
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 August 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.

Project Timeline Re-cap:

July 10th Meeting: 2101 The Plaza, 2018-0035, first heard. Continued for additional information.

August 14th Meeting: Project heard and a partial decision rendered.

Approved: Painting the foundation per Guidelines, page 5.8 included in the preamble, "Painting may be considered if documentation shows it will unify disparate parts of the building."

Continued: To allow applicant time to investigate the possibility of whether or not approved methods of paint removal, which will be determined by staff, will work towards restoring the brick on the columns and the chimney.

September 11th Meeting: Deferred to allow staff time to work with property owner.

October 9th Meeting: Deferred to allow staff time to work with property owner.

Revised Proposal – August 14

1. Additional information provided.

Revised Proposal – November 13

1. Property owner worked with staff as requested by the HDC, and provided information about the results from the paint removal test using the product recommended by the National Park Service.

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-Preamble

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. Additional information about red brick painted foundations provided by staff.
2. 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

PID: 08119116

LOCAL HISTORIC DISTRICT: PLAZA-MIDWOOD

PROPOSED PROJECT: PAINTED BRICK

November Meeting 2019



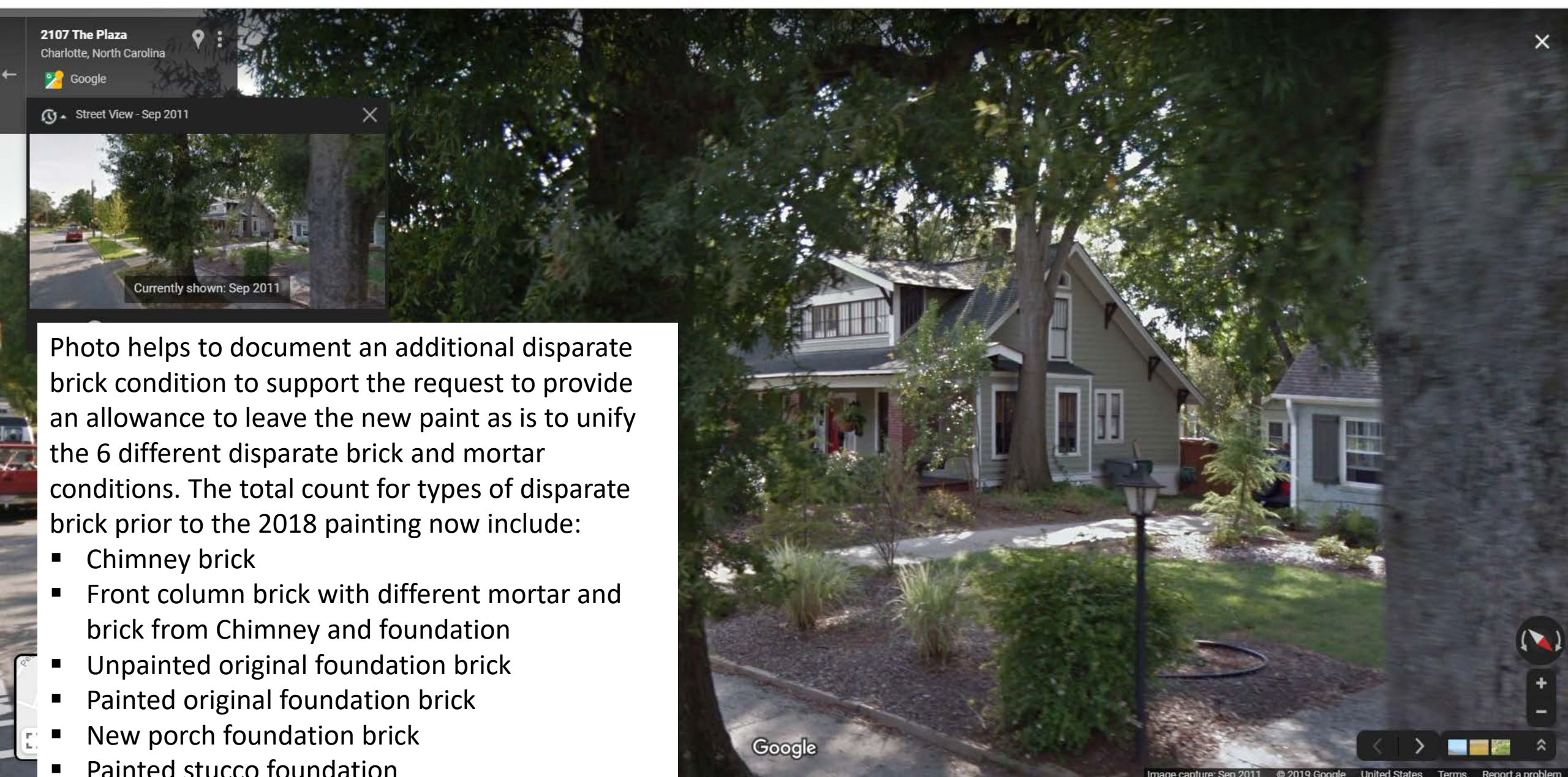


Photo helps to document an additional disparate brick condition to support the request to provide an allowance to leave the new paint as is to unify the 6 different disparate brick and mortar conditions. The total count for types of disparate brick prior to the 2018 painting now include:

- Chimney brick
- Front column brick with different mortar and brick from Chimney and foundation
- Unpainted original foundation brick
- Painted original foundation brick
- New porch foundation brick
- Painted stucco foundation



Paint Removal Test – November 2019

2101 THE PLAZA — PLAZA MIDWOOD
CASE NO. HDC-2018-00035

Test Locations

Sample Area 2

Labeled: 11:21am

Bricks: The bricks in this area are new textured bricks.

Paint: At first sight, the applied paint was the first application. No other layers exist below.



Sample Area 1

Labeled: 11:14am

Bricks: The bricks in this area are older/original and most likely match the bricks on the chimney.

Paint: At first sight, area seems to have multiple-layers of paint.

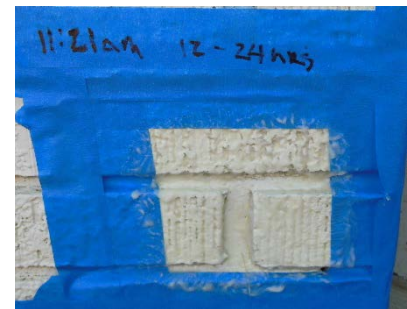
Paint Removal Test – Sample Areas

Homeowner selected two sample areas on the right-side of the main structure. One located on original foundation, and the second at the base of the front column.

Sample Area 1

Sample Area 2

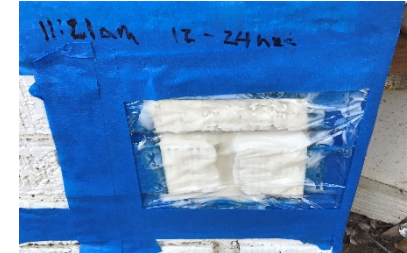
BEFORE



AFTER 1HR



RE-APPLY



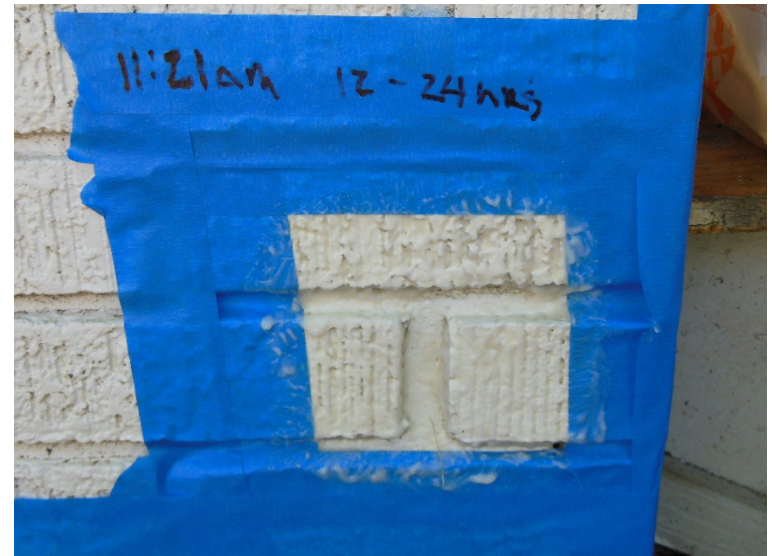
RESULTS: 20+hrs Later



RESULTS



Sample Area 1: Before



Sample Area 2: Before



Sample Area 1: After 20+hrs



Sample Area 2: After 20+hrs

RESULTS



Before



Paint Striper Applied

Right-side Original Foundation: The area was selected by the homeowner. Once the area was taped off, a soft bristle brush was used to remove any loose dirt from the surface. Using a disposable paintbrush, the paint striper was applied and left to dwell for approximately 1hr-10mins.

Sample Area 1 – 11:14am

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After One Hour



Paint Striper Re-Applied & Insulated

Right-side Original Foundation: After a little over an one hour there was noticeable movement of the paint but not enough to do a complete removal of the product. A longer dwell time was needed. An additional layer of the paint striper was applied. A piece of plastic was added for insulation and to protect the sample area through the night.

Sample Area 1 – 11:14am

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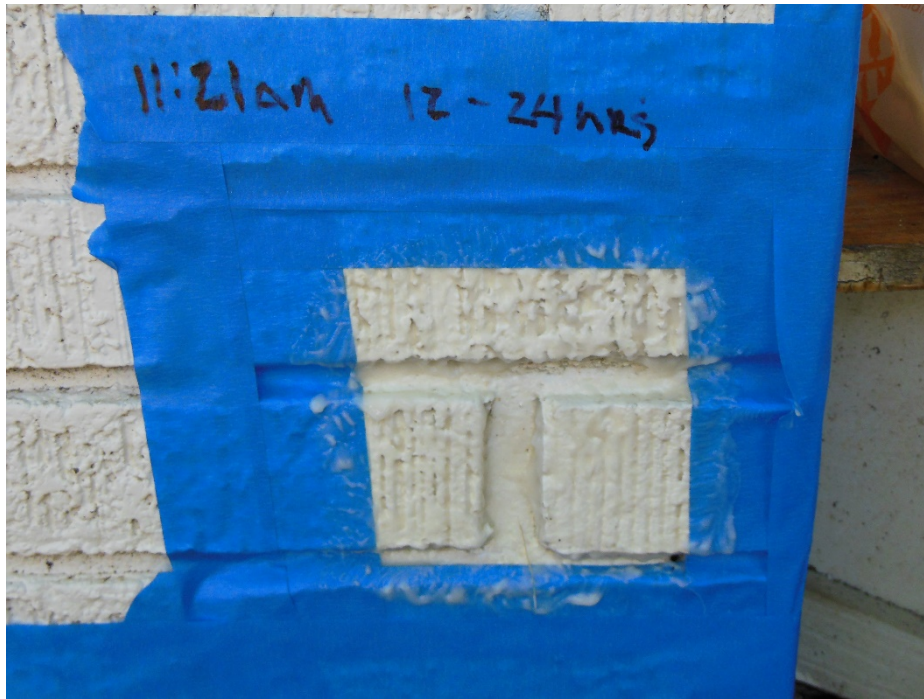
Results



Right-side Original Foundation: After approximately 23hrs, the paint stripper was removed using a plastic scraper and a garden hose. As suspected an additional layer of paint was reveled. Additional applications, with long dwell times, and a low psi pressure washer will be needed to remove all the applied paint from the brick surface.

Sample Area 1 – 11:14am

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Before w/ Paint Stripper Applied

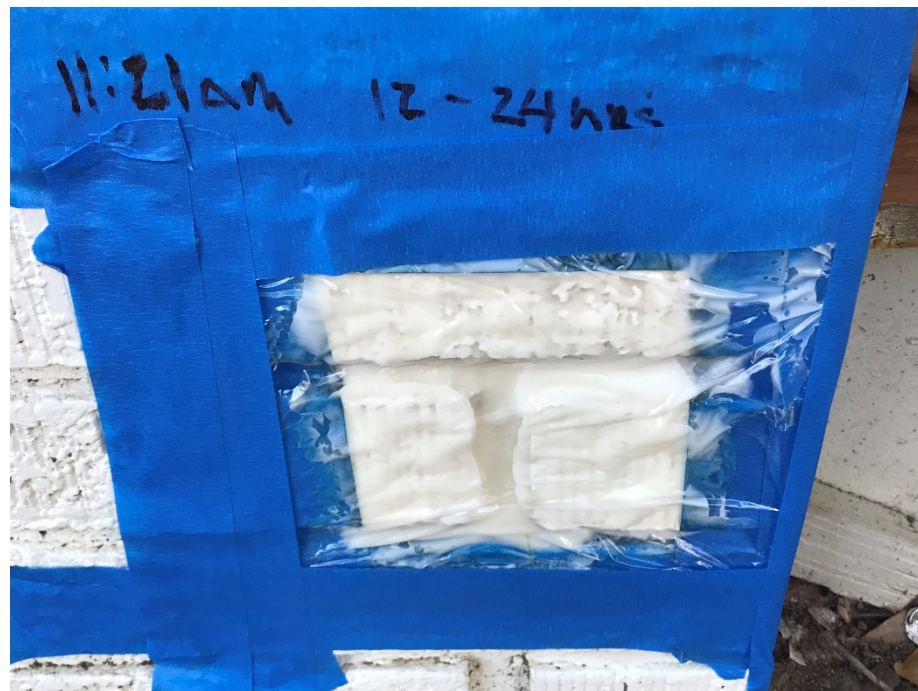
Right-side Front Column: The area was selected by the homeowner. Once the area was taped off, a soft bristle brush was used to remove any loose dirt from the surface. Using a disposable paintbrush, the paint stripper was applied and left to dwell for approximately 1 hr-10mins.

Sample Area 2 – 11:21am

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After One Hour



Paint Striper Re-Applied & Insulated

Right-side Front Column: After a little over an one hour there was no noticeable movement of the paint. A longer dwell time was needed. An additional layer of the paint striper was applied. A piece of plastic was added for insulation and to protect the sample area through the night.

Sample Area 2 – 11:21am

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Results



Right-side Front Column: After approximately 23hrs the paint stripper was removed using a plastic scraper and a garden hose. A low psi pressure washer and additional applications with long dwelling times should remove a majority of the paint.

Sample Area 2 – 11:21am

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Single family houses with red/brown painted brick foundations + porch columns located within 1 block of 2101 The Plaza



1537-1539 Belvedere



2123 The Plaza



2122 The Plaza



2037 The Plaza

424 Walnut Avenue
Wesley Heights

Staff recommended paint color for columns
and chimney at 2101 The Plaza

New Brick

Original, painted brick



August



House before
The brick is
painted





House before
The brick is painted



This is 2101 The
Plaza before c.2000

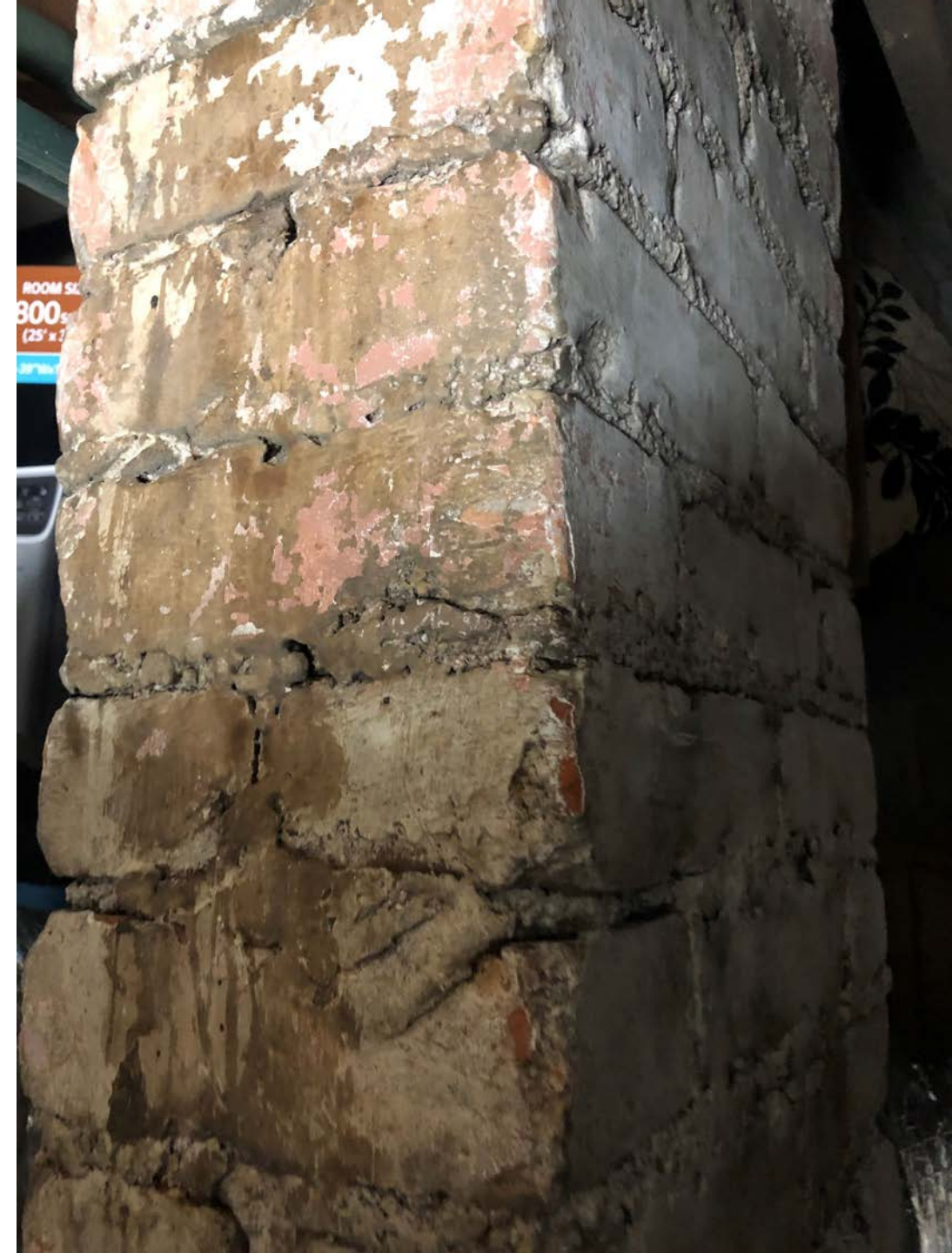


Painted Brick

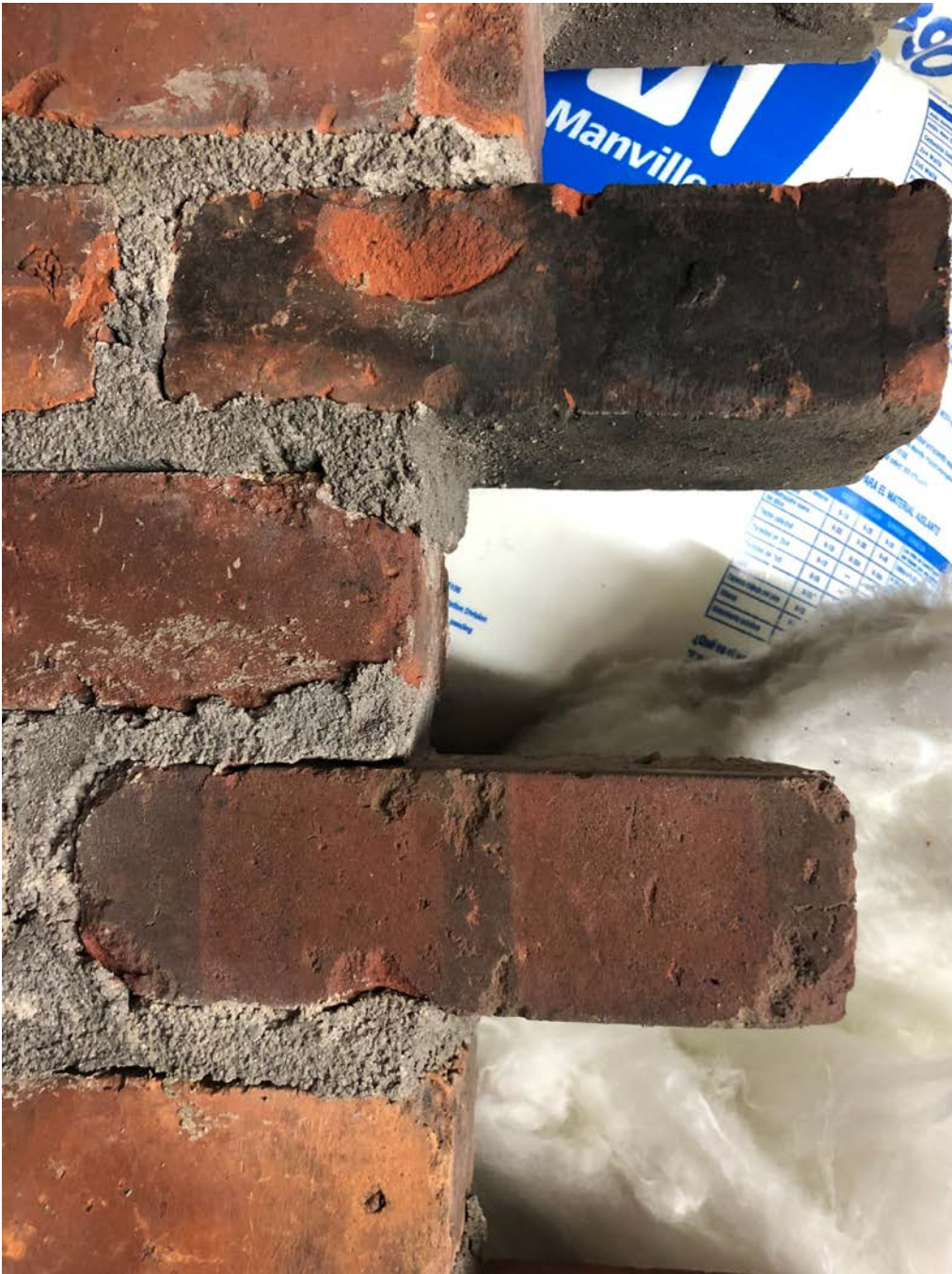




AUGUST 2019



AUGUST 2019



AUGUST 2019



AUGUST 2019



AUGUST 2019



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



JULY



House before
The brick is
painted





House before
The brick is painted



This is 2101 The
Plaza before c.2000



Painted Brick



