
LOCAL HISTORIC DISTRICT: Wesley Heights

PROPERTY ADDRESS: 417 Grandin Road

SUMMARY OF REQUEST: Painted Brick

APPLICANT: Carolyn Kellogg, applicant

Details of Proposed Request

Existing Context

The existing home is 1.5 story Bungalow constructed c. 1928 and known as the Covington House, according to the National Register listing. Basic one-story frame house with side-gabled roof broken by two gabled dormers and center portico. Portico shields center bay and has front-facing gable. 6/6 sash windows.

Proposal

The brick chimney stack was painted/lime washed without a Certificate of Appropriateness (COA). A notice of Violation was issued. The property owner is requesting to keep the lime wash due to the mismatched brick and mortar.

Design Guidelines for Building Materials: Masonry, page 5.5

2. Retain masonry features that are important in defining the overall character of the building.
3. Leave unpainted masonry unpainted.
7. Avoid waterproofing, water-repellent, or non-historic coatings on masonry unless moisture is able to "breathe" through the coating.

Design Guidelines for Building Materials: Paint, page 5.8

Painting brick or masonry is not considered a change of color but a fundamental change in the character of a building and is typically not allowed. Painting may be considered if documentation shows it will unify disparate parts of the building, provided the disparate work is not of one's own doing.

Staff Recommendation

1. The Commission shall determine if an exception shall be granted for the painted brick based on the evidence provided.

LOCAL HISTORIC DISTRICT: WESLEY HILLS
PROPOSED PROJECT: PAINTED MASONRY

4 February 2019



Carolyn Kellogg
KWK Irrevocable Trust
417 Grandin Road
Charlotte, NC 28208

Tax Parcel ID: 07102405

We recently Limewashed (whitewash) our bricks. The original brick was two tone and had been repaired at some point before we owned this house. The photo is seen below of the original brick prior to limewash. The cost of replacing all the brick was extensive. This is a whitewash process to lighted the brick. It is not a full painting process as stated in this citation.

This process is not in the historic documents and we do not understand why we are being cited or need to apply for an application. In addition, there are more than a dozen fireplace chimneys in the Wesley Heights Historic on Grandin, Woodruff, Walnut and Summit with painted chimneys. If we did paint the chimney, it would seem to be standard with the neighborhood. Photos enclosed.

Carolyn Kellogg
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417 Chimney prior to Limewash



417 after Limewash



Corner of Walnut and Greenway



Grandin (across the street from 417 Grandin)

