

Friday, February 27, 2026

Honorable City Council  
1300 Perdido Street  
New Orleans, LA 70112

Re: 601 Bourbon

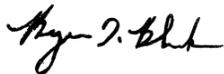
Ladies and Gentlemen:

Attached, please find a report regarding an appeal of the Vieux Carré Commission's denial of the appeal of Architecture Committee's **deferral** of the proposal to install new exterior light fixtures **with exposed metal conduit on the newly rebuilt Toulouse St. side wall**, per application & materials received 11/04/2025 & 12/02/2025, respectively.

(It should be noted that at the 12/16/25 Architecture Committee meeting, the Committee **deferred** this proposal and encouraged the applicant to work with staff on a proposal that would meet VCC Guidelines. The applicant then appealed that **deferral** to Commission and subsequently Council. **This appeal is for the proposed, exposed conduit only, not the lights.** Exterior lights will be handled at the staff level)

Should you have any questions or require any additional information, please feel free to contact me at your earliest convenience.

Sincerely,



Bryan D. Block

In September 2025, the Toulouse Street side wall of the main building was completely rebuilt after it was discovered to be in imminent danger of collapse. (It should be noted that the VCC had cited the building in the past for several violations, some of which had been abated as of September 2025).

As of late October 2025, all work was completed with VCC and DSP approved permits. (Please see attached photos before, during and after the rebuild). VCC staff worked closely with the tenant, lawyer and architect, to help expedite the permitting of this significant work with assurances from the applicant and other representatives that everything would be done correctly.

During the review of that proposal, staff noted multiple times that since the wall was to be rebuilt, **some planning should take place to account for items such as lights and cameras and internalize the associated conduits and wiring into the wall or building.** In the 08/12/2025 staff report, staff noted that: **“there are some existing conditions that are not in line 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.”

At the 08/12/2025 Architecture Committee meeting, the majority of the discussion was in regard to the wall reconstruction and foundation, but the topic of the conduits and light fixtures did come up with a representative for the applicant, **Chris Young, stating, “all the other stuff on the outside, the conduit, all that’s going to come down. It’s not going to go back up. So, all that will be corrected.”**

Regarding conduit and wiring installations, the Guidelines state that, *“the VCC requires minimizing the amount of exposed wiring and conduit”* and that conduit is required to be installed in concealed or discrete locations. (VCC DG: 11-12) The submitted plans show the surface mounted conduit running slightly above the header heights of the ground floor openings and dropping down to above the header of the shorter “courtyard” door. It also appears that the conduit is shown wrapping the corner to the front of the building.

When this lighting application was discussed at the 12/16/2025 meeting, the applicant noted the reason for wanting exterior conduits included the fact that the conduit had previously been exposed and the owner’s desire not to drill through the “historic brick”. Staff notes that in 2022 there had been a permit issued to address violations, including lighting, but unfortunately that permit and associated materials were not specific in regard to the associated conduits or wiring. Still, the permit notes that all work must conform with VCC Guidelines and **this is a new installation on a completely rebuilt wall.**

As this is a newly rebuilt wall, all electrical should have been taken into consideration before, and during construction. Furthermore, VCC guidelines should be explicitly followed in new construction where electrical can be concealed on the interior. The VCC respectfully requests that you deny this appeal.





BEFORE



Shoring



DEMO beginning





Work in progress



Work in progress



Work in progress



AFTER

