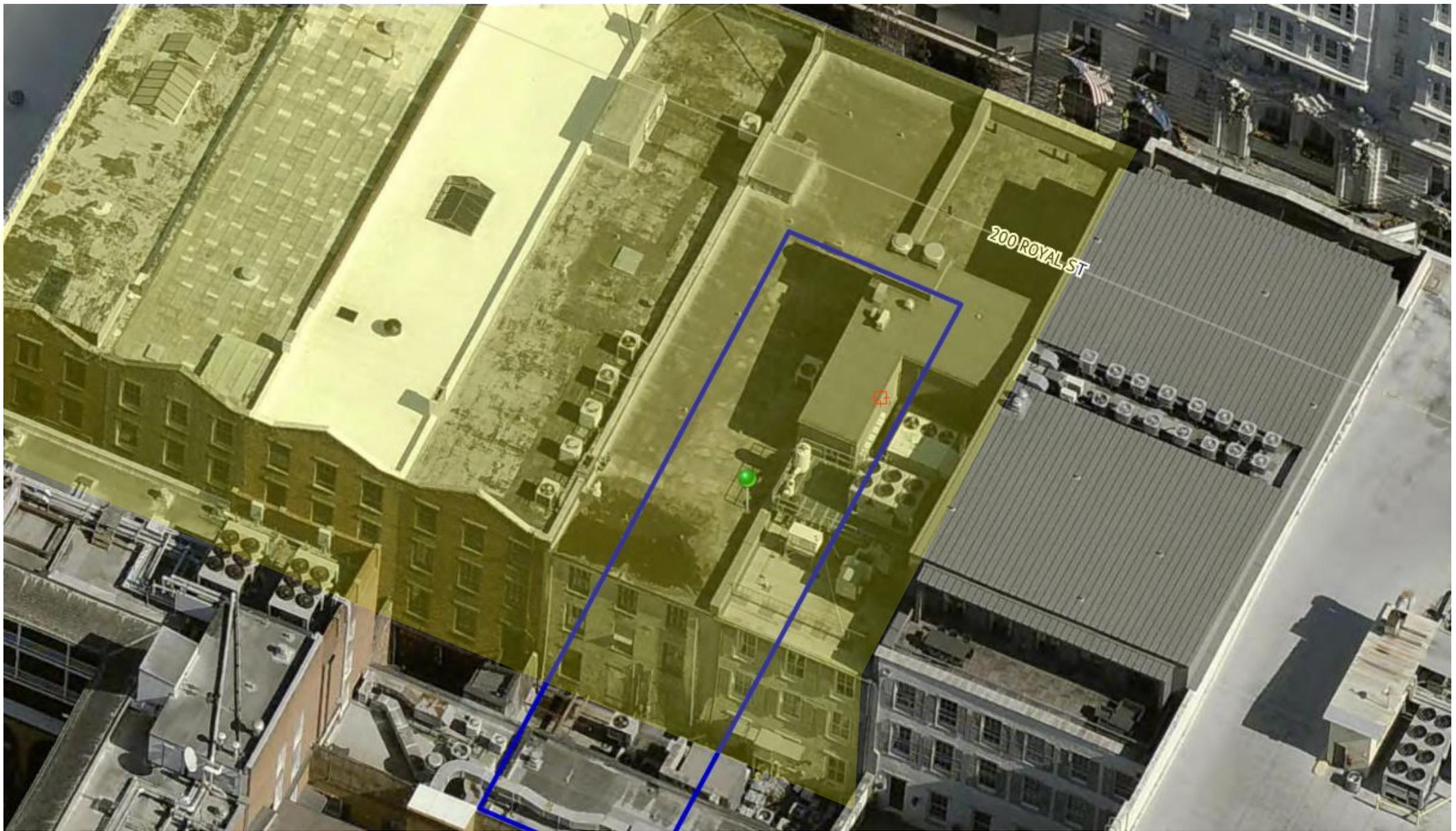


221 Royal – six sister buildings

Vieux Carré Commission

November 19, 2025





221 Royal – six sister buildings





221 Royal

Vieux Carré Commission

November 19, 2025





221 Royal

Vieux Carré Commission

November 19, 2025





221 Royal

Vieux Carré Commission

November 19, 2025





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Vieux Carré Commission

November 19, 2025





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November 19, 2025





221 Royal

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November 19, 2025





221 Royal

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November 19, 2025





221 Royal

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November 19, 2025





221 Royal – restoration of sister building

Vieux Carré Commission

November 19, 2025





221 Royal

Vieux Carré Commission

November 19, 2025



August 25, 2025

Erin B. Vogt, MArch
Vieux Carré Commission
Office of Business & External Services
1300 Perdido St., 7th Floor
New Orleans, LA 70112

Reference: 221 Royal St.
New Orleans, La

On August 19, 2025, Axis Engineering, LLC (AE) submitted structural drawings for a renovation to an existing building located at the above reference address to LKHarmon Architects. During the plan review stage one structural issues arose concerning the added exterior balconies due to the added dead and live loads to the foundation and framing of the existing building.

The structural foundation and framing of the existing building have been reviewed and analyzed for the additional dead and live loading of the added exterior balconies, after investigating the existing structure has been found suitable to accept the added balcony loads. It is recommended that periodic inspections be made on this property as a matter of good maintenance practice on a building of this age to ensure that any and all issues that arise in the future are remediated promptly.

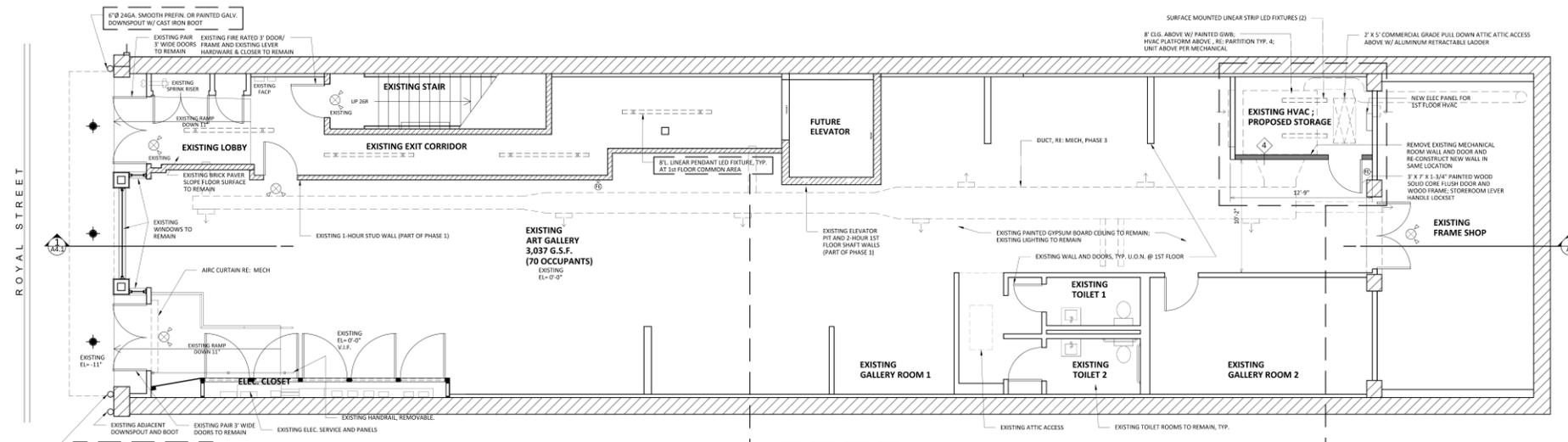
Any further information may be provided upon request. If there are any questions or comments regarding this letter, please do not hesitate to contact our office.

Sincerely,



James B. Heaslip II, P.E.





PROPOSED 1st FLOOR PLAN
 SC: 1/4" = 1'-0"

NOTE: ALL CONSTRUCTION IS NEW UNLESS NOTED AS "EXISTING" IN LEGEND AND/OR FLOOR PLANS

FIRST FLOOR PHASE 2 SCOPE THIS PERMIT APPLICATION

FLOOR PLAN LEGEND

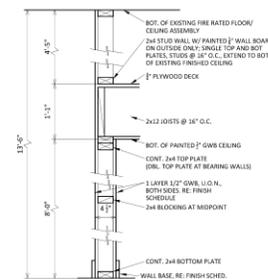
- DEMOLISH
- EXISTING SOLID MASONRY WALL TO REMAIN, 2-HOUR RATED MIN.
- NEW NON-RATED, LOAD-BEARING STUD WALL, TYPE 4; RE: PARTITION TYPES 1/A1
- EXISTING FIRE RATED WALLS TO REMAIN
- EXISTING PORTABLE FIRE EXTINGUISHER - MINIMUM RATING OF 1-A-10-B-C
- EXISTING EMERGENCY LIGHT FIXTURE WITH BATTERY BACKUP
- EXISTING COMBINATION UNIT - EMERGENCY LIGHT WITH BATTERY BACKUP AND ILLUMINATED EXIT SIGN

GENERAL NOTES

1. FLOOR PLANS ARE DIMENSIONED TO FACE OF FINISH UNLESS NOTED OTHERWISE.
2. ALL ITEMS ARE NEW UNLESS NOTED AS "EXISTING"

PROJECT DATA

1. AREA:
 - 1st FLOOR 3,578 G.S.F.
 - 2nd FLOOR 3,172 G.S.F.
 - 3rd FLOOR 3,230 G.S.F.
 - 4th FLOOR 3,230 G.S.F.
 - TOTAL BUILDING AREA 13,210 G.S.F.
2. CITY OF NEW ORLEANS ZONING CLASSIFICATION VCC-2
3. LIFE SAFETY CODE NFPA 101 2015 CLASSIFICATION:
 - CH. 39, EXISTING BUSINESS OCCUPANCY, @ 1ST FLOOR
 - CH. 30, NEW APARTMENTS, @ UPPER FLOORS (2-4)
4. IBC 2021 CLASSIFICATION:
 - GROUP B, BUSINESS OCCUPANCY @ 1st FLOOR
 - GROUP R2, APARTMENTS @ UPPER FLOORS
5. BUILDING CONSTRUCTION TYPE III-B
6. THE BUILDING IS FULLY EQUIPPED WITH A SUPERVISED AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH NFPA 13. MODIFY THE EXISTING SPRINKLER SYSTEM TO CONFORM TO NEW FLOOR PLAN; SPRINKLER MODIFICATIONS SHALL BE DESIGNED BY SPRINKLER SUBCONTRACTOR IN COORDINATION WITH THE G.C.; SHOP DRAWINGS SHALL BE PRODUCED BY THE SPRINKLER SUB AND SUBMITTED TO AND APPROVED BY THE LA OSFM PRIOR TO THE COMMENCEMENT OF SPRINKLER WORK.
7. THE BUILDING IS EQUIPPED WITH A FIRE ALARM SYSTEM; MODIFY THE EXISTING FIRE ALARM SYSTEM TO CONFORM TO THE NEW FLOOR PLAN. FIRE ALARM MODIFICATIONS SHALL BE DESIGNED BY THE FIRE ALARM SUBCONTRACTOR IN COORDINATION WITH THE G.C.; SHOP DRAWING SHALL BE PRODUCED BY THE F.A. SUB AND SUBMITTED TO AND APPROVED BY THE LA OSFM PRIOR TO THE COMMENCEMENT OF FIRE ALARM WORK.



TYPICAL NEW NON-RATED LOAD-BEARING PARTITION
 SC: 1" = 1'-0"

EXTERIOR KEYNOTES

1. REPAIR MASONRY CRACK PER STRUCTURAL
2. PAINT EXISTING FRONT AND REAR FACADES, INCLUDING STUCCO, WOOD WINDOWS, PILASTERS, WOOD DOORS, AND TRIM. SEAL WINDOW OPENINGS.
3. EXISTING CORNICE LOW PROFILE STANDING SEAM METAL, REMOVE AND REPLACE DAMAGED METAL AS NECESSARY TO MATCH EXISTING; REMOVE AND REPLACE EXISTING FLASHING TO MATCH EXISTING; PATCH / REPAIR STUCCO AS NECESSARY TO MATCH EXISTING



SITE PLAN
 SC: 1/8" = 1'-0"

ARCH full bleed D (24.00 x 36.00 Inches)

<p>221-23 ROYAL STREET RENOVATION: PHASE 2 New Orleans, LA 70130</p>	<p>LKHarm Architects A Professional Architectural Corporation 625W Argozue Boulevard New Orleans Louisiana 70124 504.485.5870 harmcon@lkharmarchitects.com</p>	<p>8.12.2025 V.C.C. APPL. 8.29.2025 REV. 9.25.2025 REV. 10.2.2025 V.C.C. 10.30.2025 V.C.C. 10.30.2025 V.C.C.</p>	<p>A1.0 LKH#1225</p>
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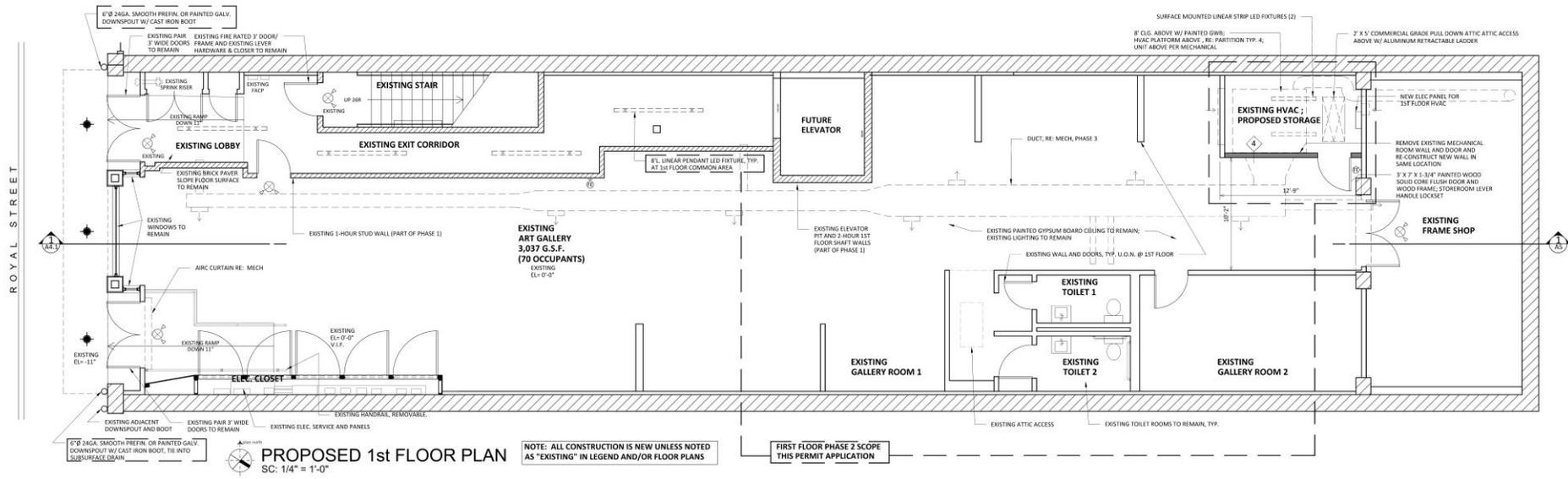
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221 Royal

Vieux Carré Commission

November 19, 2025





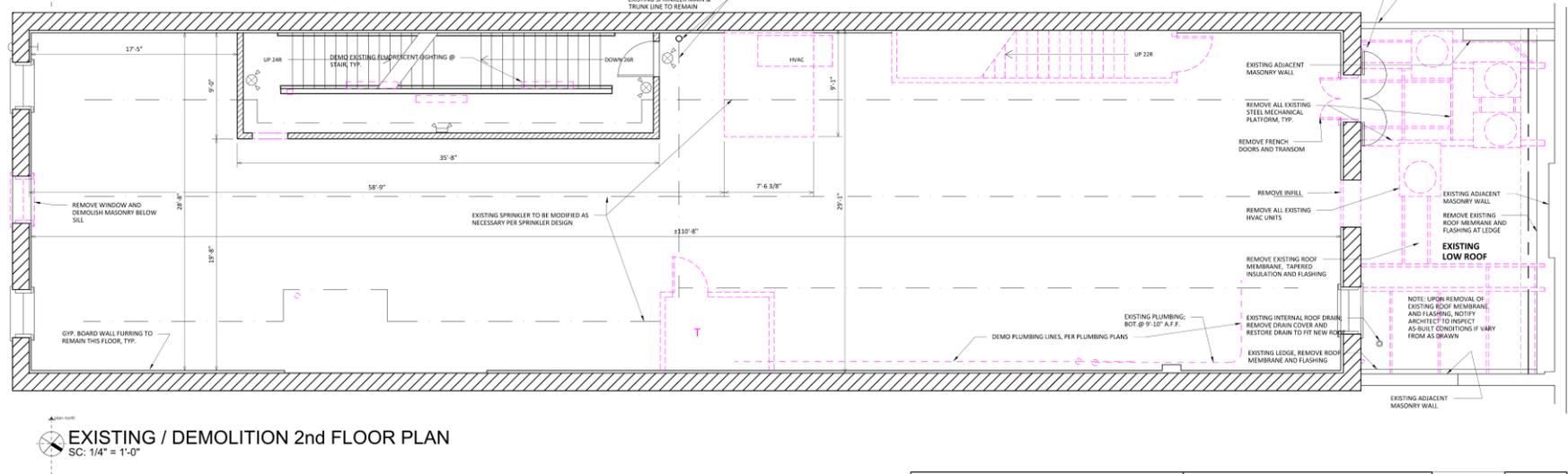
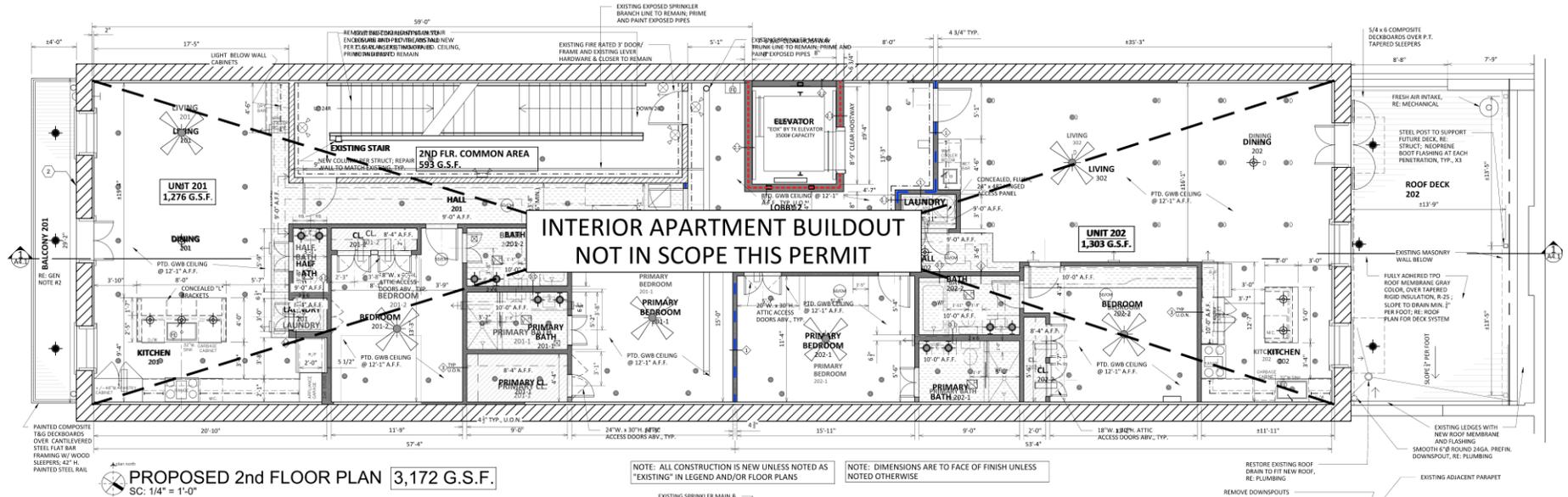
ARCH full bleed D (24.00 x 36.00 inches)

221-23 ROYAL STREET RENOVATION: PHASE 2 New Orleans, LA 70130	LKHarmont Architects A Professional Architectural Corporation 6258 Argonne Boulevard New Orleans, Louisiana 70124 504.485.5870 harmont@lkharmontarchitects.com	8.12.2025 V.C.C. APPL. 8.22.2025 REV. 9.22.2025 REV. 10.2.2025 V.C.C. 10.30.2025 V.C.C. 10.31.2025 V.C.C.	A2.1 LKH#1225
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221 Royal
 Vieux Carré Commission

November 19, 2025





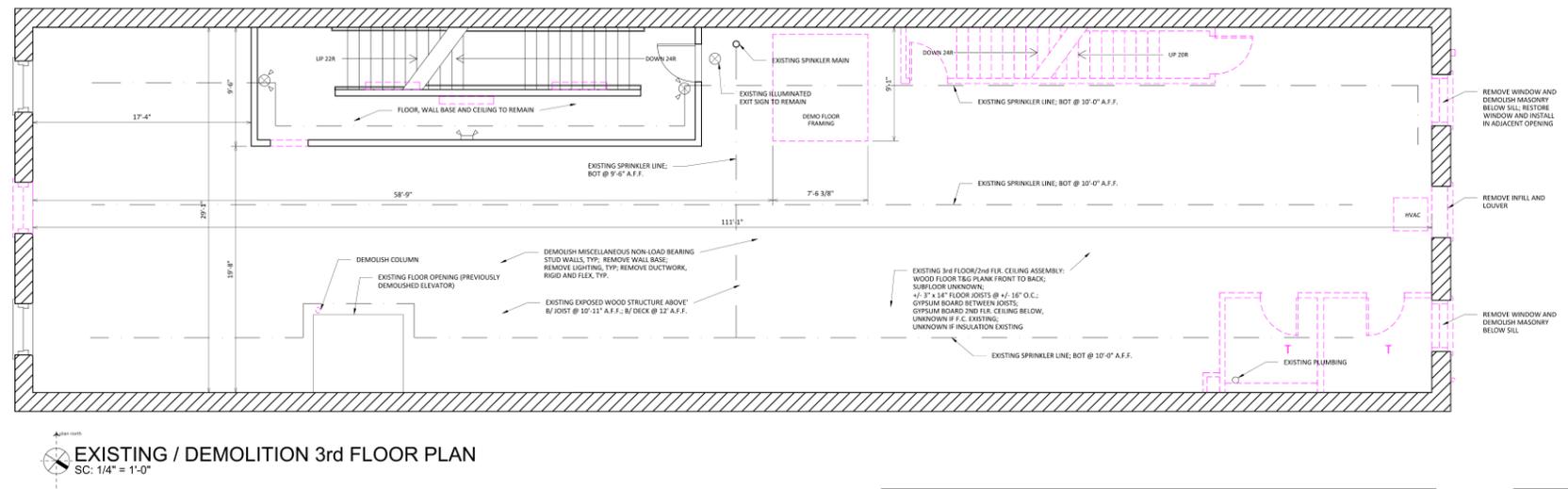
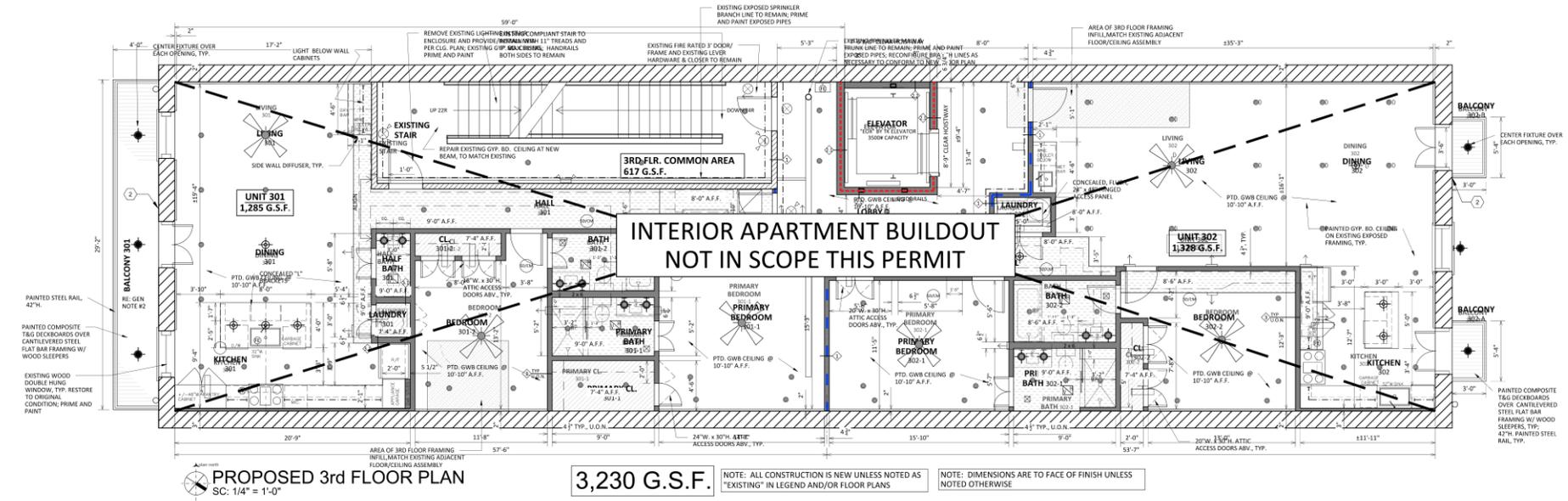
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221-23 ROYAL STREET RENOVATION: PHASE 2 New Orleans, LA 70130	LKHarm Architects A Professional Architectural Corporation 6028 Argonne Boulevard New Orleans, Louisiana 70124 504.485.6870 harmon@lkharmarchitects.com	8.12.2025 V.C.C. APPL	A2.3 LKH1225
		8.29.2025 REV.	
		10.17.2025 V.C.C.	
		10.13.2025 V.C.C.	
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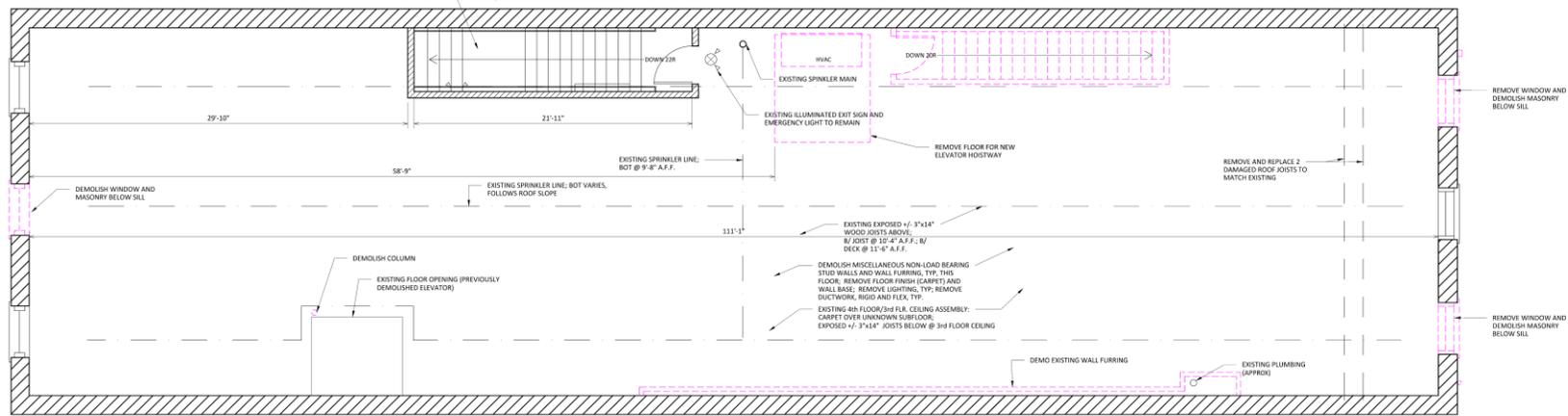
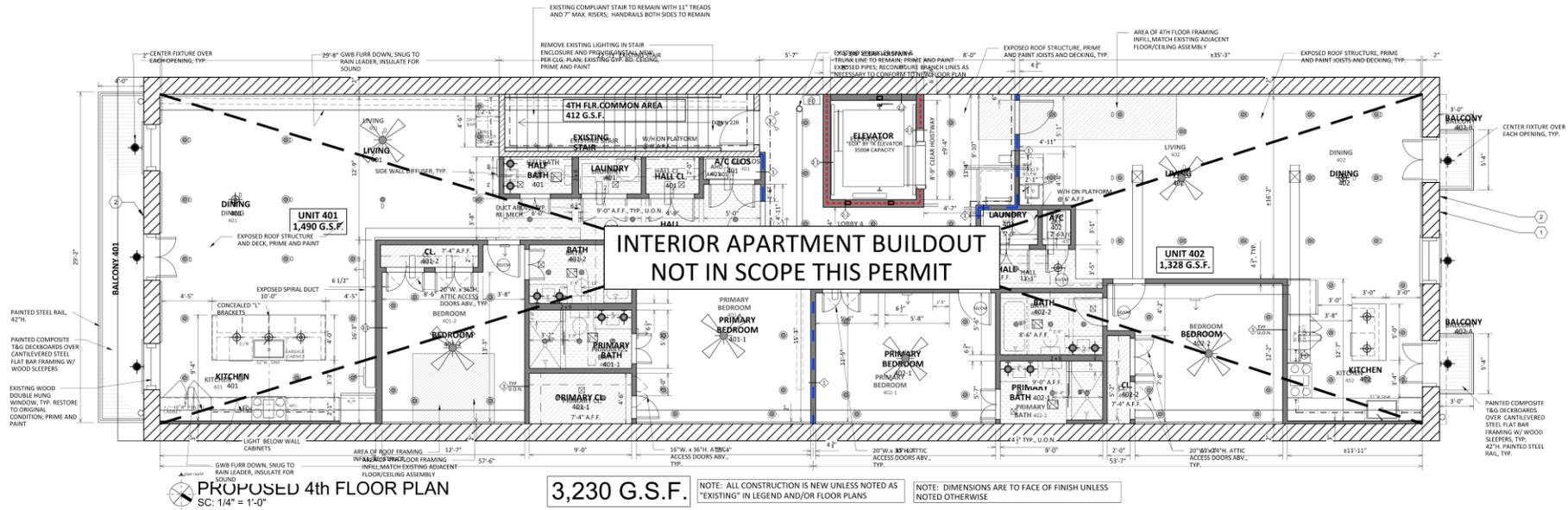
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221 Royal

Vieux Carré Commission

November 19, 2025

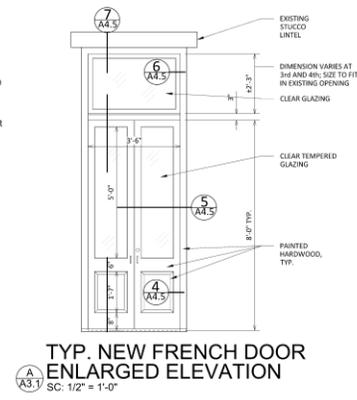
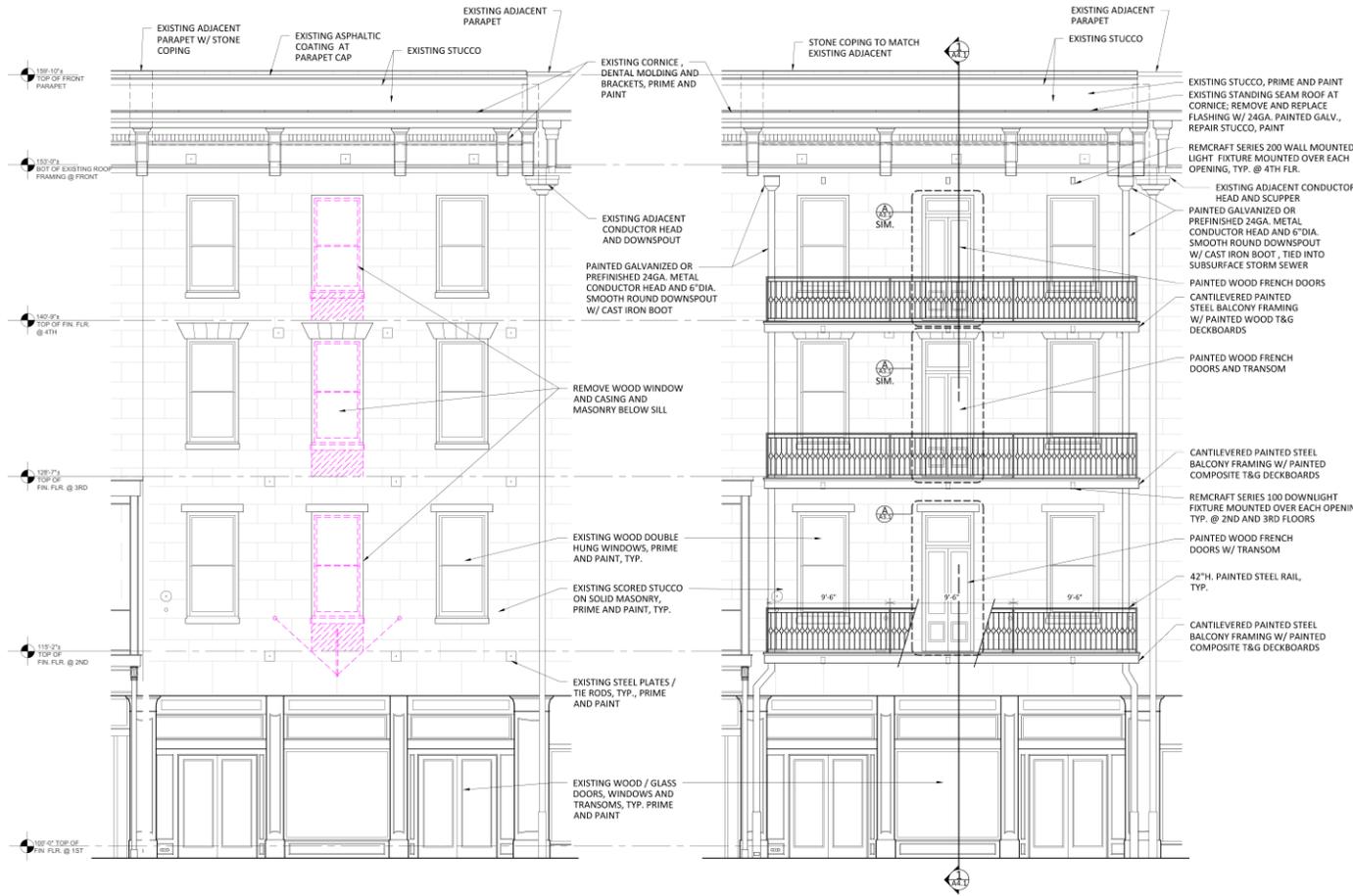




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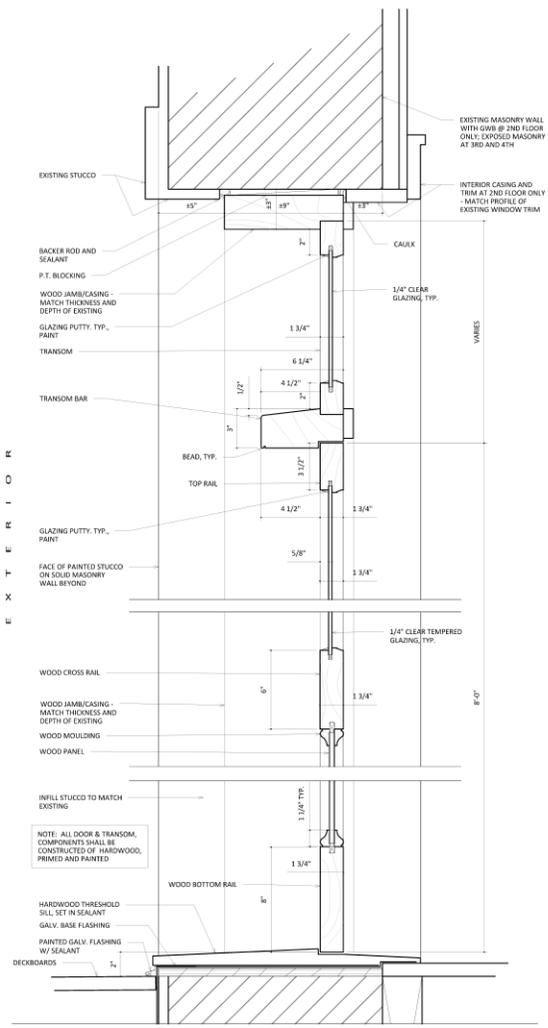
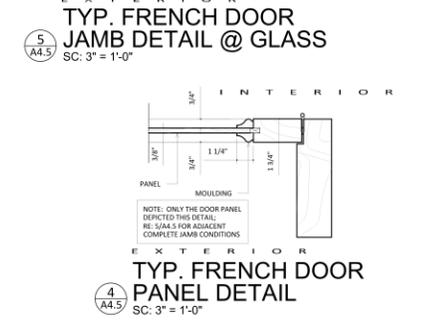
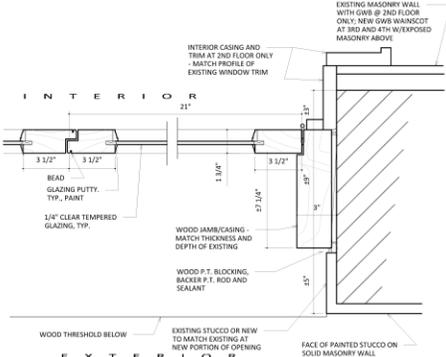
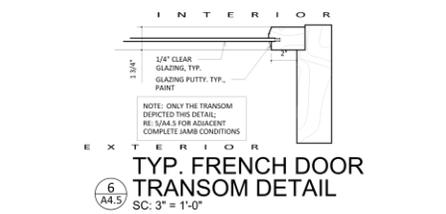
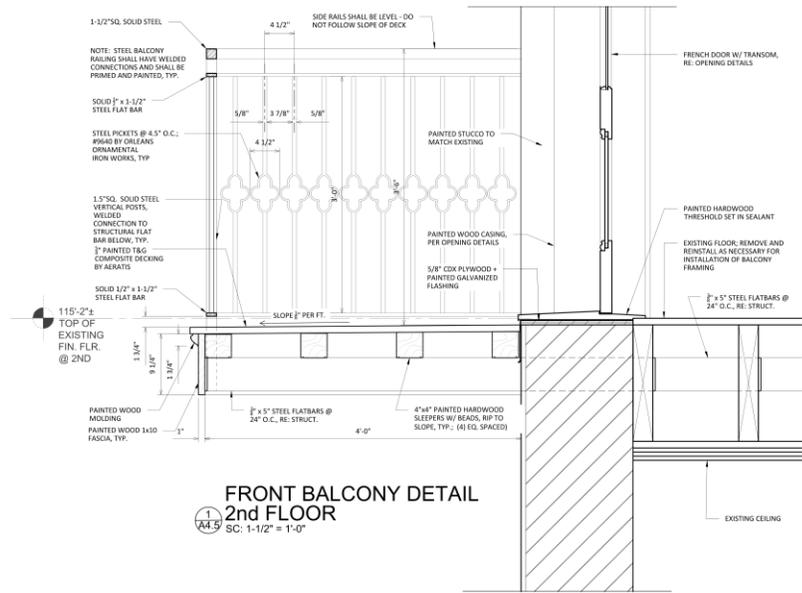
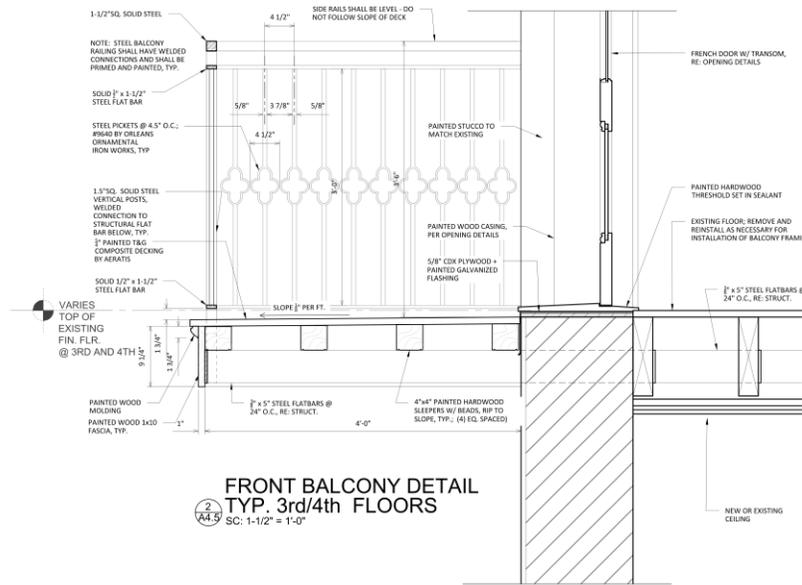
EXISTING / DEMOLITION FRONT ELEVATION
SC: 1/4" = 1'-0"

PROPOSED FRONT ELEVATION
SC: 1/4" = 1'-0"

ARCH full bleed D (24.00 x 36.00 Inches)

221-23 ROYAL STREET RENOVATION: PHASE 2 New Orleans, LA 70130	LKHarmont Architects A Professional Architectural Corporation 6258 Argozine Boulevard New Orleans, Louisiana 70124 504.485.8870 harmont@lkharmontarchitects.com	8.12.2023 V.C.C. APPL. 8.29.2023 REV. 9.26.2023 REV. 10.2.2023 V.C.C. 10.10.2023 V.C.C. 10.18.2023 V.C.C.	A3.1 LKH#1225
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<p>221-23 ROYAL STREET RENOVATION: PHASE 2 New Orleans, LA 70130</p>	<p>LKHarmon Architects A Professional Architectural Corporation 6250 Arbonne Boulevard New Orleans, Louisiana 70124 504.485.8970 harmon@lkharmonarchitects.com</p>	<p>8.12.2025 V.C.C. APL 8.29.2025 REV. 9.25.2025 REV. 10.2.2025 V.C.C. 10.13.2025 V.C.C.</p> <p>A4.5</p> <p>LKH#1225</p> <p>© 2025 LKHarmonArchitects, apc</p>
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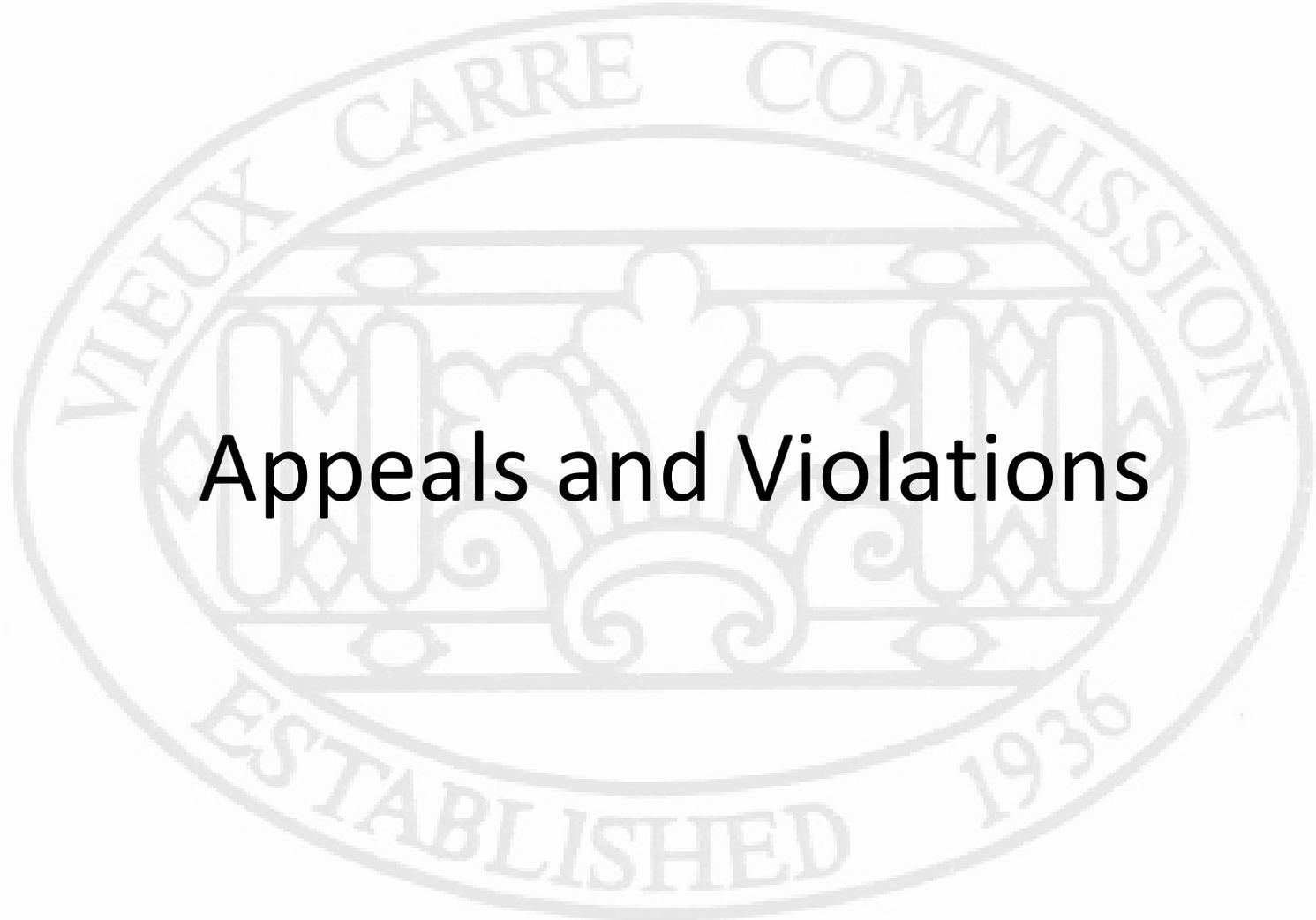
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221 Royal

Vieux Carré Commission

November 19, 2025





Appeals and Violations



221 Royal



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Vieux Carré Commission

November 19, 2025





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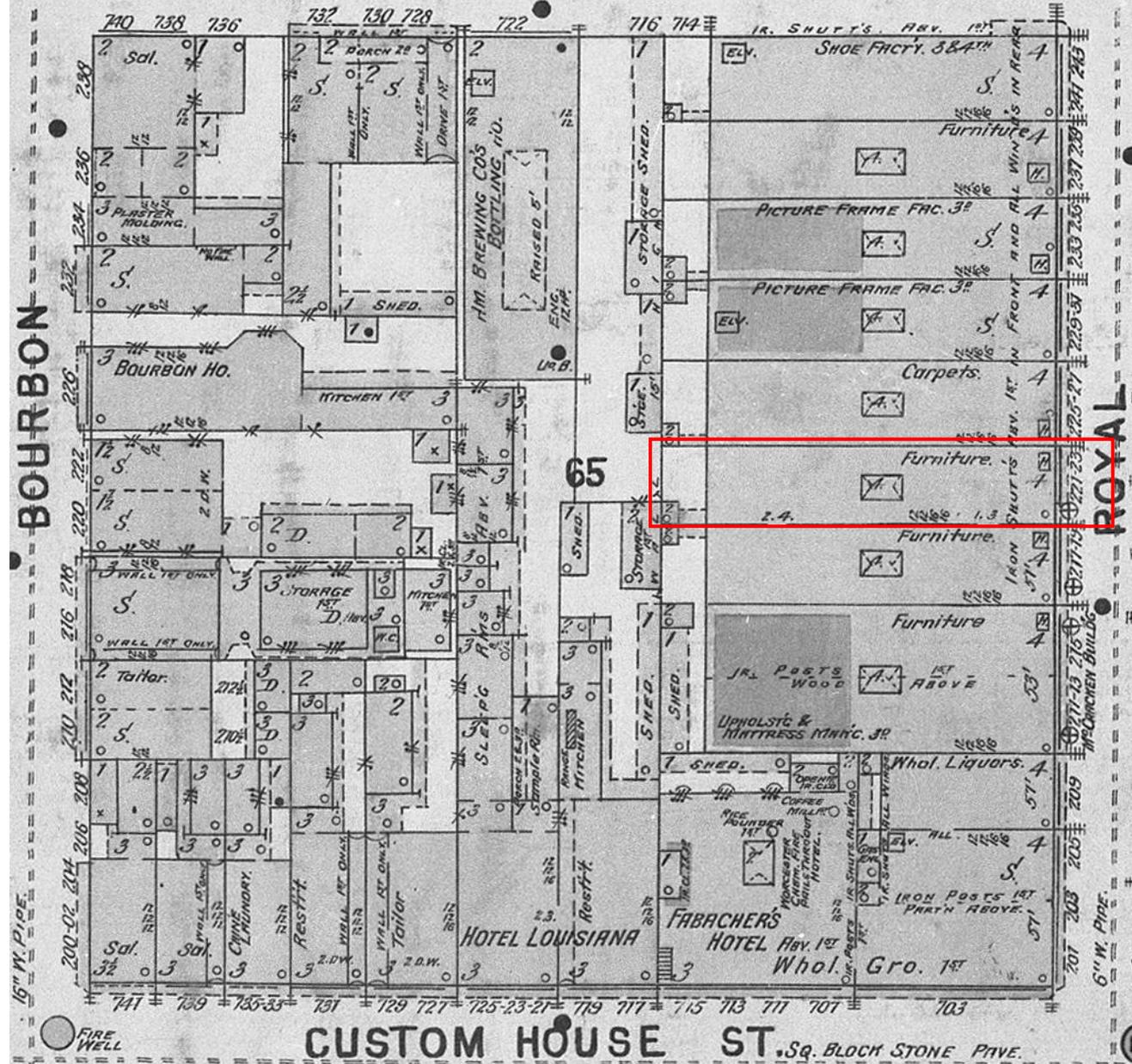
Vieux Carré Commission

November 19, 2025



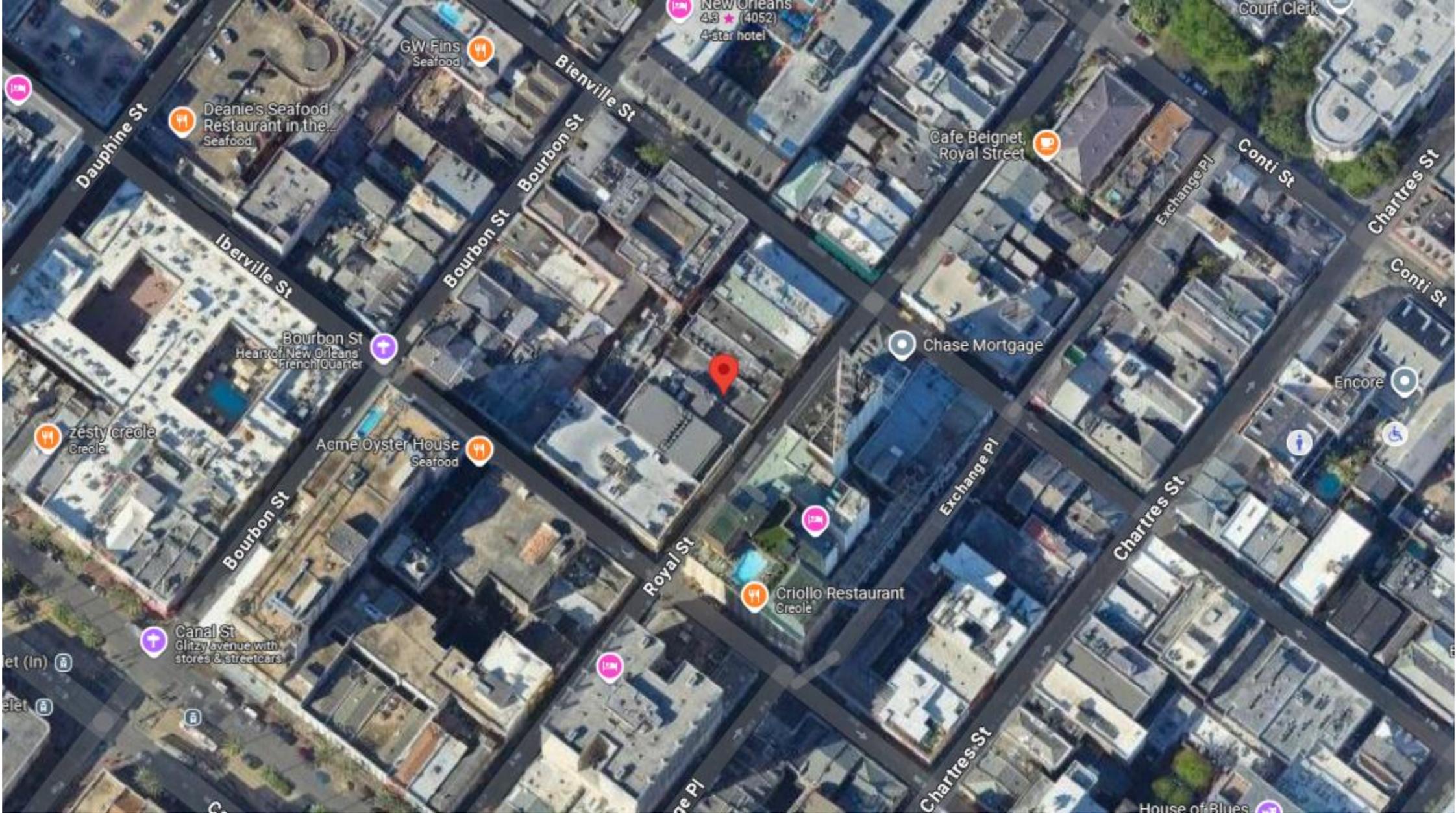
BIENVILLE ST.

Sq. BLOCK STONE



221 Royal



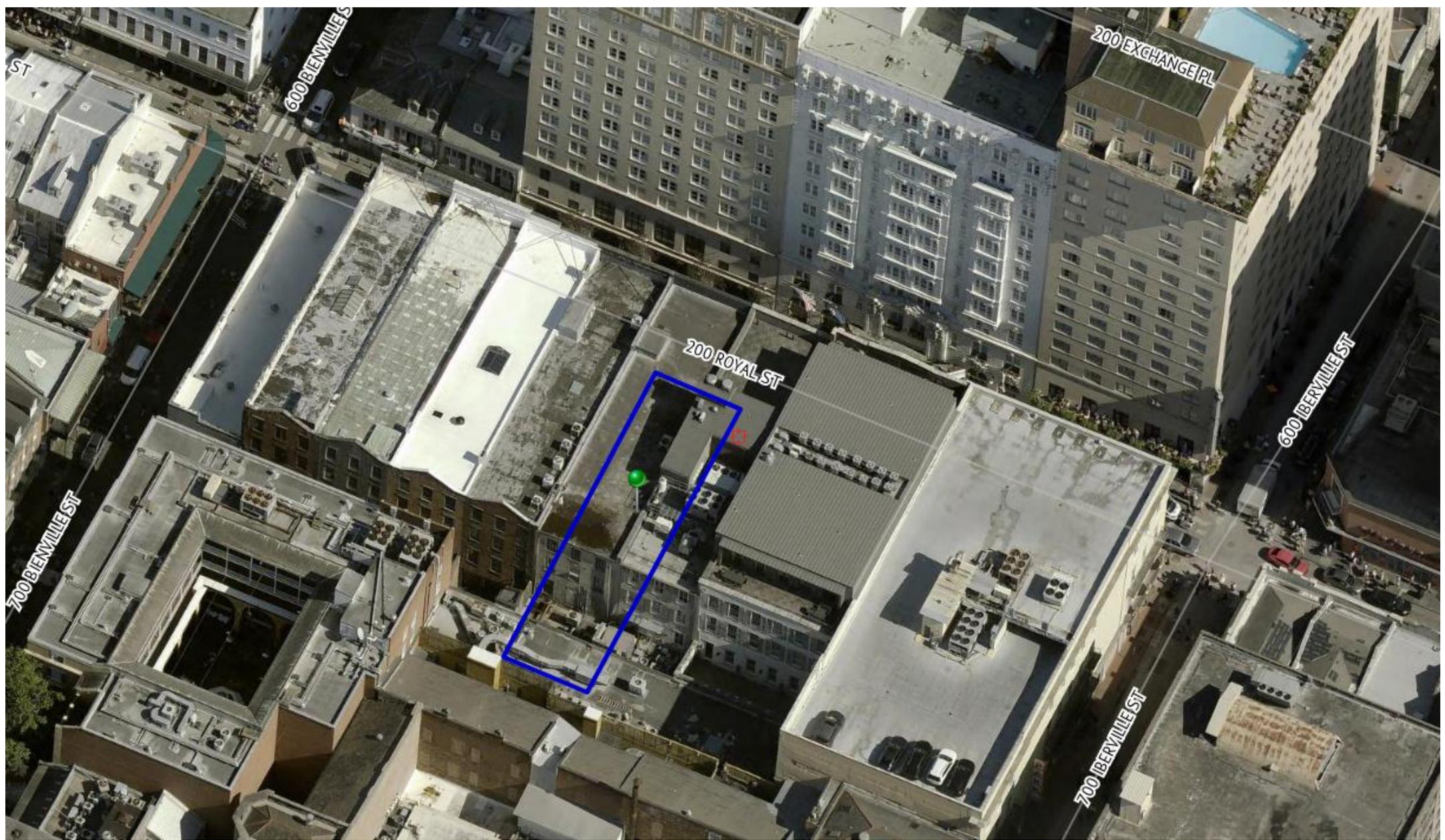


221 Royal

Vieux Carré Commission

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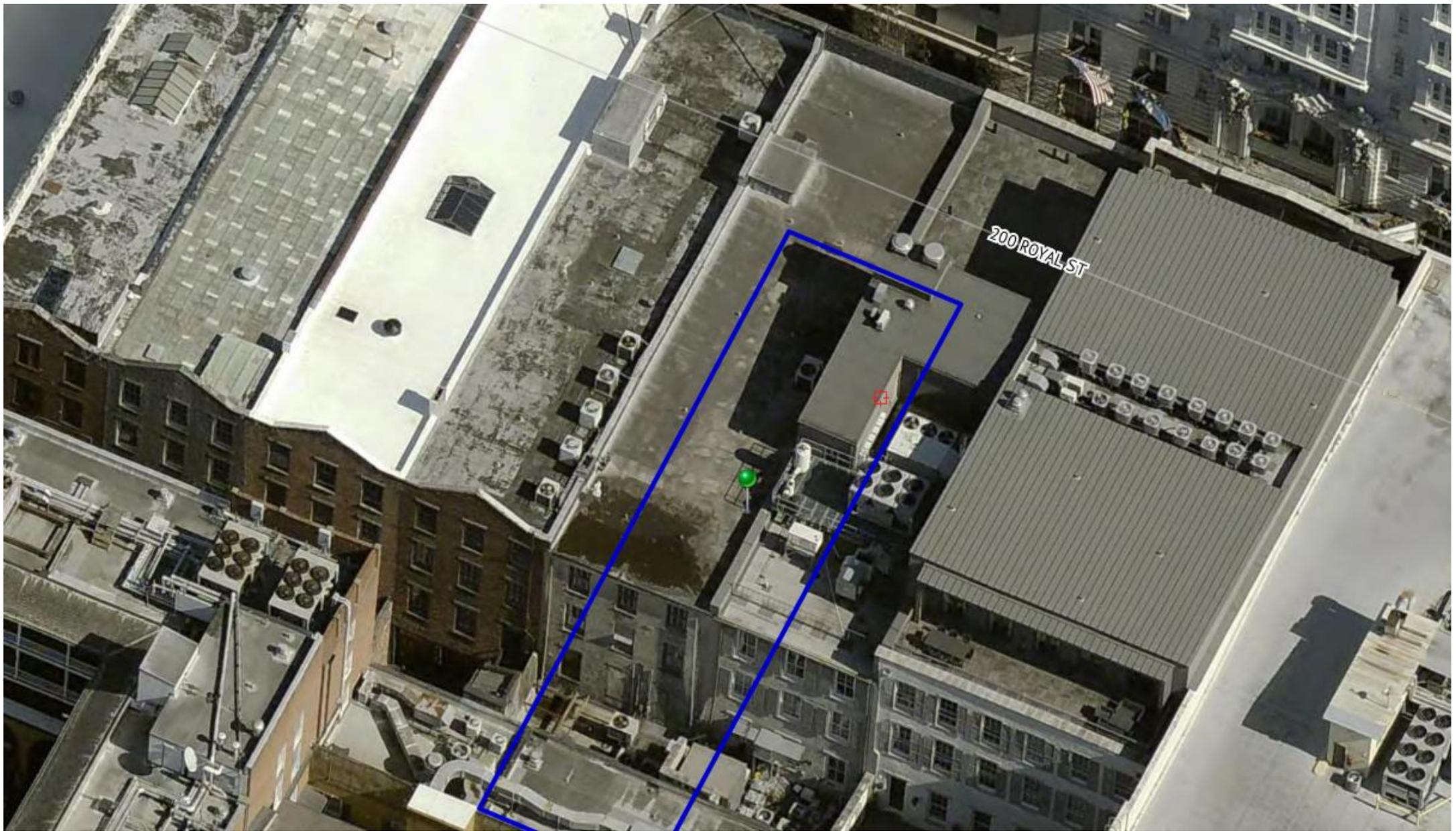


221 Royal

Vieux Carré Commission

November 19, 2025





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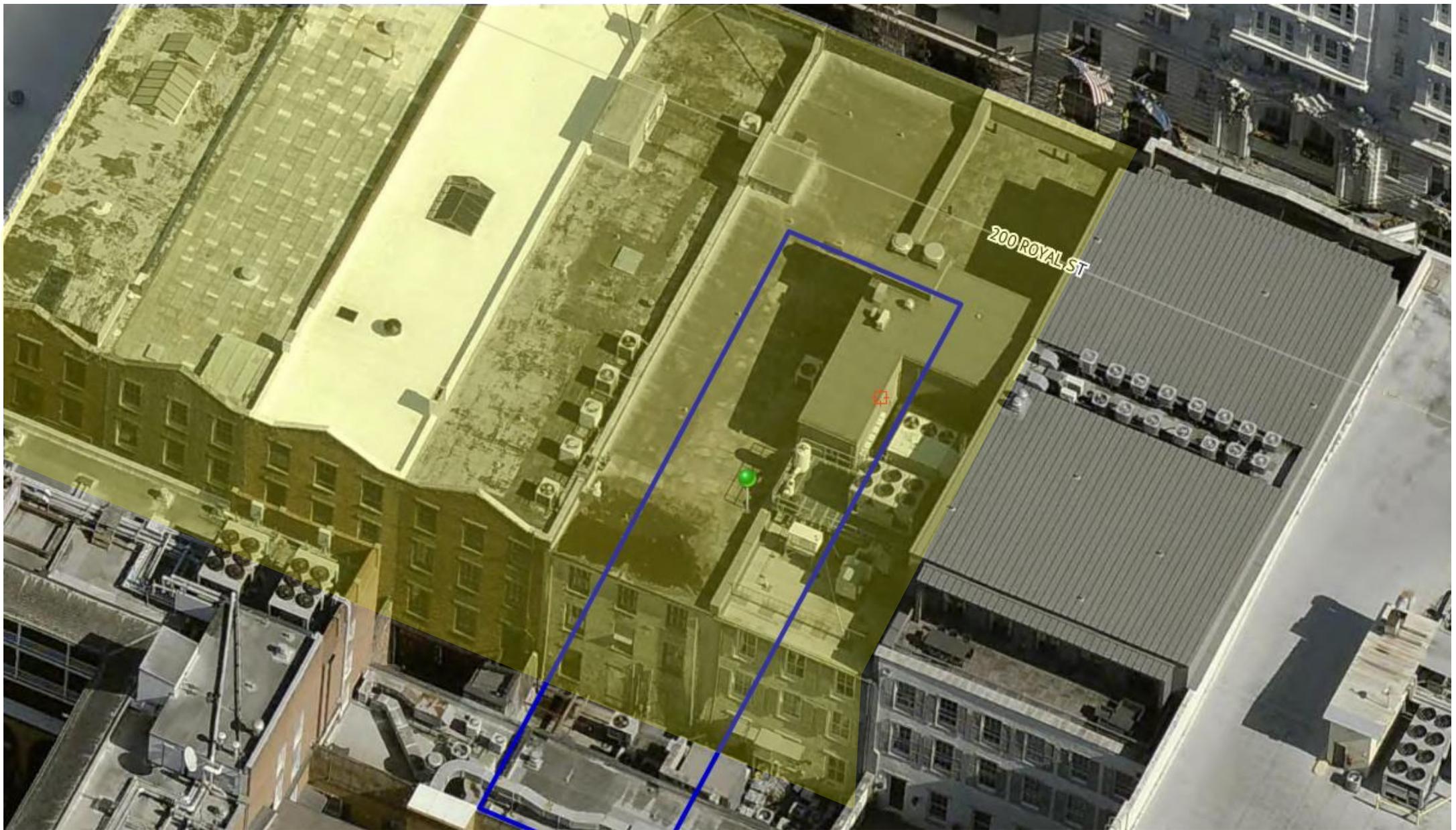


221 Royal – six sister buildings

Vieux Carré Commission

November 19, 2025





221 Royal – six sister buildings



221 Royal

Vieux Carré Commission

November 19, 2025





221 Royal

Vieux Carré Commission

November 19, 2025





221 Royal

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November 19, 2025





221 Royal

Vieux Carré Commission

November 19, 2025





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221 Royal

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November 19, 2025





221 Royal

Vieux Carré Commission

November 19, 2025





221 Royal

Vieux Carré Commission

November 19, 2025





221 Royal – restoration of sister building

Vieux Carré Commission

November 19, 2025





221 Royal

Vieux Carré Commission

November 19, 2025



November 15, 2025

Erin B. Vogt, MArch
Vieux Carré Commission
Office of Business & External Services
1300 Perdido St., 7th Floor
New Orleans, LA 70112

Reference: 221 Royal St.
New Orleans, La

On August 19, 2025, Axis Engineering, LLC (AE) submitted structural drawings for a renovation to an existing building located at the above reference address to LKHarmon Architects. During the plan review stage, two structural issues arose concerning the added exterior balconies due to the added dead and live loads to the foundation and framing of the existing building, and the added masonry wall tiebacks at each floor.

The structural foundation and framing of the existing building have been reviewed and analyzed for the additional dead and live loading of the added exterior balconies, after investigating the existing structure has been found suitable to accept the added balcony loads. The masonry wall tiebacks were added to each floor to ensure the masonry wall stability to remain tied back to the building, which is a common structural element added to a building of this age. It is recommended that periodic inspections be made on this property as a matter of good maintenance practice on a building of this age to ensure that any and all issues that arise in the future are remediated promptly.

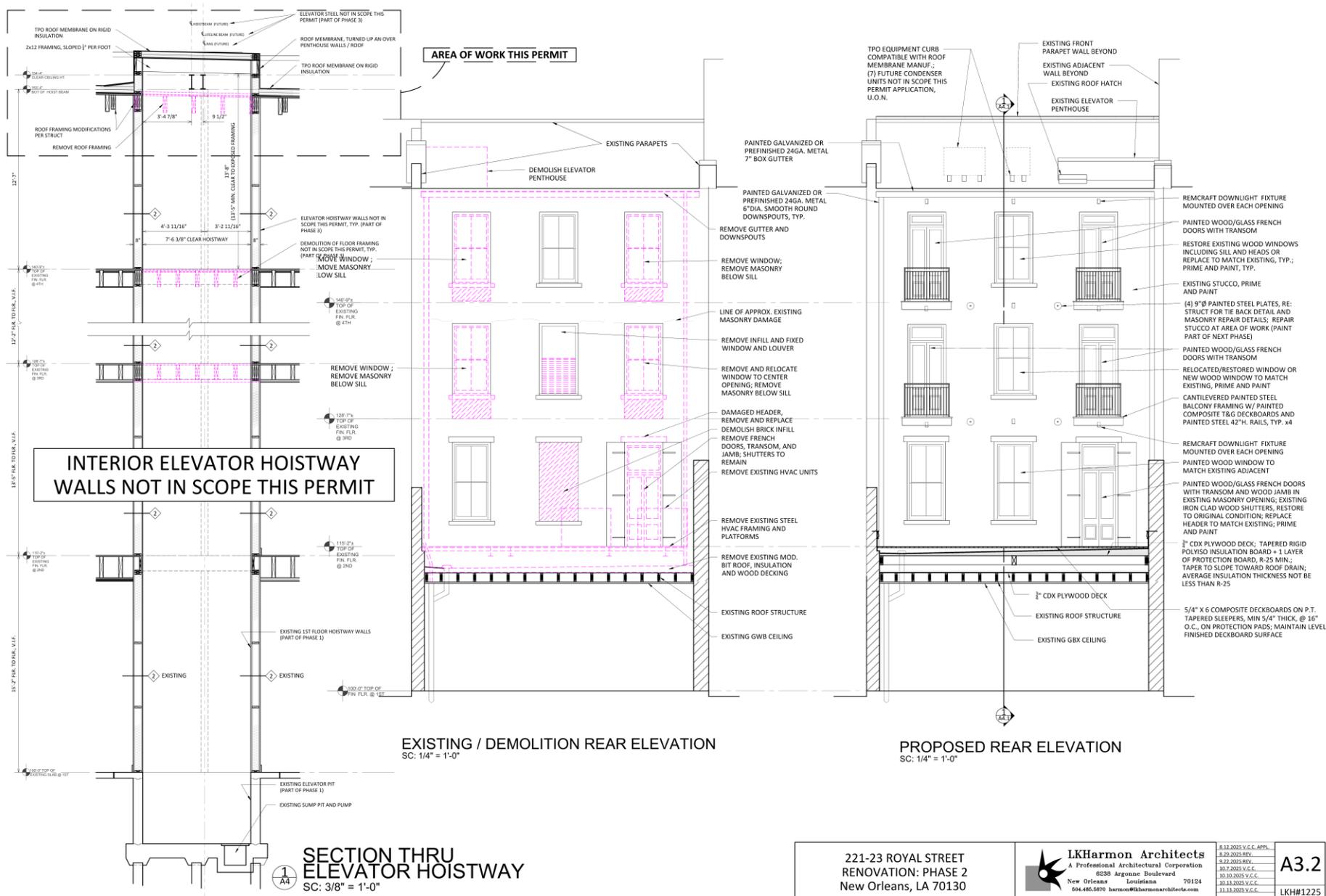
Any further information may be provided upon request. If there are any questions or comments regarding this letter, please do not hesitate to contact our office.

Sincerely,



James B. Heaslip II, P.E.





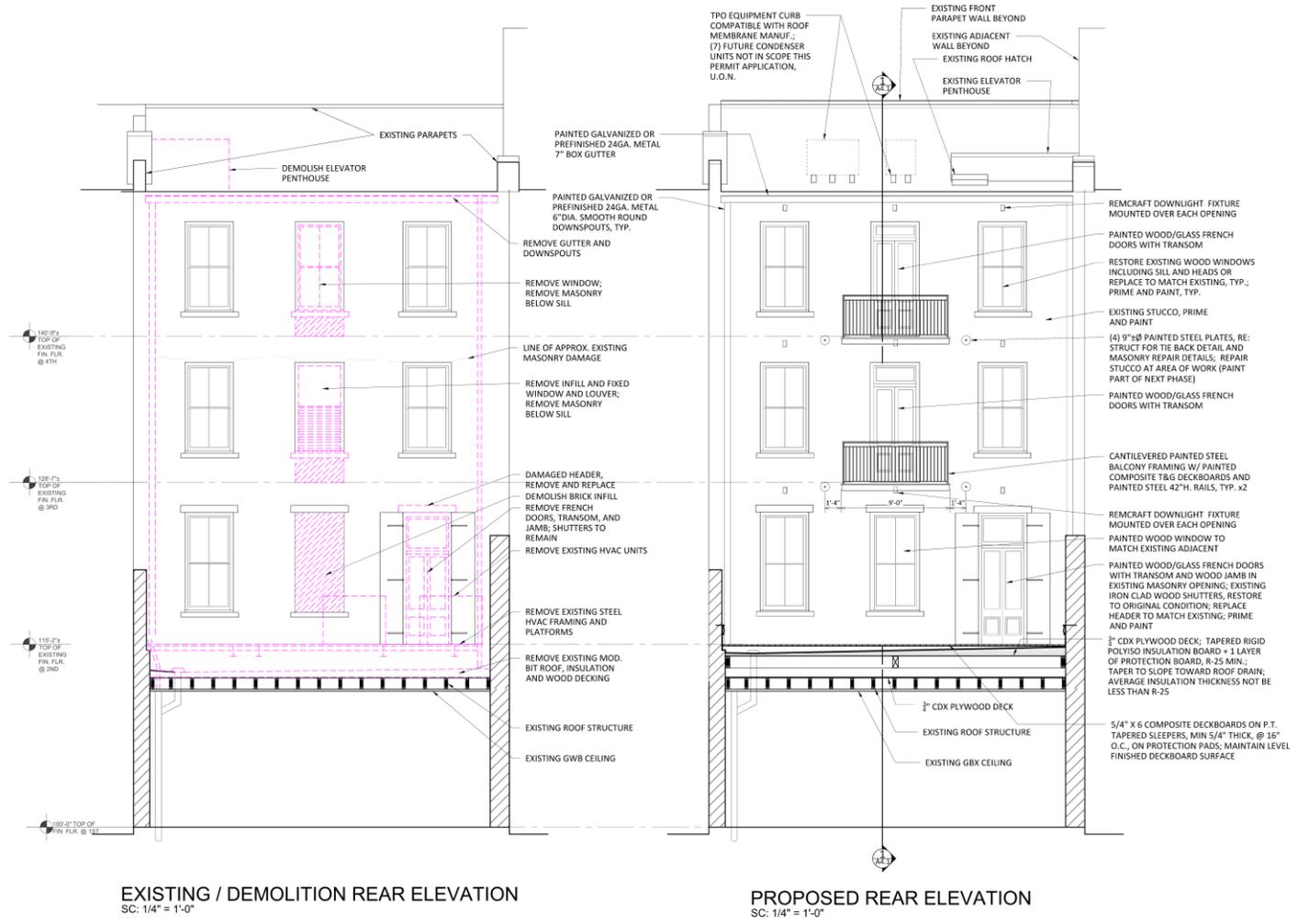
221-23 ROYAL STREET
RENOVATION: PHASE 2
New Orleans, LA 70130



8.12.2025 V.C. APPL.	A3.2
8.22.2025 REV.	
9.22.2025 REV.	
10.7.2025 V.C.	
10.30.2025 V.C.	
11.13.2025 V.C.	LKH#1225

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ALTERNATE REAR FACADE DESIGN

221-23 ROYAL STREET RENOVATION: PHASE 2 New Orleans, LA 70130	LKHarmont Architects A Professional Architectural Corporation 6258 Argozse Boulevard New Orleans, Louisiana 70124 504.485.8870 harmont@lkharmontarchitects.com	10.27.2025 V.C.C. 11.13.2025 V.C.C.	A3.3 LKH#1225
		© 2025 LKHarmontArchitects, APC	

ARCH full bleed D (24.00 x 36.00 Inches)



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 REVIEW FOR ADDING OR REMOVING A BALCONY, GALLERY OR PORCH

The VCC does not allow the addition of ornamental wrought or cast iron to a gallery or balcony where it is not documented for the particular style or type of building, such as a former warehouse building. The VCC does not allow the removal of contributing ornamental metals or a porch.

THE VCC DOES **NOT** ALLOW:

- Adding a new balcony, gallery, porch or roof overhang on a building at a street elevation where it did not exist previously or where it is historically inappropriate, such as on a warehouse building