
LOCAL HISTORIC DISTRICT: Dilworth

PROPERTY ADDRESS: 2114 Dilworth Road East

SUMMARY OF REQUEST: Painting of unpainted brick

OWNER: Jeffrey and Amanda Gray

APPLICANT: Jeffrey and Amanda Gray

The application was continued from December for an analysis of the condition of the brick facade and whether the brick can be repaired and unified as opposed to painting.

Details of Proposed Request

Existing Conditions

The existing structure is a one story brick home c. 1925 and listed as a contributing structure. The home is not painted.

Proposal

The proposal is to paint the brick exterior due to defects. The applicant has submitted photographs of the existing defects.

Revised Proposal – January 14, 2015

The proposal is to paint the brick exterior due to defects. The applicant has submitted additional photographs of the existing defects and recommendation letters from contractors.

Policy & Design Guidelines, Page 30

1. The selection of paint colors is considered to be a matter of choice for property owners, and has no bearing on the preservation of structures. Therefore, the Historic District Commission does not regulate the choice of paint colors. HDC Staff can provide advice on historic color choices if a property owner desires.

2. Only traditionally painted materials, such as wood, should be painted.

3. Foundations must be visually differentiated from the main body of the structure.

4. The painting of unpainted brick or masonry will require a Certificate of Appropriateness. Painting brick or masonry is not considered a change of color, but a fundamental change in the character of a building. The painting of brick or other masonry will not be permitted except in such special circumstances as:

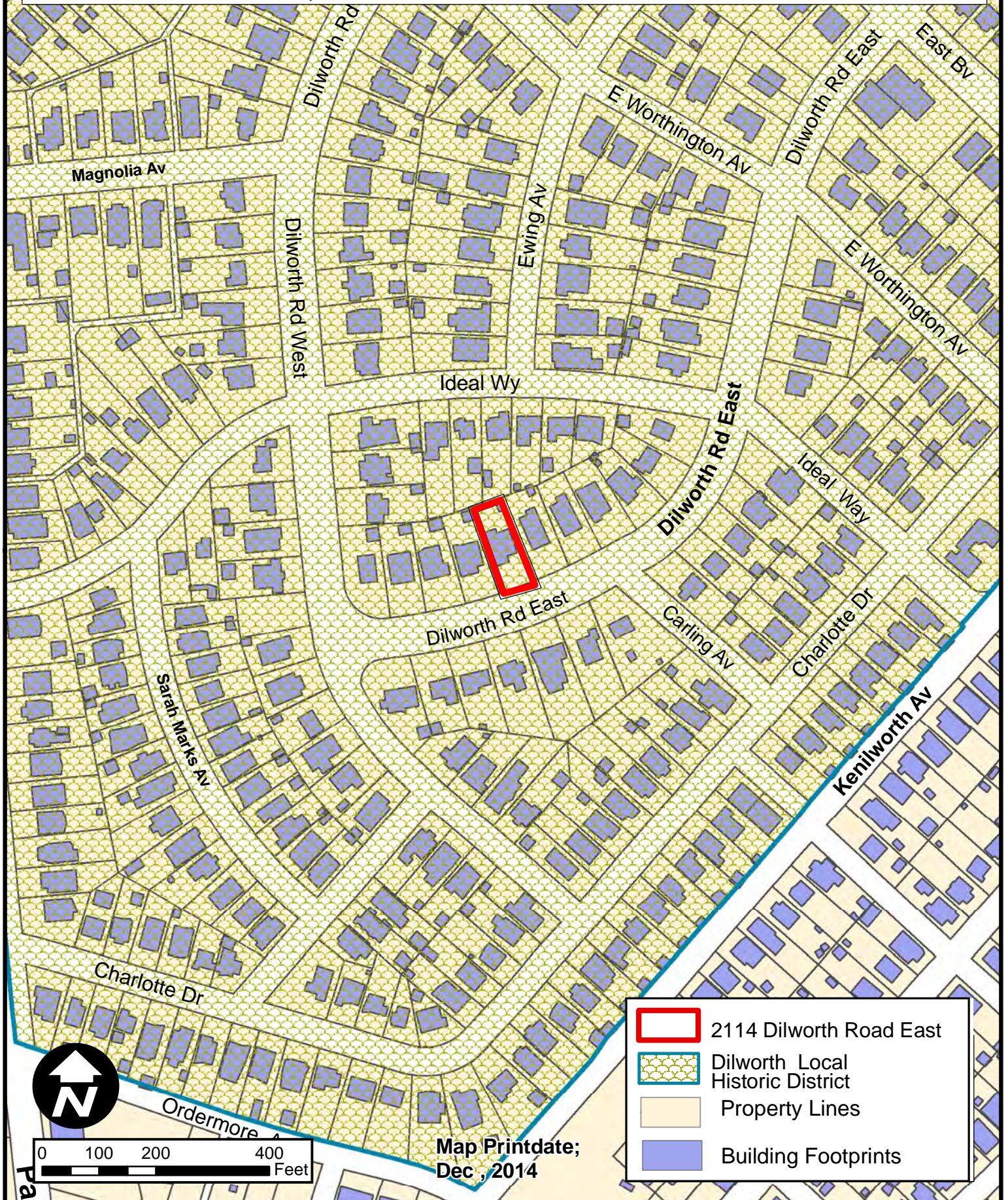
- The repainting of buildings first painted prior to the establishment of the appropriate Local Historic District.
- Cases where a brick building has poorly matched additions or repair work, and where the painting is designed to unify the disparate parts of the building.

Staff Analysis

The Commission shall determine if the existing conditions warrant the request for painting the brick exterior.

Charlotte Historic District Commission - Case 2014-262

Historic District; Dilworth





Amanda Gray

Re: 2114 E Dilworth Dr, Charlotte, NC

Please read the info I found below regarding the cleaning of stained brick. It is important to note that everything I read seems to stress the importance of protecting mortar joints. My concern would be that since your home was built in the early 1900's the mortar is likely very poor quality to begin with. Older mortar is generally more sand and less cement. Trying to clean your brick might prove to be much more disastrous than simply finding out that the oxidation will not come off.

"There are many new commercial cleaning compounds on the market today that will clean new masonry as well as muriatic acid and can be used with more safety. Many of these cleaners contain small amounts of hydrochloric acid as well as "wetting" and "buffering" agents to improve the solution's action and to minimize deterioration of mortar joints and damage to surrounding materials. Here are some recommended commercial cleaning compounds:

- Sure Klean 101, 600 and Vanatrol
- Superior 800 series
- Goldblatt Brick Bath
- Diedrich 200, 202, 202 VanaStop"

If the board is insisting that you take this step I would suggest getting some type of warranty that should the cleaning process damage the brick structurally that you are protected.

My company would not be interested in pursuing this job. Thanks and good luck.

Best regards,

Rich Pace
DryPro Systems
[704-650-0525](tel:704-650-0525)









REQUEST TO PAINT BRICK

2114 Dilworth Rd. E

Due to the numerous inconsistencies in the appearance of the brick on our home, we request approval to paint it. As we will show, the house has had some obvious structural changes, poorly repaired areas to brick and mortar, facial chips to brick, blackened areas, whitened areas, and white paint “splatters” throughout the entire exterior. There are still many more cracks and highly receding mortar in need of repair. These areas will likely add even more discoloration to the face of the house once repaired and we believe that painting the house will present a uniform appearance and will physically improve the exterior while preserving it's historical integrity.





As you will see from this photo taken from county records, the blackening on the column has actually been there for quite some time and has gotten even worse over the years. We assume this picture to be from the early 1980's.



blackening
(side view)

white paint marks from framework
on old screened in porch



blackening
(close-up)



white paint marks
from framework
on old screened in porch

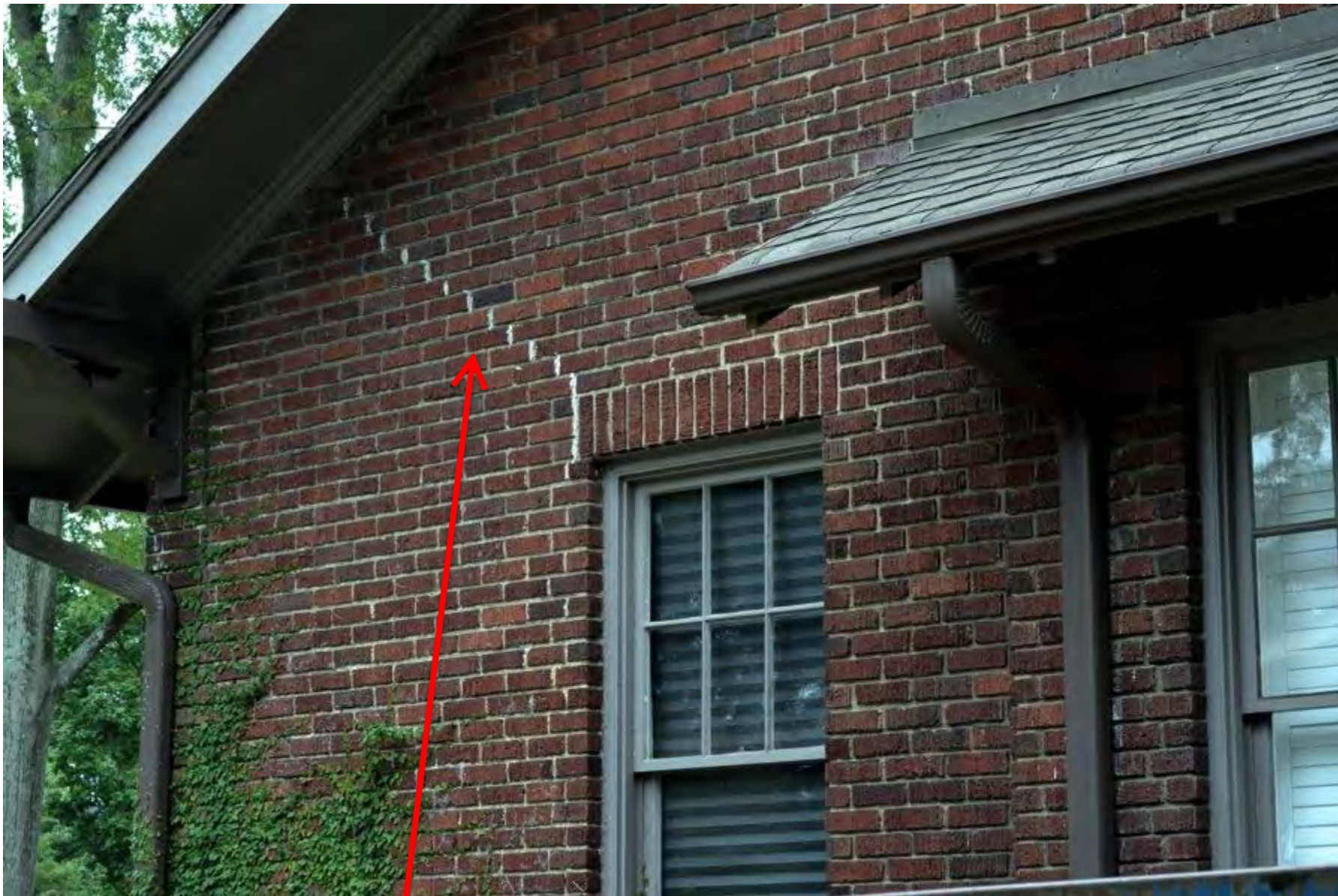
- *contrasting color in mortar throughout this front wall
- *entire bottom half is bright white in contrast to the dark upper half (the only hiding solution is to let the ivy grow over)

white paint marks from framework
on old screened in porch (close-up),
consistent appearance on all four
corners of the front porch





major blackening similar to front column,
also on front of house-right corner
(another reason for growing the ivy)



right side of house (upper left corner)-highly visible repair work



right side of house-
big area of chipped brick

back of house-window on
porch bricked off





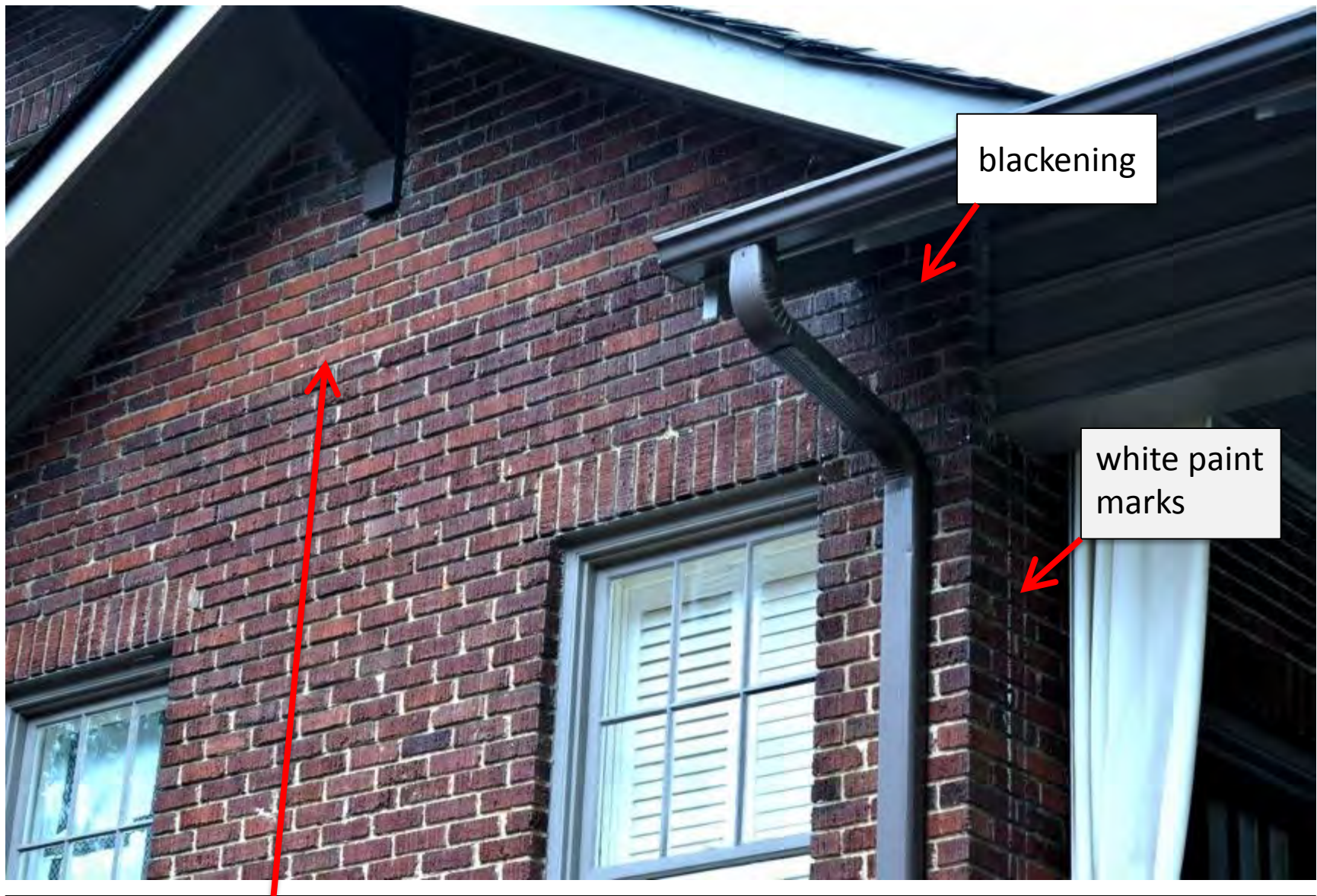
back of house-
window on porch bricked off

close-up





upper left side of house- hole in brick with clumped mortar in need of repair



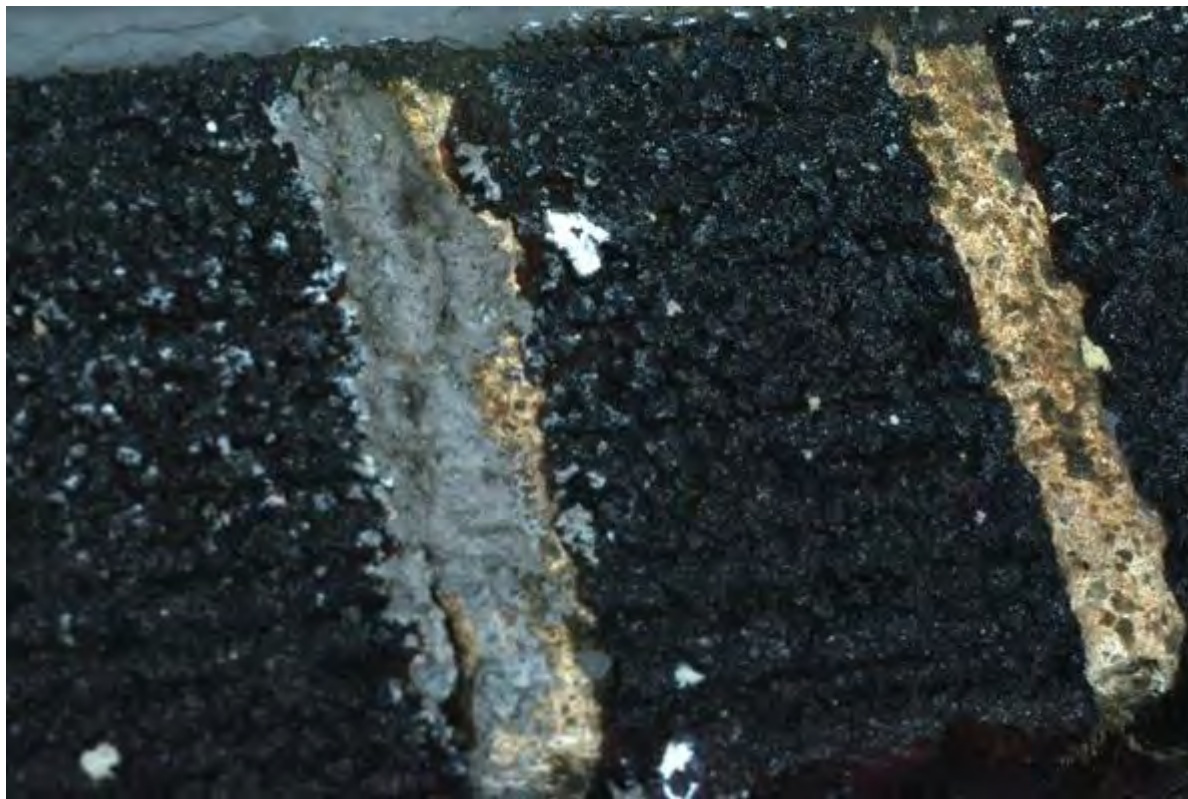
left side of house-poorly matched brick repair (different angle-difficult to back up for full, straight-on view on this side of the house as it is too close to neighbors fence)



blackening along all windows
(left side of house)



blackening along windows
(left side of house)



close-ups
blackening along windows





caked mortar areas due to poor
repair work on top of brick
consistently found around entire
house



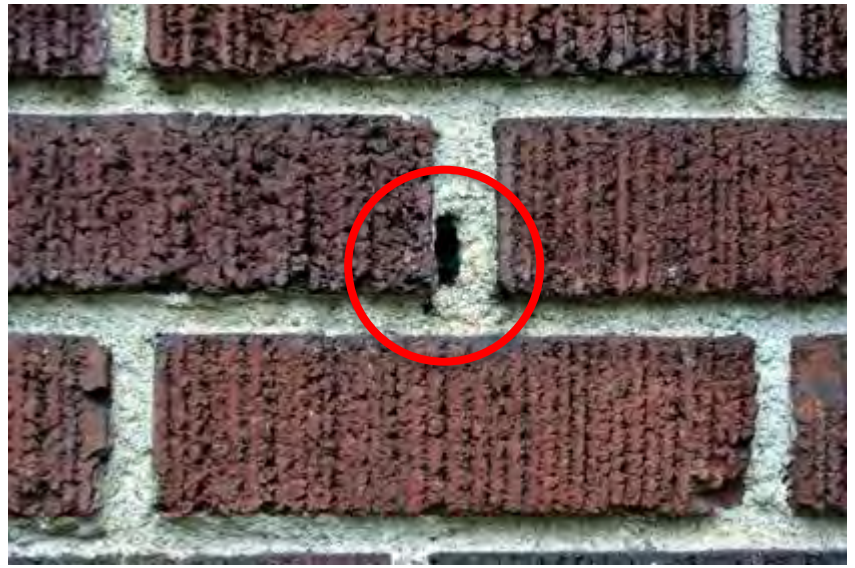
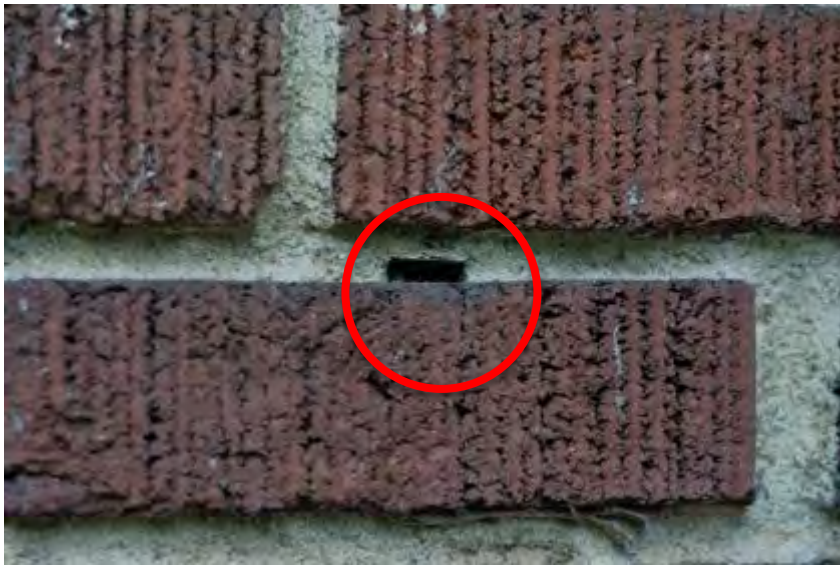


overspray and paint drips all over the front porch from previously painted screened in porch

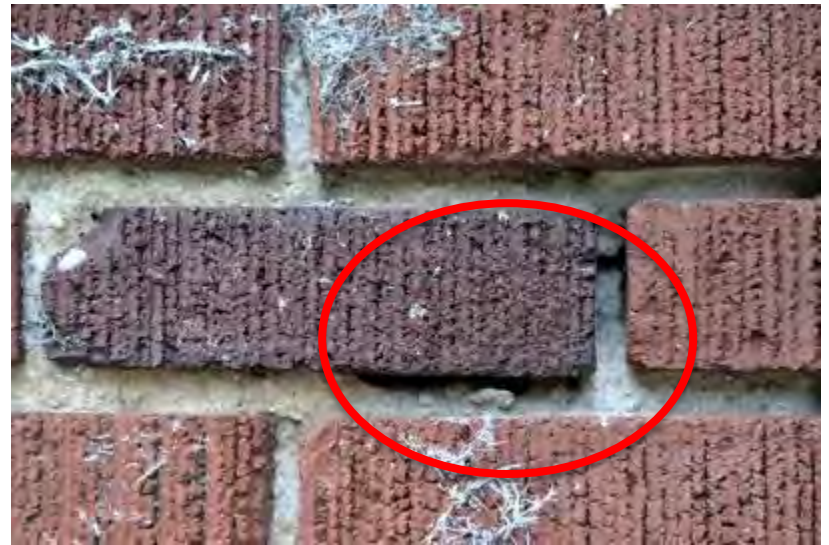


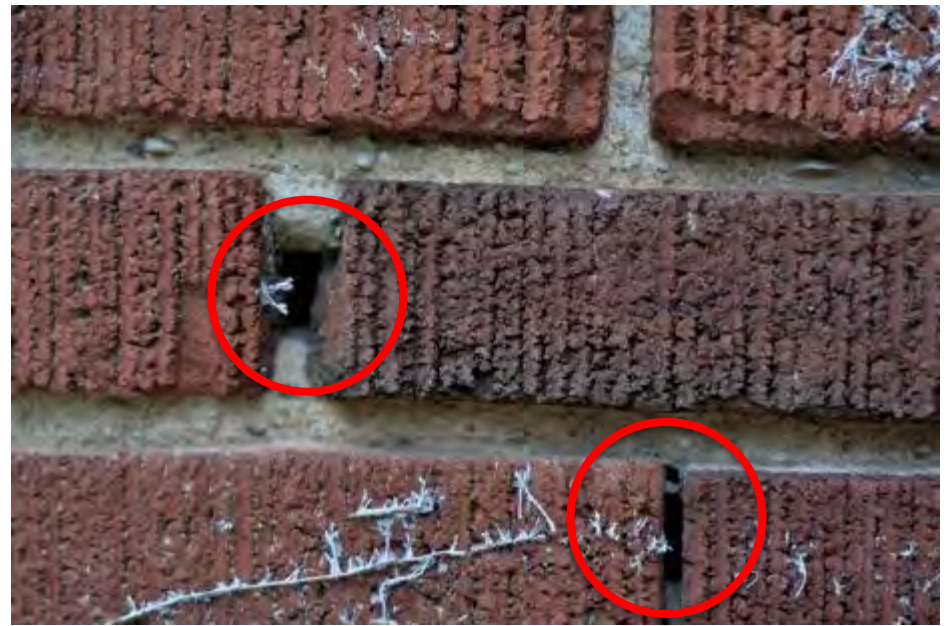
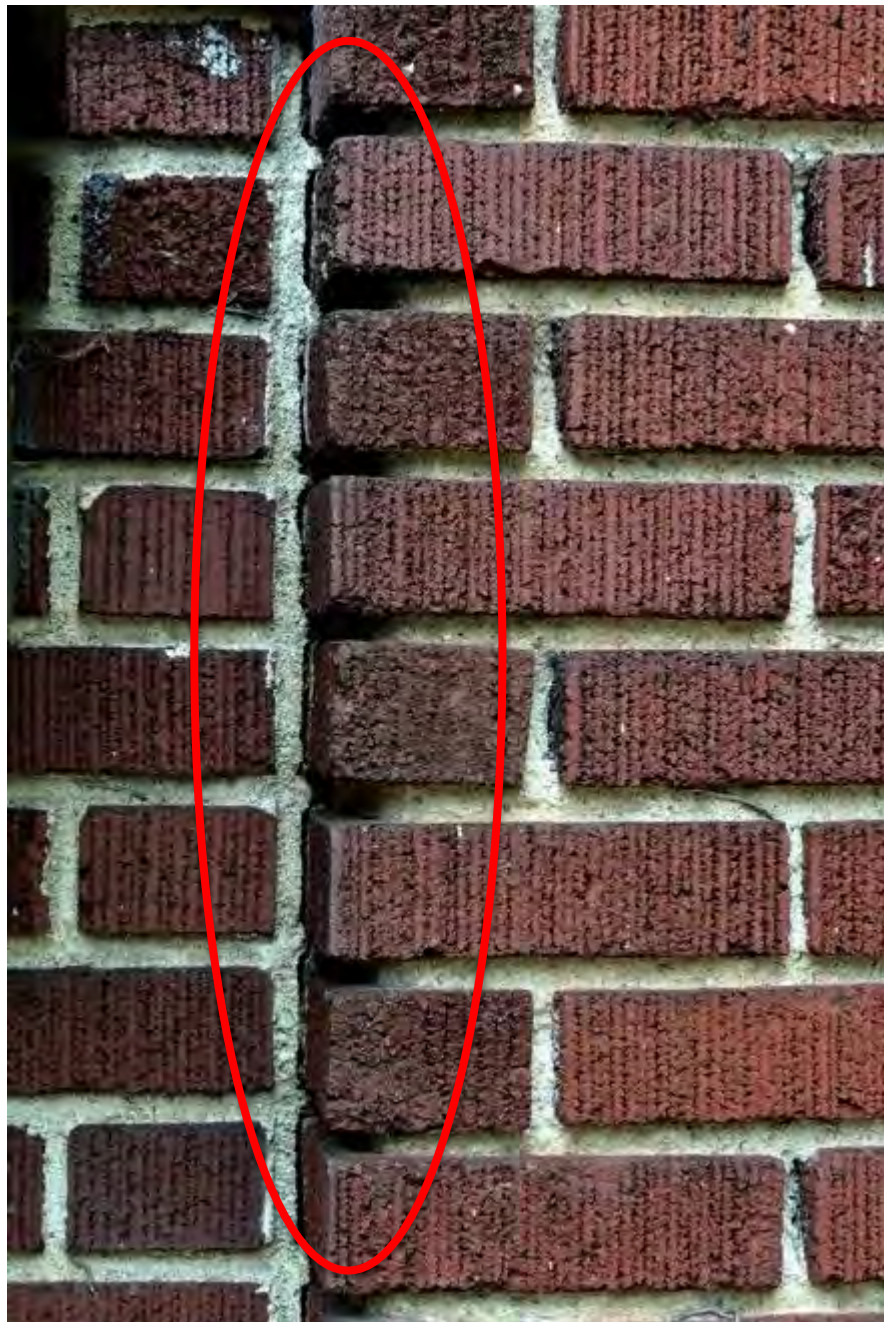
whitening (and darkening)
around windows



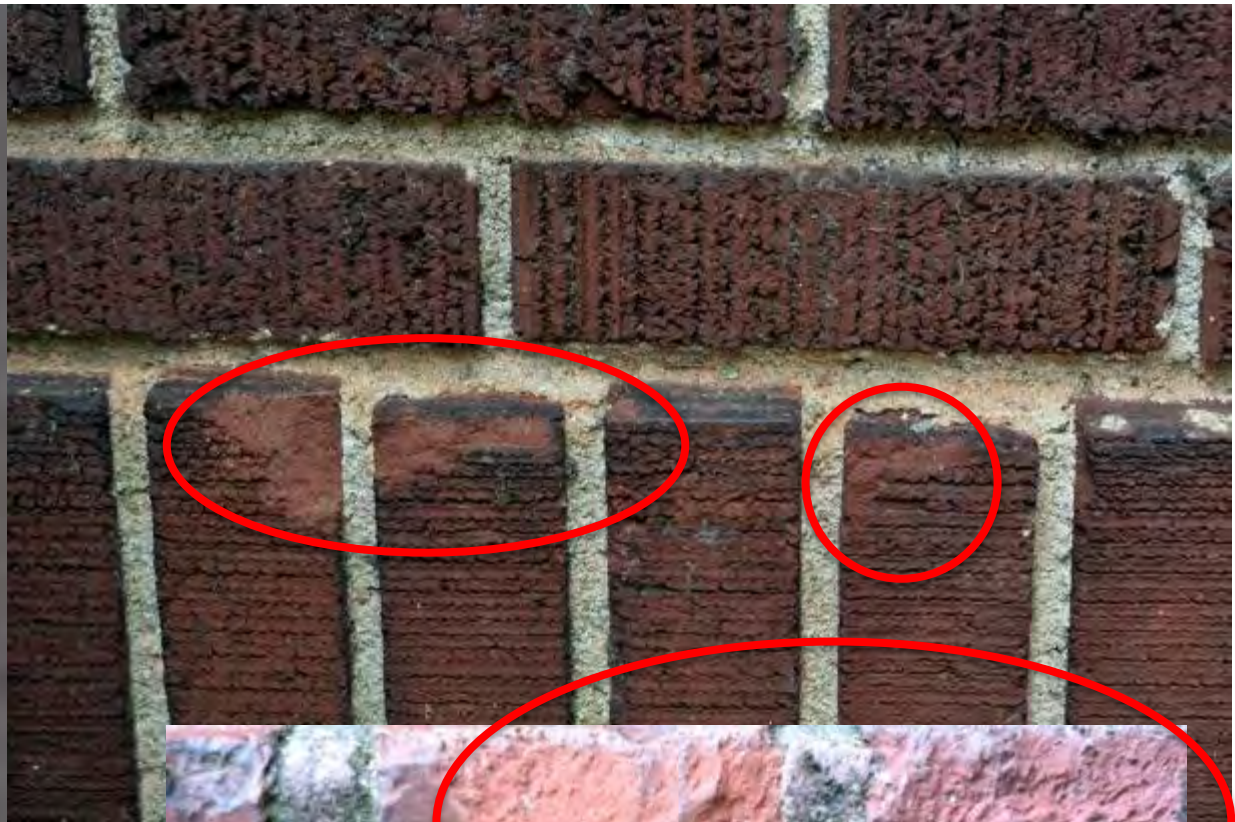


examples of holes/cracks in need of repair that are consistent around entire house



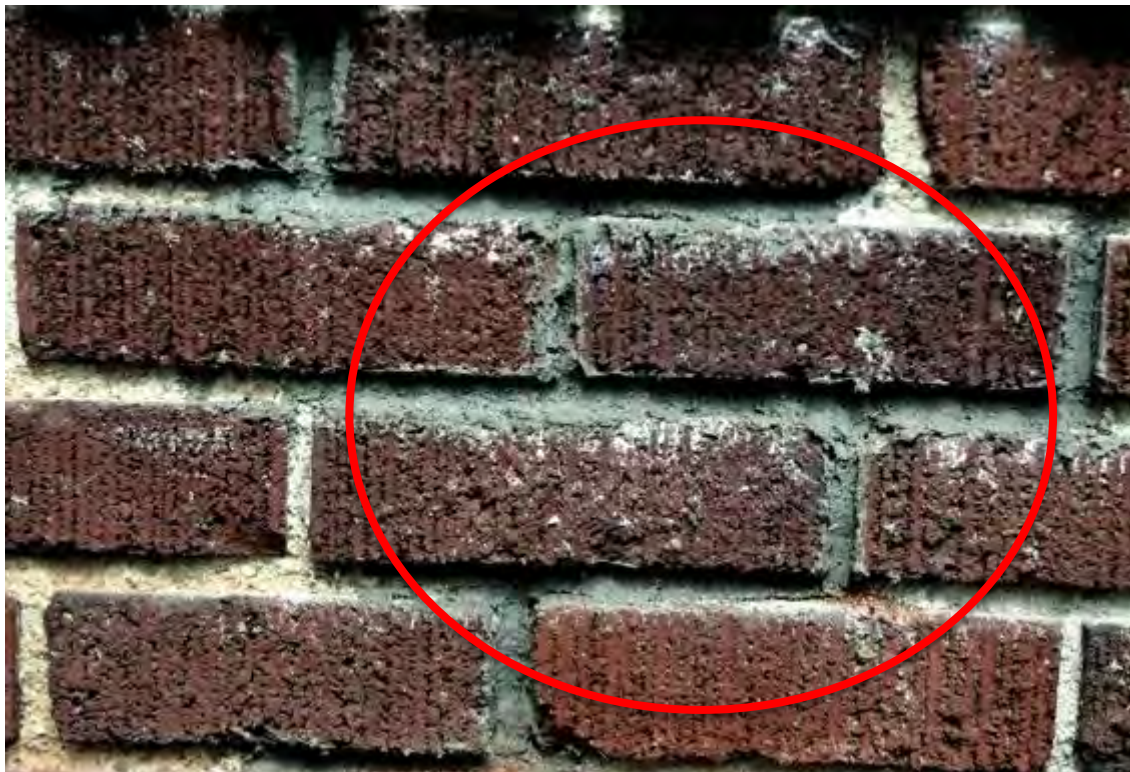


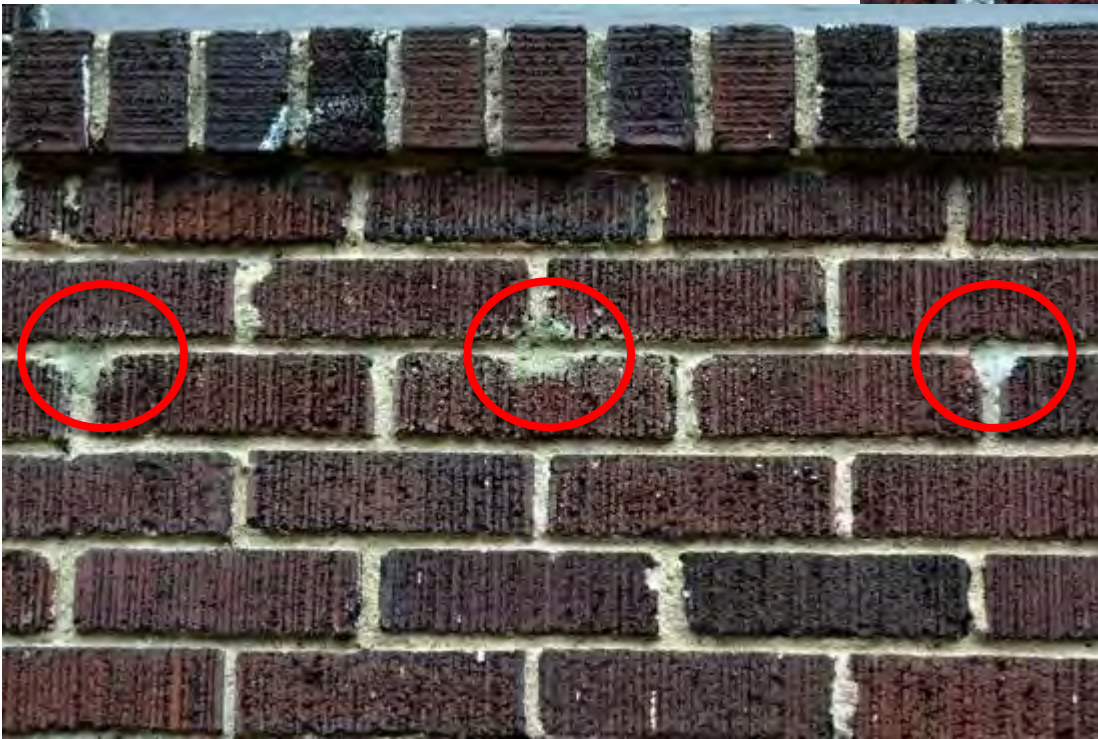
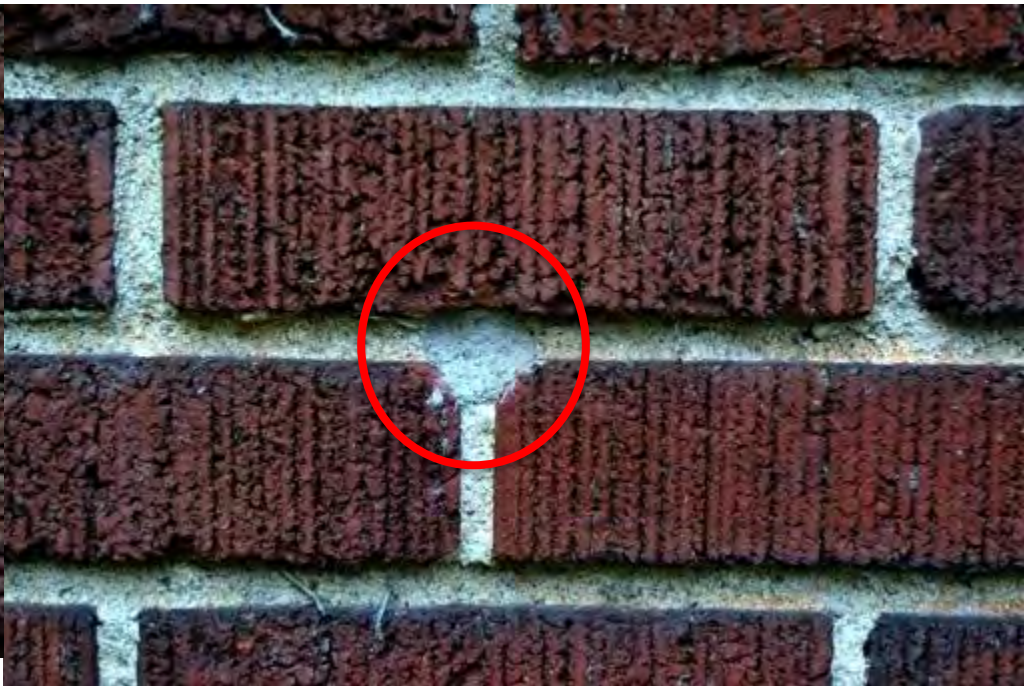
examples of holes/cracks/major
receding mortar in need of repair
around entire house



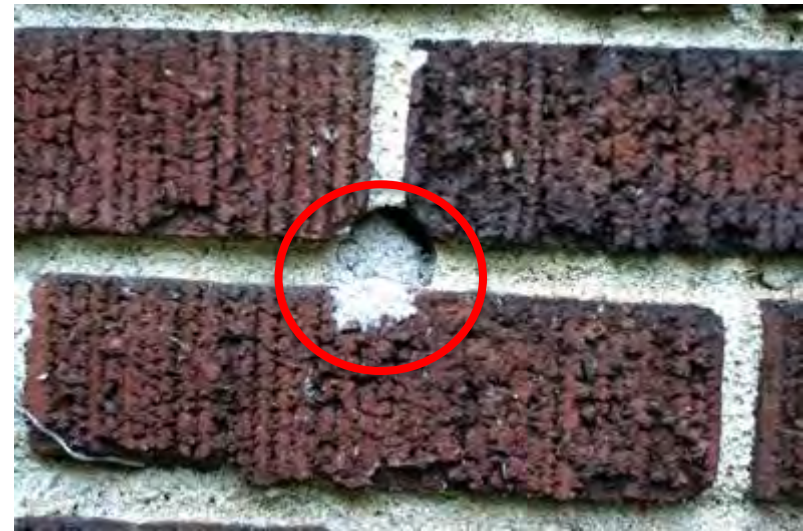
some examples of the numerous chips that are consistent around the entire house

some examples of bad mortar repair
consistent around entire house





more examples of bad mortar repair
consistent around entire house (many
filled holes like these are very visible)





more bad brick repair



more bad brick repair





right side of house, post interior renovation-even with the closest match in brick the repairs are obvious



obvious old brick repair work

left side of house, post interior renovation-even with refurbishing the original brick there is a noticeable differentiation in repair



close-up of left side of house

We have tried various techniques in removing the darkening in our brick, have pressure washed, and have tried to chisel away some of the clumped areas in bad mortar repair. Having exhausted all efforts in restoring the original beauty, we resorted to planting bushes or trees and ivy in certain areas to conceal the damage. However, due to the numerous, highly visible inconsistencies surrounding our home, we believe that painting would be the most beneficial option in preserving its historical integrity. We propose to paint the exterior a neutral gray with a softened white trim. We have included pictures of neighboring homes as well as an interior brick wall we have painted that is located in our laundry room for visual reference of our intentions.

Dilworth: East Worthington house



Dilworth: Tremont house



Dilworth: Ewing house







painted interior brick wall in our laundry room



painted interior brick wall
in our laundry room

1918 Ewing



2114 Dilworth Rd E



1918 Ewing

street view-right side of house



2114 Dilworth Rd E

street view-right side of house



2114 Dilworth Rd E

street view-right side of house



2114 Dilworth Rd E

street view-left side of house



1918 Ewing



2114 Dilworth Rd E



1918 Ewing



2114 Dilworth Rd E



1918 Ewing



2114 Dilworth Rd E



1918 Ewing



2114 Dilworth Rd E



1918 Ewing



2114 Dilworth Rd E

