
LOCAL HISTORIC DISTRICT: Wesley Heights

PROPERTY ADDRESS: 632 Grandin Road

SUMMARY OF REQUEST: Painted Brick

APPLICANT/OWNER: Clement Ashford

Details of Proposed Request

Existing Context

The existing home is two story I-House constructed in 1929. The applicant began painting the foundation and chimney and a stop work order was issued. The house is listed as a contributing structure in the Wesley Heights National Register of Historic Places. The project was continued to find alternatives to painting the remainder of the chimney.

Proposal

The applicant submitted an application in March 2016 with photographs to request an exception for painting the brick chimney. The HDC approved the painted foundation upon proof of visual disparities in the masonry work. The HDC denied the application to paint the remainder of the chimney and further advised the homeowner to find alternate solutions.

The brick is textured and multi-colored. Abrasive paint removal is not an appropriate method for removal. The applicant is requesting to paint the remainder of the chimney.

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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:
 - a. The repainting of buildings first painted prior to the establishment of the appropriate Local Historic District.
 - b. 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 an exception shall be granted to paint the remainder of the chimney or if there is another appropriate remedy. Options include faux finish painting and clay paint faux-finish that removes the paint over time.

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