

**LOCAL HISTORIC DISTRICT:** Plaza Midwood

**PROPERTY ADDRESS:** 2101 The Plaza

**SUMMARY OF REQUEST:** Painted Brick

**APPLICANT/OWNER:** Cass Bradley, owner

**The application was continued from July for the following items:**

1. Provide more information to justify painting to unify disparate parts, including brick and mortar joints on chimney versus columns.

**Details of Proposed Request**

*Existing Context*

The existing home is a 1.5 story Bungalow constructed in 1930 with a brick foundation and chimney. A front porch with brick columns was approved by the HDC in 2002.

*Proposal*

The brick columns and chimney were painted without a COA by the owner. The owners are requesting to keep the painted brick. The applicant states the porch brick was different in color and texture than the original brick.

*Revised Proposal – August 14*

1. Additional information provided.

**Design Guidelines – Masonry, 5.5**

3. Leave unpainted masonry unpainted.
6. Cleaning masonry should only be undertaken to remove heavy paint buildup, halt deterioration or to remove heavy soiling. The best method for cleaning unpainted brick is to use a low-pressure wash of no more than 200 psi, equivalent to the pressure in a garden hose. A mild detergent may be added when necessary.

To remove paint from masonry, chemically clean with an appropriate cleanser and low-pressure wash. Test any detergent or chemical cleaner on a small, inconspicuous part of the building first. Older brick may be too soft to clean and can be damaged either by chemicals or by the pressure of the water. (This test is a mandatory step if you are applying for federal or state rehabilitation tax credits.) Do not sandblast or use high-pressure water-blasting as these methods can do irreparable damage to masonry. Follow any environmental regulations when undertaking such cleaning.

**Design Guidelines – Paint, page 5.8**

A properly painted building accentuates its character-defining details and protects the building from deterioration. While paint color is not regulated, the hue and placement of color can complement the architectural style of a building. 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.

7. Do not paint masonry that is unpainted.

### **Staff Analysis**

1. 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.



HDCRMI 2018-00035

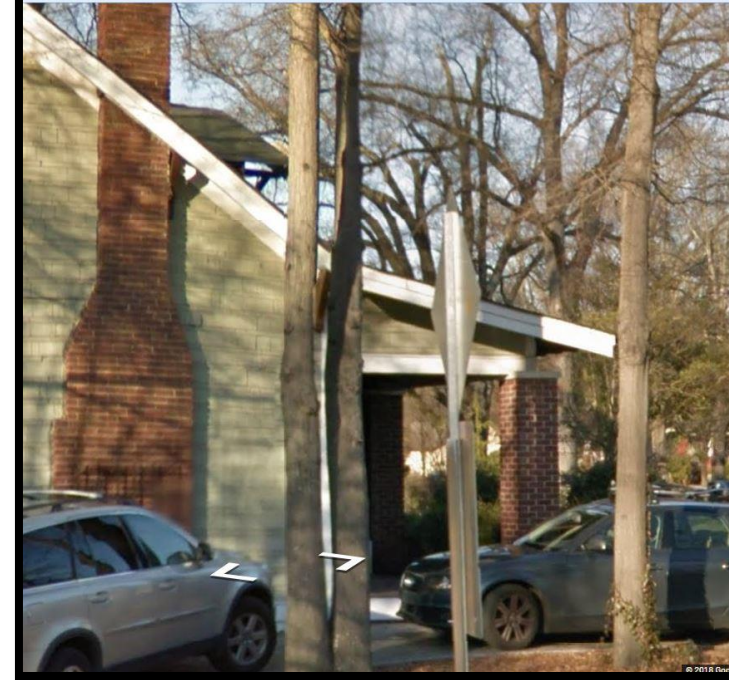
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LOCAL HISTORIC DISTRICT: PLAZA-MIDWOOD

PROPOSED PROJECT: CONTINUED

August Meeting 2019





House before  
The brick is  
painted





House before  
The brick is painted



This is 2101 The  
Plaza before c.2000

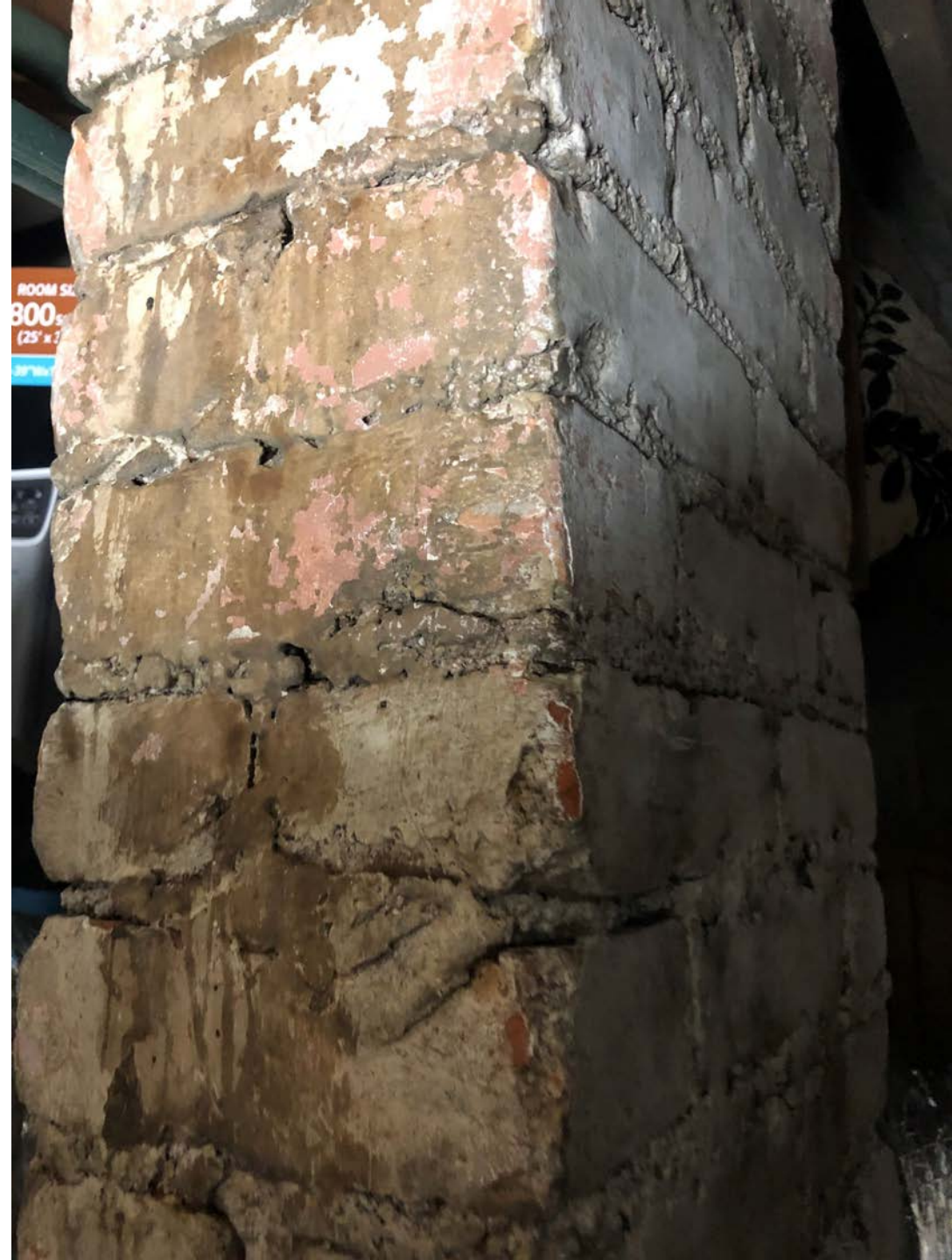


Painted Brick





AUGUST 2019



AUGUST 2019



AUGUST 2019



AUGUST 2019



AUGUST 2019



*These examples are of screened porches. On the top left, ,*

