
LOCAL HISTORIC DISTRICT: Dilworth

PROPERTY ADDRESS: 1211 East Worthington Avenue

SUMMARY OF REQUEST: Painted Brick

APPLICANT: Marc Huberman/Peter McGrath

The project was Continued from June to determine if the paint can be removed. The applicant has attempted to remove the paint from the brick. However, paint would remain in the mortar and cracks in the bricks.

Details of Proposed Request

Existing Context

The existing home is one story brick American Small House/Colonial style house constructed in 1950. It is listed as Non-Contributing in the Dilworth National Register of Historic Places. The application for painted brick was continued based to determine whether the paint can be removed.

Proposal

The brick exterior was painted without a COA by the previous owner. A notice of Violation was issued. The new owners are requesting to keep the paint.

Policy & Design Guidelines, page 30 (Previous Guidelines)

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 for the painted brick based on the evidence provided. Other options include faux finish painting, clay paint faux-finish that removes the paint over time or other appropriate methods for removal.



1211 East Worthington

Dilworth - Case No. HDCRMA 2017-00132- Painted Brick

Charlotte Historic District Commission Case 2017-132
HISTORIC DISTRICT: Dilworth
PAINTED BRICK





Painted Brick

1211 East Worthington

Charlotte, North Carolina

- Uneven joints and brick installation with overfilled mortar joints
- Inconsistent size of brick
- Degradation of existing brick and mortar
- Broken and crooked bricks
- Patching of mortar with mortar drips
- Mortar joints and brick sizes different from old and new addition years ago

**1211 East
Worthington-
home before
being
painted**

Stained brick-
unable to be
cleaned due to
the age of the
brick and its
brittleness



Stained brick -
white and black
dirty marks that
could not be
cleaned and or
removed without
damaging the
mortar joints and
brittle brick

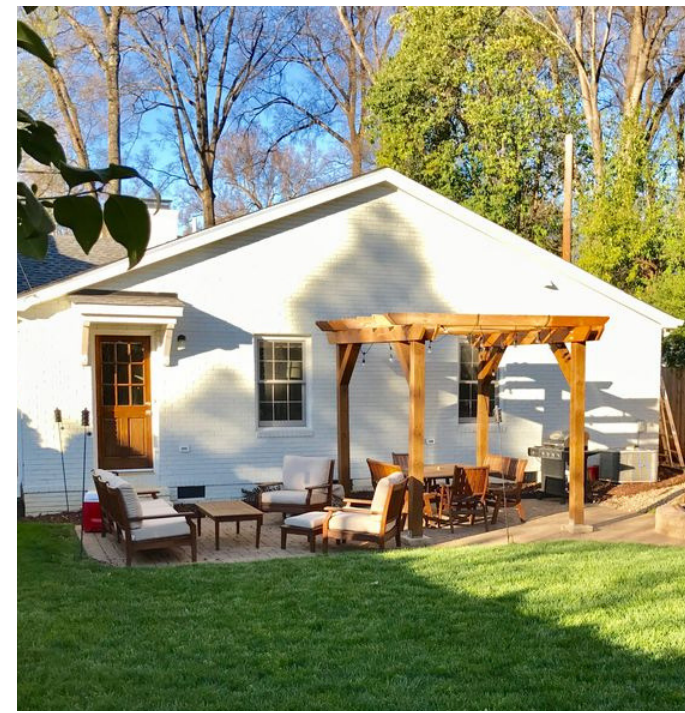




Left side



Right side



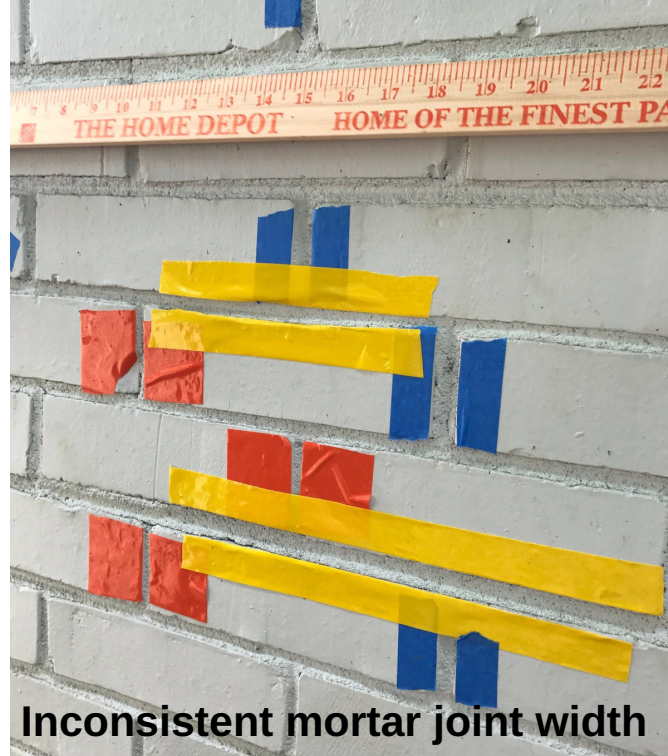
Back

Blue and orange tap show irregularities in masonry construction and while house needed to be painted

**Inconsistency in masonry work
provided little possibility for
improving the exterior look of the
home without painting the brick**



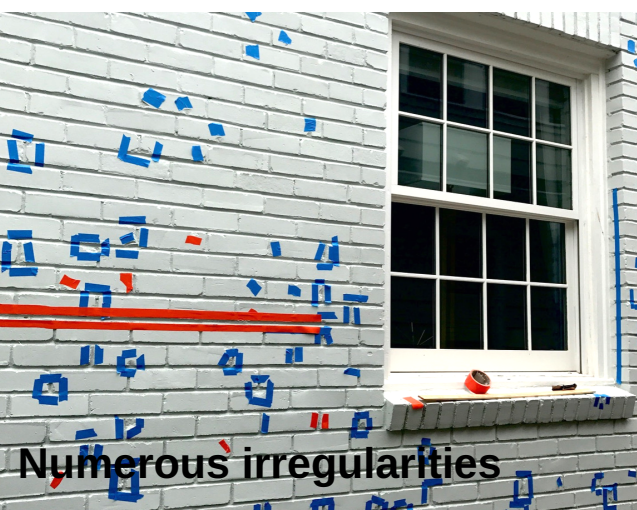
patched mortar joints



Inconsistent mortar joint width



Overfilled mortar joints



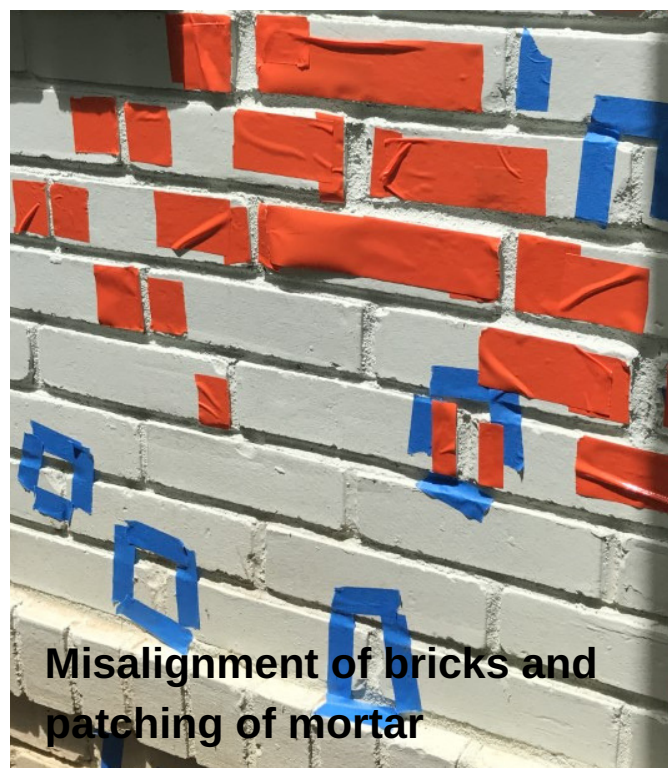
Numerous irregularities



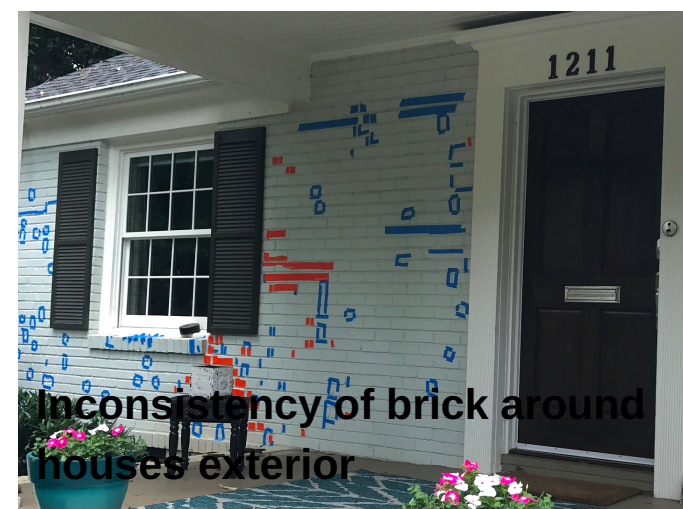
Overfilled mortar joints and cracking



Overfilled mortar joints



Misalignment of bricks and patching of mortar



Inconsistency of brick around houses exterior



1908 Dilworth Rd West



128 East Worthington



2137 Charlotte Dr

Painted brick houses in Dilworth

- 1918 Ewing Ave
- 1022 East Worthington Ave
- 1211 East Worthington Ave
- 1615 Dilworth Rd West
- 1908 Dilworth Rd West
- 2012 Dilworth Rd West
- 2018 Dilworth Rd West
- 2114 Dilworth Rd West
- the list goes on with over 100 homes painted around Dilworth

**Improving the
houses
exterior increases
property and
neighborhood
values**



Home in Dilworth remodeled and painted brick



Blue and orange tape signifies brick, joint, and mortar irregularities

ADDITIONAL INFORMATION FOR JULY



