



**Vieux Carré Commission  
Architecture Committee Meeting**

**Tuesday, September 27, 2022**



**Old Business**

The background features a large, faint watermark of the University of New Brunswick seal. The seal is circular and contains the text "VIEUX CARRE COMMISSION" at the top and "ESTABLISHED 1936" at the bottom. The central part of the seal depicts a stylized building or architectural structure.

**1236 N Rampart, 1022 Barracks**

ADDRESS:	1236 N. Rampart/1014-22 Barracks		
OWNER:	Brian Gibbs	APPLICANT:	Rick A. Fifield
ZONING:	VCC-2 & VCR-1	SQUARE:	107
USE:	Residential (multi-family)	LOT SIZE:	51968 sq. ft.
DENSITY-		OPEN SPACE-	
ALLOWED:	57 Units	REQUIRED:	10393.6 sq. ft. (20% corner lot)
EXISTING:	None	EXISTING:	32364 sq. ft (approx.)
PROPOSED:	25 Units (31 total)	PROPOSED:	Not calculated

**ARCHITECTURAL / HISTORICAL DESCRIPTION:**

1236 N. Rampart: **Green**, of local architectural/historical importance.

1014-22 Barracks: **Pink**, of potential local architectural/historical significance, but with detrimental alterations.

Carmelite Chapel St. Joseph and St. Theresa's and the Carmelite Monastery, designed in 1891 by James Freret. The Greek Revival cottage at 1014-22 Barracks dates from c. 1845. Its front facade has been severely altered, and its service structures and extensive fruit orchard, depicted on a 19th c. plan book drawing, however, have been replaced by 20th c. construction.

**Architecture Committee Meeting of****09/27/2022****DESCRIPTION OF APPLICATION:**  
**Permit #19-06343-VCGEN**

09/27/2022

**Lead Staff: Erin Vogt**

Review of proposed replacement brick and lime-based coloring agent, per application & materials received 03/06/2020 & 09/13/2021, respectively.

**STAFF ANALYSIS & RECOMMENDATION:**

09/27/2022

Work to restore the façade of the Pink rated mansion at 1022 Barracks has been continuing and staff is hopeful that this building may be eligible for Commission upgrade to Blue once the restoration is complete. As part of this work, double metal service doors on the N. Rampart side of the Barracks elevation will be removed and matching masonry must be installed. The applicant stated that they attempted for some time to find bricks that matched the color variation present in the elevation; it was not until they began to remove the bricks above the infilled windows to restore the lintels that they found the bricks on the inner wythes were much lighter in color, and discovered that the historic bricks had been color treated only on their exposed surfaces.

The applicant stated that they are unsure what coloring agent was used historically, but they are proposing to use a lime-based coloring agent manufactured by deGruchy's LimeWorks. The spec sheet states that these "Ecologic" potassium silicate coatings are "ideal for interior and exterior wall surfaces including historic masonry, stucco, plaster, and modern concrete," bonding to masonry substrates, "highly breathable, vapor permeable, and extremely durable." The sheet goes on to say "our mineral paints and stains contain a potassium silicate binder that penetrates to form a molecular bond with the masonry substrate. Exhibiting the microcrystalline properties of natural stone, these potassium silicate coatings feature high breathability – allowing water vapor to pass through (rather than trapping moisture inside the wall), yet keeping rainwater out. Two coats may provide a water vapor permeance of 77.5 US-perms. [The binder is] exceptionally resistant to ultraviolet light and acid rain, inhibits the growth of algae and mildew, and remains stable through decades of exposure. The mineral coatings are also pigmented with inorganic iron-oxides that do not fade in ultraviolet light – allowing our paints and stains to maintain their rich and vibrant colors." It is noted as having a service life of 20 to 50 years, and can be applied with a brush, roller or sprayer. The applicant has sent three bricks to the manufacturer for an assessment of the coloring agent and have requested a custom blend to recreate the colors present on the façade. This assessment will be provided to staff when returned to the applicant.

The proposal is to proceed with the laying of brick of the correct size and base color, with a recessed joint. The color will then be applied to the bricks in place before final repointing to create a joint profile that matches the adjacent mortar beds. Staff finds this method approvable, as it should avoid any stain migration to the mortar joint. The use of a custom blend of colors, rather than one single color, should also maintain the slightly variegated appearance present in the existing wall.

Overall, staff was surprised at this existing condition but agrees that the historic brick was stained based on the evidence provided on site by the applicant. Laboratory testing is encouraged by the Guidelines and can be required for Blue and Purple rated buildings. Staff finds the proposed work **approvable**, with the assessment from LimeWorks to be provided to staff for review once received, and field inspections of sample bricks with the custom color blend applied prior to approval for application on the wall itself.

**ARCHITECTURAL COMMITTEE ACTION:**

09/27/2022



621 St Louis

ADDRESS:	621 St. Louis Street	APPLICANT:	Zach Smith Consulting & Design
OWNER:	Royal O Real Estate Holdings LLC	SQUARE:	41
ZONING:	VCC-2	LOT SIZE:	36,950 sq. ft.
USE:	Hotel		
DENSITY		OPEN SPACE	
Allowed:	Not Applicable	Required:	7390 sq. ft.
Existing:	0	Existing:	Unknown
Proposed:	No Change	Proposed:	No Change

**ARCHITECTURAL / HISTORICAL DESCRIPTION OF PROPERTY**

Hotel: Orange, post 1946 construction.  
Chartres Street façade remnant: Blue, or of major architectural and/or historic importance.

In 1960 the architectural firms of Curtis and Davis and Koch and Wilson drew the plans for this modern hotel, which occupies the site of the historic St. Louis Hotel. This hotel, which was designed to blend with the quarter's 19th century atmosphere, incorporates a very small portion of the old hotel's original arcade on its Chartres Street elevation.

**Architecture Committee Meeting of** **09/27/2022**

**DESCRIPTION OF APPLICATION:** 09/27/2022  
**Permit #22-23589-VCGEN** **Lead Staff: Erin Vogt**

Review of construction documents for new wall openings at covered terrace and for the expansion of the rooftop pool deck, per application & materials received 08/07/2022 & 09/12/2022, respectively.

**STAFF ANALYSIS & RECOMMENDATION:** 09/27/2022

Demolition consists of removal of pavers, pool finishes and bar, with the creation of new openings as conceptually approved at the last review. Built in banquettes, a wall-mounted retractable shade structure, and planters will be added to the terrace, with landscaping uprights noted. Final review of finishes, materials, light fixtures, and lamping must be submitted for review and approval at staff level, as the building is Orange rated. Four new cabanas will be added to the new cantilevered part of the deck towards St. Louis; they are hardwired and lit and include refrigerators and safes, but materials and construction are not clear. Staff is not concerned about their visibility from any surrounding properties, but this will likewise require additional review at staff level.

Sections through the new wall openings at the roof top bar show CMU construction with a stucco finish over 5/8" DensGlass sheathing. Staff notes that photos show a stucco lintel band over the openings on this elevation, which should also be indicated in section, unless it is to be removed over all existing openings.

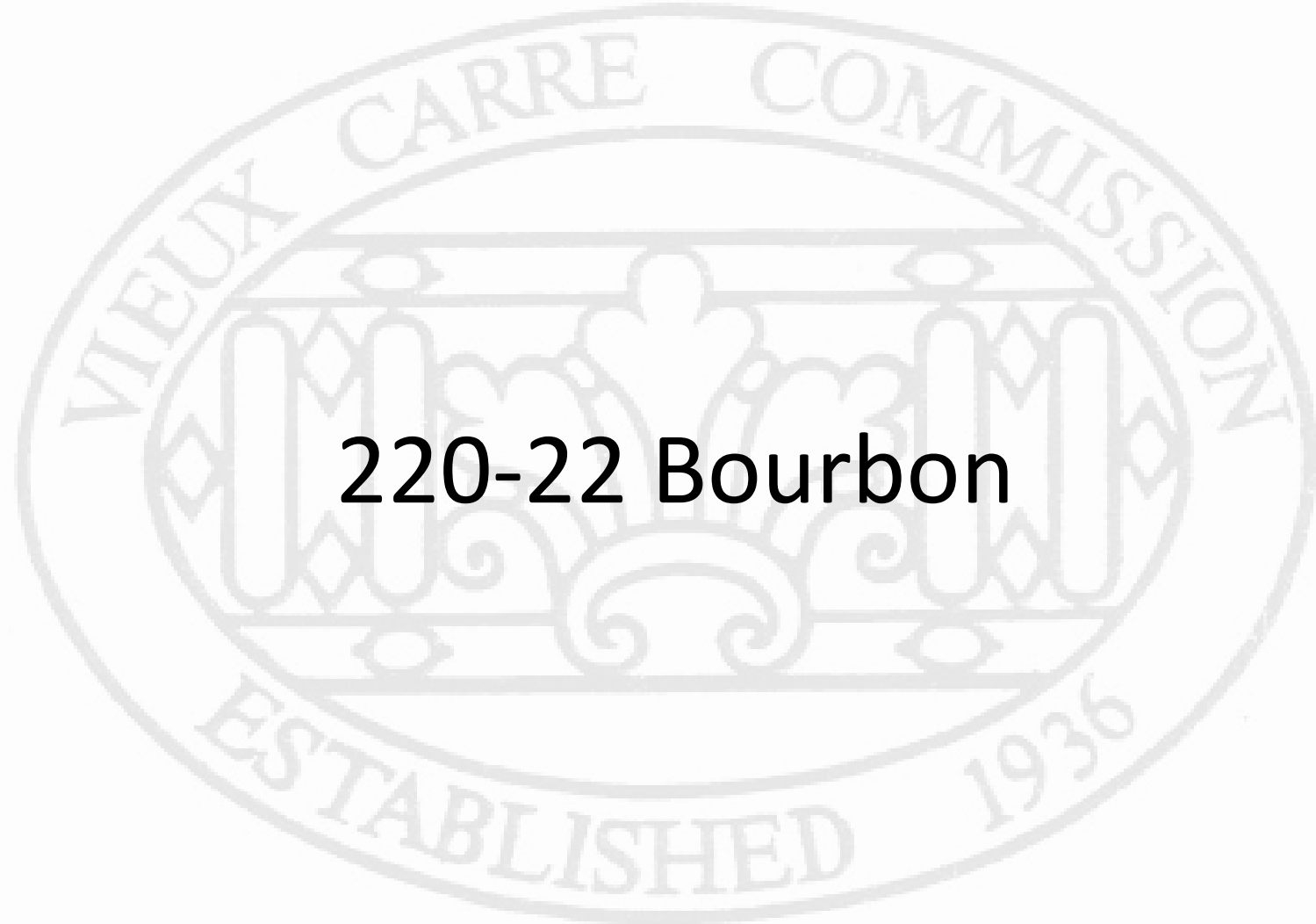
Structural drawings show the cantilevered deck as 3" of concrete over 1.5C metal deck with 6x6-W4.0xW4.0 W.W.F. (total thickness = 4.5") The deck will be supported by W8x10 beams spanning bays approx. 6'-9" wide. The structure, including the support angles, wide flange beams, and metal deck will be left exposed from below, but will not be visible from outside the hotel complex. A cement board fascia will hide the end condition of the structure. The guardrail at the expanded deck will be stucco over steel framing, with a cast stone coping to match existing.

Overall, staff finds the construction documents **approvable**, and requests additional information on the proposed finishes (including pavers, planters, cabanas, banquettes, shade structure, etc.), light fixtures, and lamping for final review and approval at staff level. Staff has no objection to issuing the permit for the work as proposed and handling the additional items at staff level as an addendum prior to purchase and installation (noting that if the applicant neglects to submit this information for approval, it may be cited as a work without permit violation). However, the stucco band detail above the new openings (A6.11/02) should be revised and submitted to staff for review and approval with the construction documents at permitting.

**ARCHITECTURAL COMMITTEE ACTION:** 09/27/2022



**New Business**



220-22 Bourbon



ADDRESS:	220-22 Bourbon Street		APPLICANT:	Heather Cooper
OWNER:	220-222 Bourbon Street	LLC		
ZONING:	VCE	SQUARE:	65	
USE:	T-shirt shop	LOT SIZE:	5383.52 sq. ft.	
DENSITY:		OPEN SPACE:		
ALLOWED:	8 units	REQUIRED:	1615 sq. ft.	
EXISTING:	None	EXISTING:	Unknown, service alley only	
PROPOSED:	No change	PROPOSED:	No change	

**ARCHITECTURAL/HISTORICAL DESCRIPTION OF PROPERTY:**

Main building: **Pink**, detrimentally altered, but could be upgraded to local or major architectural importance if properly restored

Rear addition: **Brown**, detrimental, or of no architectural and/or historic significance

C. 1825-30 1½-story masonry double Creole cottage with brown-rated construction replacing the rear courtyard and service building. Its ground floor openings were altered in the 1940s and again in 1990. The building was owned by Samuel Kohn and Hart Schiff (1830), Levi Pierce (1830-35) and John Slidell (1835-39).

**Architecture Committee Meeting of** **09/27/2022**

**DESCRIPTION OF APPLICATION:** 09/27/2022  
**Permit #22-24310-VCGEN** **Lead Staff: Erin Vogt**

Proposal to install mechanical equipment in conjunction with a **change of use** from *t-shirt shop* to *restaurant*, per application & materials received 08/24/2022 & 09/01/2022, respectively.

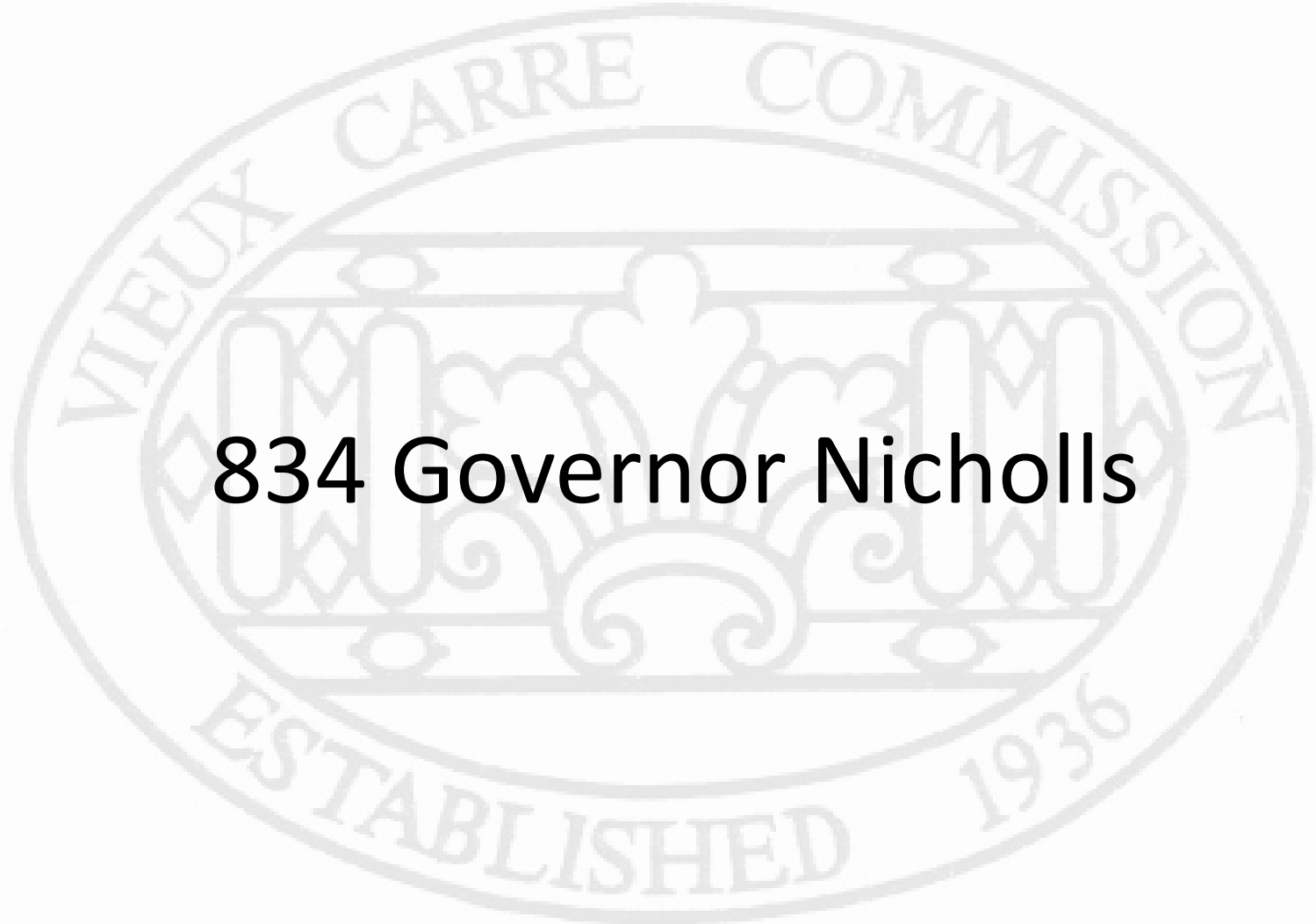
**STAFF ANALYSIS & RECOMMENDATION:** 09/27/2022

The exterior work is mostly limited to the installation of mechanical equipment on the brown rated roof of the rear courtyard infill. Three condensing units (2.5, 12.5 and 15 tons) will be added, along with a hood vent, hood make up air fan, and a gravity intake ventilator. This equipment is typical for work of this scope and will not be visible from surrounding properties. Four daiquiri compressors are also shown on the roof, serving 20 daiquiri machines. A roof hatch will be added above the refuse room at the back. The drawings do not show the location of a cooler on the interior of the building, but staff notes that a large cooler was approved for installation at the back of the service alley as part of the scope of work for the neighboring building at 226 Bourbon. No exterior location for a cooler would be possible for this building without blocking alley egress to the street, so staff requests confirmation that it will be located on the interior of the building.

The only exterior work that appears to be taking place at the Pink rated main building a note indicating the installation of an 18” x 8” vent in the Bienville side wall adjacent to the alley. Staff requests information on this vent, including height above grade and setback from the street. Given the height of the existing masonry wall above the alley gate, it is unlikely that this vent would be visible from the right of way.

Overall, staff finds the proposed work typical for a change of use to restaurant and largely limited to the Brown rated courtyard infill. Staff recommends **conceptual approval** of the proposed work with the provisos that the applicant provide more information on the alley vent and cooler location and revise the roof plan to show the roof hatch and provide a spec. Staff recommends the Committee forward a **positive recommendation** for the **change of use** from *t-shirt shop* to *restaurant* to the Commission.

**ARCHITECTURAL COMMITTEE ACTION:** 09/27/2022



**834 Governor Nicholls**

ADDRESS:	834-36 Gov. Nicholls Street		
OWNER:	Kevin J O'Shaughnessy	APPLICANT:	Kevin J O'Shaughnessy
ZONING:	VCR-1	SQUARE:	78
USE:	Residential	LOT SIZE:	2040 sq. ft.
DENSITY:		OPEN SPACE:	
ALLOWED:	2 units	REQUIRED:	612 sq. ft.
EXISTING:	Unknown	EXISTING:	Unknown
PROPOSED:	No change	PROPOSED:	No change

**ARCHITECTURAL/HISTORICAL DESCRIPTION OF PROPERTY:**

Main building: **Green**, of local architectural and/or historic significance.  
Rear addition: **Brown**, detrimental, or of no architectural and/or historic significance

C. 1830 4-bay masonry Creole cottage, with rear addition constructed sometime between 1908 and 1940.

**Architecture Committee Meeting of** **09/27/2022**

**DESCRIPTION OF APPLICATION:** 09/27/2022  
**Permit #22-27537-VCGEN** **Lead Staff: Erin Vogt**

Proposal to replace doors on rear addition, per application & materials received 09/12/2022

**STAFF ANALYSIS & RECOMMENDATION:** 09/27/2022

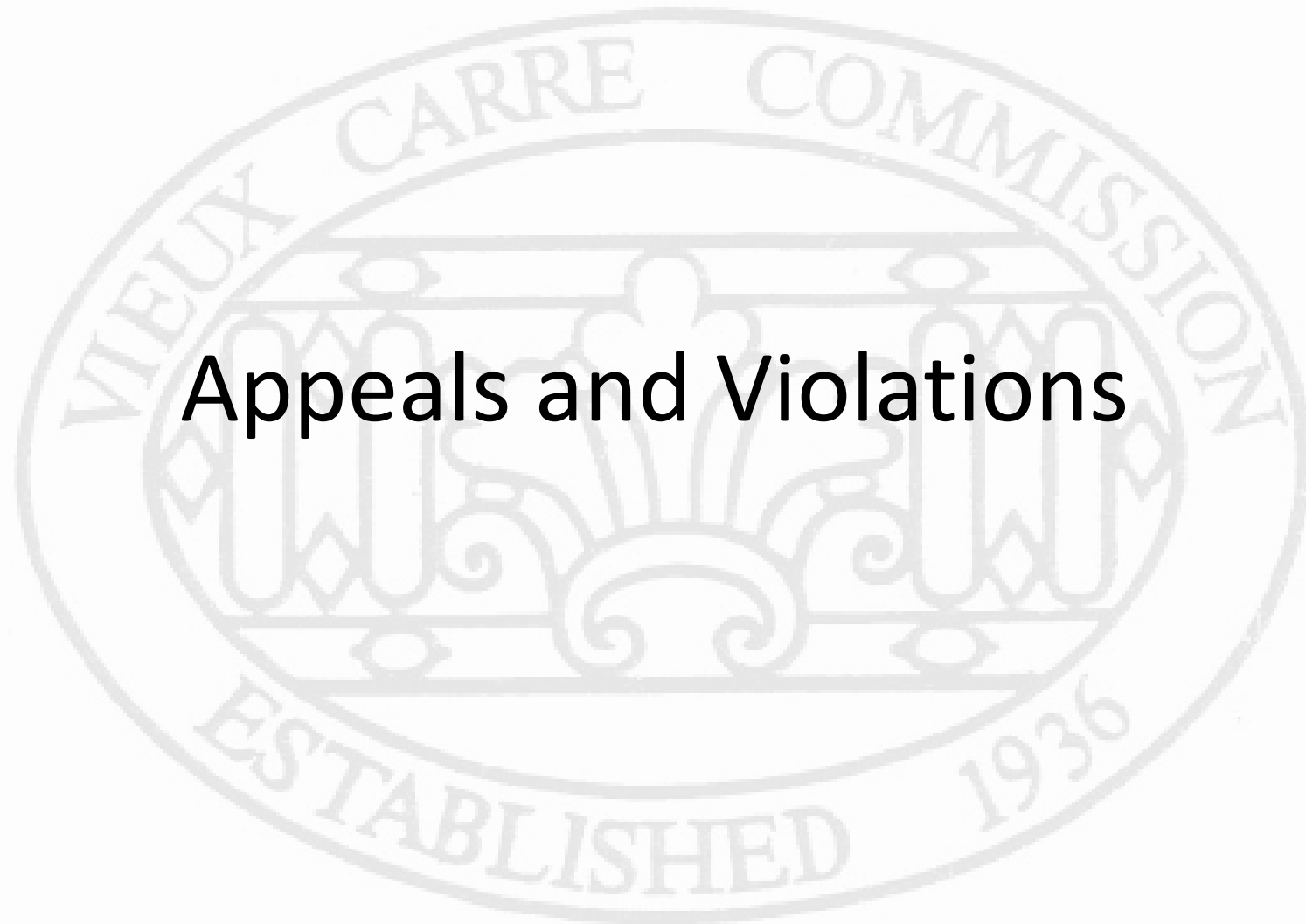
The applicant is proposing to replace two single wood doors on the rear elevation of the rear addition. The Brown rated addition was built at some point between 1908 and 1940. It is more substantial in construction and massing than most additions seen at the rears of Creole cottages; the roof is a gable which runs perpendicular to the main house, intersecting the rear roof slope, and it appears to be of masonry and stucco construction.

The existing openings have deep jambs and squat two-lite transoms. The door casing is proud of the stucco rather than recessed within the opening. The Dauphine-side door is a solid wood door with four raised panels. The adjacent Bourbon-side door has nine lites and two wood panels below.

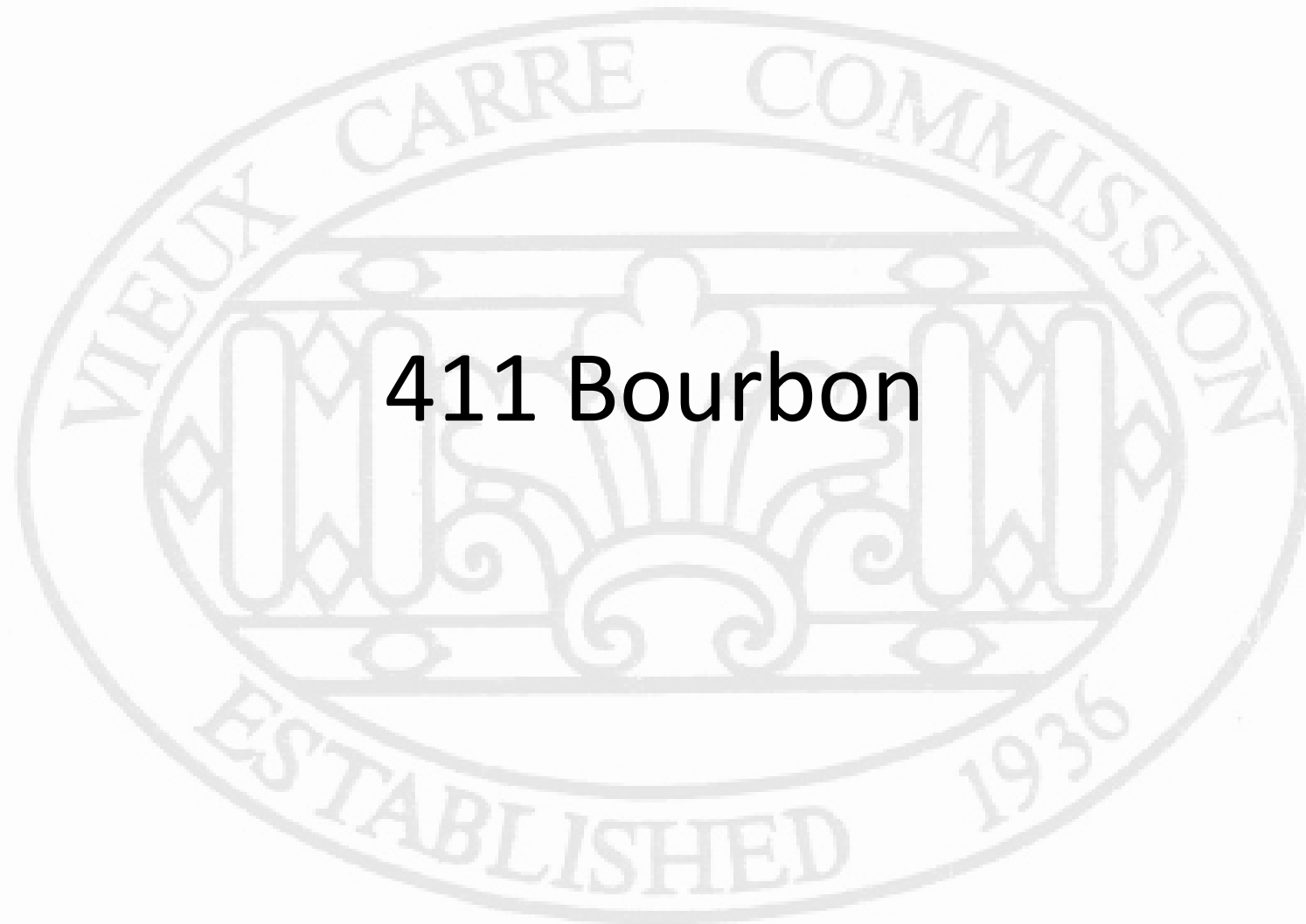
The applicant wishes to replace the two existing single doors with matching French doors and has submitted several options for Committee consideration and discussion. Both retain the existing transoms, transom bar, jamb, frame and trim. Option 1 is a set of twelve-lite doors with no lock rail or bottom panel, and is more contemporary in appearance. Option 2 would recreate the original c. 1830 doors on the front elevation of the main building, which are eight-lite, double raised panel doors. The applicant stated that he is also open to removing the transoms, or installing single doors that would also be more contemporary, with no panels or lock rail.

Since this is a 20<sup>th</sup> century Brown rated rear addition and at least the Bourbon-side door has been unfortunately altered, staff does not object to replacement of the doors. However, staff does not consider a reproduction of the c. 1830 doors to be the most appropriate option, as there should still be some indication that the rear addition and its millwork are not original. Retention of the door trim, transom and transom bar also shows how the millwork has changed over time, which staff appreciates. Either a single door, or a set of French doors with no bottom panels or lock rail would indicate that these are not historic millwork. More detailed millwork drawings will be needed prior to final review and approval, but the applicant wished to discuss several options with the Committee and receive initial direction prior to further development, which can be handled at staff level given the building’s Brown rating. Staff seeks the guidance of the Committee regarding the appropriateness of the proposed alterations.

**ARCHITECTURAL COMMITTEE ACTION:** 09/27/2022



# Appeals and Violations



411 Bourbon

ADDRESS:	411-15 Bourbon Street	APPLICANT:	Webre Consulting
OWNER:	Cajun 411 LLC	SQUARE:	70
ZONING:	VCE	LOT SIZE:	5,888 sq. ft.
USE:	Commercial	OPEN SPACE-	
DENSITY-		REQUIRED:	1,766.4 sq. ft.
ALLOWED:	9 Units	EXISTING:	1,050 sq. ft.
EXISTING:	0 Units	PROPOSED:	No Change
PROPOSED:	No Change		

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

**Main building:** **Yellow**, or contributory to the streetscape  
**Detached service building:** **Green**, or of local architectural and/or historical significance.

This wide two-story masonry commercial building presents as a circa 1925 Spanish revival building. Site investigations as well as a comparison of the historical configuration of the buildings on this site confirm that a 19th-century building lies behind the facade. The original building likely was of late 18<sup>th</sup> or early-19<sup>th</sup> century vintage like its blue-rated neighbor at 409 Bourbon. In fact, the two buildings share a long service building.

**Architecture Committee Meeting of** **09/27/2021**

<b><u>DESCRIPTION OF APPLICATION:</u></b>	09/27/2021
<b>Permit # 22-12877-VCGEN</b>	<b>Lead Staff: Nick Albrecht</b>
<b>Violation Case #19-06325-VCCSN</b>	<b>Inspector: Marguerite Roberts</b>
<b>Violation Case #20-23376-VCCNOP</b>	<b>Inspector: Marguerite Roberts</b>

Proposal to address VCC violations including proposed retention of mechanical equipment installed in deviation of approved plans and exterior sprinkler lines, per application & materials received 05/11/2022 & 07/28/2022, respectively.

**STAFF ANALYSIS & RECOMMENDATION:** **09/27/2022**

A separate proposal to retain a variety of violations for both the main building and rear building was reviewed at the 06/08/2021 where the Committee moved to defer the application to allow the applicant a chance to work with staff to pursue potential proposals for mitigation of unpermitted work. Little new information has been submitted and the applicant is again proposing to retain the unpermitted work at the rear building.

As a quick reminder on the history of this building, in 2017 the City Council overturned the Commission's denial of the third-floor addition to the main building. Since that time, VCC staff has worked with the applicant regarding the main building but has been firm that the more historic and more highly rated rear building needed to be held to a higher standard. The as-built conditions of the rear building differ greatly from the stamped approved plans. At the 06/08/2021 meeting staff noted that all proposed retentions for the rear building were inappropriate and recommended denial of these items. The applicant seeks to retain this work in deviation of the plans.

#### **Mechanical Equipment**

The approved plans for the rear building showed one wall mounted piece of mechanical equipment and the majority of the equipment installed on a courtyard rack. The as-built conditions have placed four pieces of equipment on the roof and none on either the wall mounted rack or in the courtyard. As the Guidelines recommend "*minimizing the visibility and quantity of mounted equipment on a parcel*" and "*minimizing equipment noise bleed-over to a neighboring property*" (VCC DG: 10-11) staff finds the previously approved courtyard location much preferred to the current rooftop mounted location.

Staff notes that during initial reviews of this overall project in 2016-2017, staff consistently recommended against the placement of mechanical equipment on this roof and the Committee specifically instructed that the equipment be placed in the courtyard.

#### **Exterior Sprinkler Lines**

The applicant has indicated that the large silver piping across the front of the rear building contains sprinkler plumbing. Because this sprinkler line was installed on the exterior of the building, the applicant stated that the Fire Marshal required the plumbing to be insulated to protect it from freezing. Staff can think of no other instance where sprinkler lines have been installed on the exterior of a building except when it is to protect an exterior element like a balcony or gallery. Even in those rare cases, the piping has not been insulated and is generally painted to match the adjacent building surface. These insulated sprinkler lines all run to sprinkler heads inside the building and do not appear to offer protection to any exterior elements. Staff does not find this condition to be acceptable and recommends that either the

sprinkler lines be relocated to the interior of the building or that the applicant seek to remove the sprinklers from the building all together. This rear building is used for back of house services for the restaurant and is not open to the restaurant's customers.

Again, staff notes that this is a green-rated building and that this work was likely done in this way out of convenience and because of cost savings to the owner, at the direct detriment to the historic building.

#### **Door at Walk-in Cooler**

The approved plans show the door at the walk-in cooler measuring 3'-3-1/2" wide, matching the width of the immediately adjacent window and door. No dimensions have been provided for the as-built width of this door, but the opening has clearly been widened to accommodate the new inappropriately wide door.

#### **Fans**

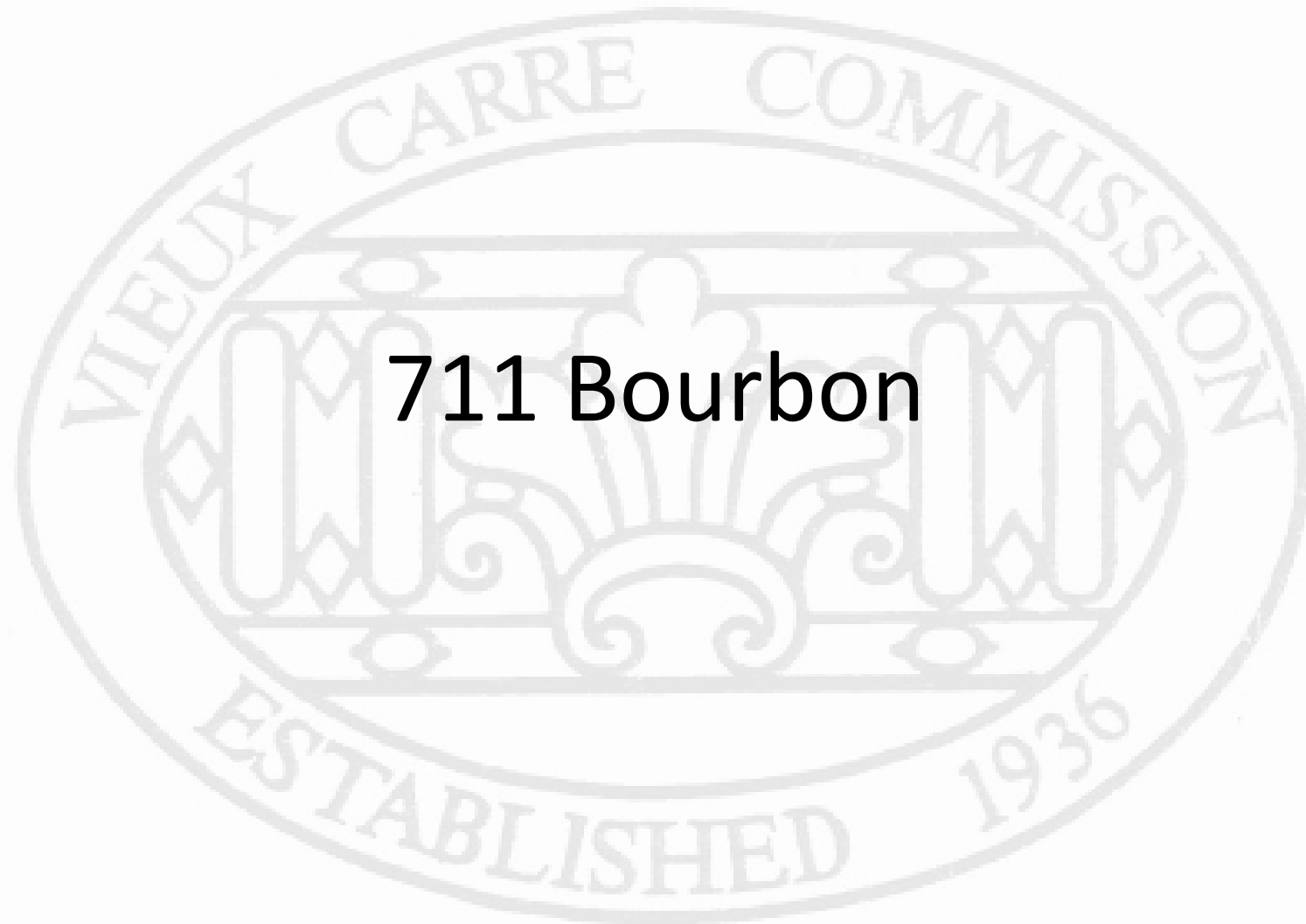
Two fans have been installed under the small balcony of the rear building. These fans are just additional unnecessary items on the historic building. Staff recommends that they be removed in favor of portable fans.

#### **Summary**

In summary, staff finds the unpermitted work at the rear building unfortunate but notes that all of these violations could be corrected rather easily. Staff recommends denial of the proposed retentions with the applicant to submit plans to renovate this building to match the previously approved plans.

#### **ARCHITECTURAL COMMITTEE ACTION:**

09/27/2022



711 Bourbon



ADDRESS:	711 Bourbon Street	APPLICANT:	Christione Turner
OWNER:	Seven-Eleven Bourbon LLC	SQUARE:	73
ZONING:	VCE	LOT SIZE:	4,422 sq. ft.
USE:	Commercial	OPEN SPACE-	
DENSITY-		ALLOWED:	7 Units
ALLOWED:	7 Units	REQUIRED:	1,326 sq. ft.
EXISTING:	None	EXISTING:	1,263 sq. ft.
PROPOSED:	No Change	PROPOSED:	No Change

**ARCHITECTURAL / HISTORICAL DESCRIPTION OF PROPERTY:**

Rating: **Blue** - of major architectural/historical importance.

The Tricou House is a fine example of a Transitional porte cochere building, designed c. 1832-34 by the prolific architect duo of Gurlie and Guillot. Its elaborate wood cornice with garlands, the rhythm of its arched ground floor openings, and the nicely detailed dormer windows are characteristic of the architects' work.

**Architecture Committee Meeting of**

**09/27/2022**

**DESCRIPTION OF APPLICATION:**

09/27/2022

**Permit # 22-23903-VCGEN**

**Lead Staff: Nick Albrecht**

**Violation Case #20-22727-VCCNOP**

**Inspector: Marguerite Roberts**

Proposal to correct or retain violations including proposed retention of paint on previously exposed natural brick, per application & materials received 08/09/2022.

**STAFF ANALYSIS & RECOMMENDATION:**

09/27/2022

*See Staff Analysis & Recommendation of 09/13/2022.*

**ARCHITECTURAL COMMITTEE ACTION:**

09/27/2022

**Architecture Committee Meeting of**

**09/13/2022**

**DESCRIPTION OF APPLICATION:**

09/13/2022

**Permit # 22-23903-VCGEN**

**Lead Staff: Nick Albrecht**

**Violation Case #20-22727-VCCNOP**

**Inspector: Marguerite Roberts**

Proposal to correct or retain violations including proposed retention of paint on previously exposed natural brick, per application & materials received 08/09/2022.

**STAFF ANALYSIS & RECOMMENDATION:**

09/13/2022

This property was brought to an adjudication hearing in August and the applicant has submitted a new application to attempt to resolve the various violations. The violations in need of Architecture Committee review include the proposed retention of paint on the brick, retention of HVAC platform and equipment in courtyard, retention of mounted gas heaters, retention of string lights, and retention of cap flashing.

**Painted Brick**

The previously natural brick of the second floor of the Bourbon St. elevation of the main building, the first and second floors of the Dauphine St. elevation of the main building and the first and second floor of the Orleans elevation of the service ell were all painted in September 2020. The Architecture Committee reviewed a previous proposal to retain the painted brick in January 2021 and denied the proposal. The submitted materials note that attempts to remove the paint from the brick have been unsuccessful without causing damage to the bricks.

To staff's knowledge, only one product called Savogran Superstrip was tested and did not produce good results. Staff has requested on numerous occasions that tests be performed with several different products to see what may be the best fit for these conditions. It does not appear that any such test was ever performed. Staff continues to request that this be done.

**HVAC Equipment**

The HVAC platform and equipment is located on a concrete pad at the back of the courtyard and is screened with hedges. Staff finds this location consistent with the Guidelines and equipment has been previously approved in this location. Staff has concerns regarding the associated condensing and/or electrical lines for the equipment which all congregate at the end of the service ell and enter the building. Previously, these lines were much fewer and better concealed. There are currently seven (7) pieces of mechanical equipment in this location. Photographs from April 2020 show only three units in this location. Staff is also concerned that the plans include a piece of equipment noted as mister.

Staff questions why this equipment and associated lines has multiplied rather dramatically in the last few years and requests a survey be completed to determine if any of the lines or equipment is defunct or could be better concealed or consolidated. These lines are in clear view when looking down the carriageway from the street.

**Gas Heaters**

Hanging gas heaters are not currently installed but gas lines remain in place and the applicant has stated that they would like to reinstall the gas heaters once the weather cools. Staff generally recommends portable patio heaters which are considered to be furniture and do not require VCC permits.

If fixed gas heaters are desired, staff suggests that ones that are not mounted directly to the building may be easier to approve than the current balcony mounted heaters. Mounting to the courtyard wall may be an alternative to explore.

**String Lights**

String lights are present at the ceiling as well as the walls of the carriageway with additional string lights suspended above the courtyard. Although the Committee has been experimenting with approvals for string and similar suspended lights, staff finds the lights in the carriageway inappropriate. Staff suggests that some kind of suspended lights, such as lights with top shades, may be proposed for the courtyard space, but recommends that more typical functional lighting be proposed for the carriageway and the carriageway string lights removed.

**Cap Flashing**

Cap flashing is installed on the parapet of the rear service ell, although the parapet of the mina building appears to be flashed properly. No details are provided on the parapet but photographs show that it may be quite low compared to the roof. If the parapet is low over the roof, there may be a good argument for the retention of the cap flashing. Staff requests more information regarding this parapet and the cap flashing.

**Summary**

Staff recommends:

Denial of the proposed retention of painted brick with the applicant to test several different strippers for effectiveness

Requests commentary from the applicant and Committee regarding the possibility of tightening up or more discreetly running the lines and wires for the HVAC

Denial of the proposed under balcony mounted gas heaters

Denial of the string lights with the applicant to return with an alternative lighting plan, and

Requests additional information regarding the service ell parapet and cap flashing.

**ARCHITECTURAL COMMITTEE ACTION:**

09/13/2022

The applicant requested deferral of this application prior to the meeting. Ms. DiMaggio moved to defer the application noting the applicant's request. Mr. Fifield seconded the motion, which passed unanimously.

**Architecture Committee Meeting of****01/12/2021****DESCRIPTION OF APPLICATION:**

01/12/2021

**Permit # 20-49245-VCGEN****Lead Staff: Nick Albrecht****Violation Case #20-22727-VCCNOP****Inspector: Marguerite Roberts**

Proposal to retain paint on previously exposed natural brick, per application received 12/11/2020.

**STAFF ANALYSIS & RECOMMENDATION:**

01/12/2021

A painting application was submitted on Tuesday, September 8<sup>th</sup>, 2020 which noted among the other information that the existing wall color was Sherwin Williams Baked Clay and proposed a new wall color of Sherwin Williams Mindful Gray. Staff observed that painting work had started on Friday, September 11<sup>th</sup> prior to a permit being issued. Staff instructed the workers to stop and staff issued the paint permit over

the weekend on Sunday, September 13<sup>th</sup>.

Among the other information, the permit stated that the work included, “making minor millwork and masonry repairs as necessary to match existing conditions and to paint as follows to match existing conditions: walls: Mindful Gray SW 7016. flat or eggshell”

Following the issuance of the permit, staff observed that the previously natural brick of the second floor of the Bourbon St. elevation of the main building, the first and second floors of the Dauphine St. elevation of the main building and the first and second floor of the Orleans elevation of the service ell had all been painted. VCC Guidelines state that, “*the VCC does not allow painting traditionally unpainted material, such as ... previously unpainted brick or stone*” and notes that the application of a coating or paint to previously unpainted brick or stone requires Commission approval for all buildings rated yellow or higher. (VCC DG: 09-8)

Although the permit noted the painting of walls, the intention was for painting only on the stuccoed and historically painted walls. Nothing in the application or permit implied or called out the unpainted bricks as approved for painting. Staff notes that the paint permit boilerplate has since been updated to say the permit does not allow for painting to any currently unpainted materials.

Regarding this instance, staff is concerned about the likely difficulty in removing paint from this much brick without doing damage to the brick itself. Still, staff feels a test patch or multiple test patches of various paint strippers may be worthwhile.

Staff requests commentary from the Committee regarding this situation.

**ARCHITECTURAL COMMITTEE ACTION:**

01/12/2021

Mr. Albrecht read the staff report. There was no one present on behalf of the application. Ms. DiMaggio and Mr. Bergeron stated that they were both "horrified" by the painting of a previously unpainted brick on such a highly rated building. Ms. Bourgoigne stated that she had written almost every paint permit for the past 6 years and this had NEVER occurred. With no applicant present, the Committee moved on to the next agenda item.

**Public Comment:**

Work without permit should be taken much more seriously, particularly in the cases of commercial entities who are deriving profit and when performed on weekends. This work can be reversed using Peel-Away products which I have personally used with great success to removed 75 years worth of paint from brick. We ask that the committee deny retention.

Nikki Szalwinski  
FQ Citizens

**Discussion and Motion:** Ms. DiMaggio made the motion for the denial of retention of inappropriately painted masonry. She went on to state that the methods of paint removal must be submitted in advance for staff review and approval, and that a test patch using submitted/approved methods and materials must be done in an inconspicuous location [location also to be approved in advance by staff] for staff review. Multiple methods may be required to achieve removal without damaging masonry [anything done must be submitted in advance for approval by staff].

She amended the motion, per Mr. Fifield's request, to make it clear that the Committee was denying retention of inappropriately painted masonry. Mr. Bergeron seconded the motion and the motion passed unanimously.