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**LOCAL HISTORIC DISTRICT:** Wilmore

**PROPERTY ADDRESS:** 1907 South Mint Street

**SUMMARY OF REQUEST:** Painted Brick

**APPLICANT/OWNER:** Jeremy Railton, Owner

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**Details of Proposed Request**

*Existing Conditions*

The building is a one-story brick American Small House with Colonial Revival elements constructed in 1946. Architectural features include lap siding with a scallop detail in the front gable, a partial-width front porch with a shed roof supported by square columns, and 6/1 windows. The lot size is approximately 50' x 120'.

*Proposal*

The proposal is to paint the house.

**Design Guidelines – Masonry, page 5.5-5.6**

Refer to Guideline book.

**Design Guidelines – Paint, page 5.8**

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.

**Staff Analysis**

Staff has the following concerns with the proposal:

1. Mortar repairs were made with cement, which is also spread over some areas of brick, which was completed by a previous owner.
2. The front porch foundation was completely painted, and portions of brick and mortar on the house were partially painted prior to the current owner purchasing the building.
3. The Commission shall determine if an exception shall be granted for the painted brick based on the evidence provided.



# HDC Pre-Assessment Application

Record Number: **19TMP-002875**

Parcel Number: **11907602**

# Our Intent

- The brick has been painted previous to our ownership, but in a rather sloppy manner, leaving the coloring inconsistent and relatively unattractive
- Several repairs had been made to the masonry over the years, leaving several unsightly blemishes that we don't feel could have been repaired.
- We sought to unify the disparate coloring of the house, keeping consistent with historic nature of neighborhood by blending color with nearby homes



# Not Trying to Illegally Circumvent HDC

- We think HDC adds value to our community and wanted to comply with requirements
- While planning to paint, we prepared to seek an Application of Appropriateness.
- However, upon review of HDC guidelines, we discovered that the certificate is only required for unpainted brick, and a further consideration granted for previous poorly matched repair work
- Knowing our house has been painted previously, and seeking to unite many areas of poorly matched (disparate) repair work, we felt ok proceeding without the certificate

# Different Versions of Guidelines (a misunderstanding)

- The guidelines we consulted are the top result of a Google search for “Charlotte HDC Guidelines” and point to the HDC website. (Jan. 2017 version)
- While preparing this application, we discovered a new version on the HDC website. (Nov. 2017 version)
  - Interestingly, the new guidelines don’t appear in a Google search
  - #2 search result is a 2016 draft version
- Upon discovery of new guidelines, we were distressed to think we had missed them and violated.
- Upon review, the language is largely the same, and we still feel we are in compliance

# HDC Painting Guidelines (Jan '17 version we consulted)



## PAINTING

The Historic District Commission does not regulate paint color, since colors are a matter of personal taste, and can be easily changed. However, the HDC does strongly encourage all Local Historic District property owners to use historically appropriate contrasts in their paint schemes.

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.

5. The **PENALTY** for painting a previously unpainted masonry principal structure without a Certificate of Appropriateness may be subject to fines and/or paint removal through one of the following procedures:

a. Pay the appropriate COA application fee and go through the HDC review process to request approval of the violation. If the HDC denies the request and the applicant does not return the structure to its pre-painted appearance within 12 months from the date of application the City will follow its standard enforcement procedures outlined in Chapter 8, Section 8.105 and 8.106 of the City of Charlotte Zoning Ordinance.



b. Return the structure to its pre-painted appearance within 12 months from the date of application. If the applicant does not return the structure to its pre-painted appearance the City will follow its standard enforcement procedures outlined in Chapter 8, Section 8.105 and 8.106 of the City of Charlotte Zoning Ordinance.

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.
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# Updated Guidelines

## 5

## BUILDING MATERIALS

### PAINT

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.

4. Performed by a contractor experienced in working on historic buildings, professional chemical removal of paint may be acceptable in certain situations. Sandblasting, open flames, or high-pressure water wash to remove paint from masonry, soft metal, or wood is not allowed. All paint removal requires adherence to lead paint abatement requirements.
5. Re-caulk joints where moisture might penetrate a building before repainting.
6. Paint unpainted aluminum-frame storm windows and doors to match wood trim.
7. Do not paint masonry that is unpainted. ←
8. Do not completely remove paint to achieve a natural finish on wood components.
9. A paint color scheme can be chosen that is appropriate to the time period in which a building was constructed and that is generally compatible with adjacent structures. A basic approach to color placement is to paint similar elements with the same color to achieve a unified rather than overly busy and disjointed appearance. For instance, select wall and trim colors and consider the use of an accent color on features such as shingles, window sash, shutters, and doors depending on the style of the building.

# HDC Application Guide

## Overview of *Charlotte Historic District Policy and Design Guidelines*

Examples of Projects that  
**Require a Certificate of  
Appropriateness (COA)**



Projects such as **window replacement, fencing, tree removal and painting of unpainted brick** are examples of projects that require an application. Refer to the **Charlotte Historic District Policy & Design Guidelines** for assistance.







Some of the several instances of poorly matched repair work (none of which was done by us)

Previous painting of masonry evident in several areas, including patio foundation, where mortar was painted over. You can see the mismatched color of brick where water, weather, and foot traffic wore off some of the paint on bricks just above.

# Previously Painted Brick

- Evidence of previous (poorly done) painting can also be seen where red paint has overlapped onto mortar in several places all around the house
- Mortar color is also inconsistent all around, some spots appearing much brighter white than others in a manner inconsistent with normal weathering, apparently also having been previously painted (we're assuming at the same time as brick painting)



Examples of rather sloppy painting coloring the mortar. White paint drips are either from painting the mortar or other painters doing the trim.





Closer view of some of the repair work. No apparent attempt made to color or blend with the rest of the house.





More repair work. You can still see lots of overlap painting and a few spots where paint has started to wear off.



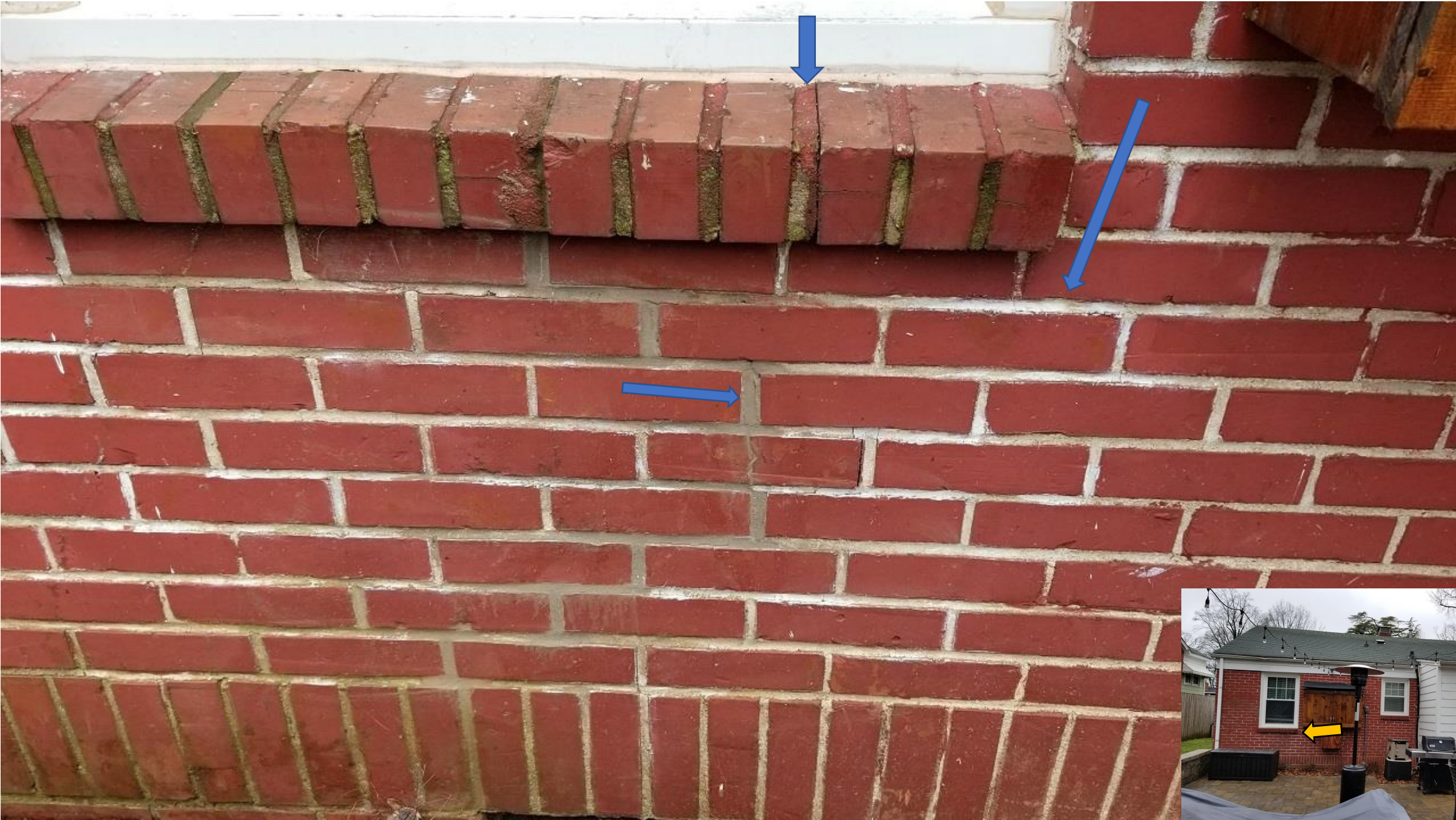


Next to the front door, we think this is an area where an old mailbox (or something similar) was hung on the wall and painted around, revealing three shades of color. It's possible the house has been painted not only once, but several times since the 1940s





On the back side of the house, further evidence of both brick and mortar being painted, as well as more repair work







Back-right side of the house.

Something large appears to have been attached to the house and subsequently torn off, possibly as part of a kitchen remodel.

Some brick repair work done but no apparent effort to match color







Same spot as  
previous slide,  
zoomed in a bit  
for a better view

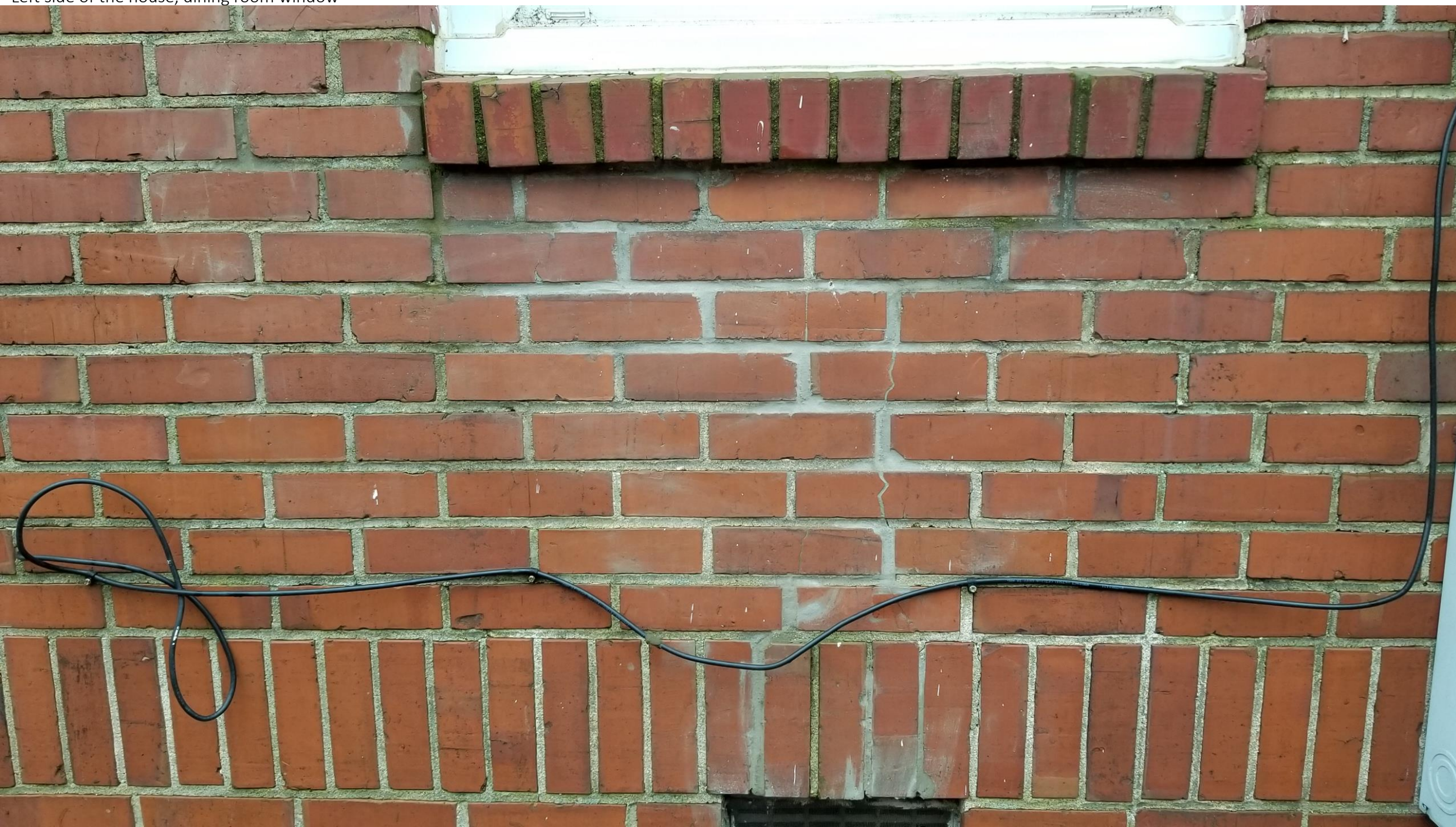


Left side of the house, living room window





Left side of the house, dining room window





This picture on the back-left of the house further illustrates mortar painting that leaves inconsistent coloring





A couple additional spots of bad painting and/or repair work





# Front After Painting





Back (Before)





Back (after)









Left side before/after





# Comparison to houses next door (1)



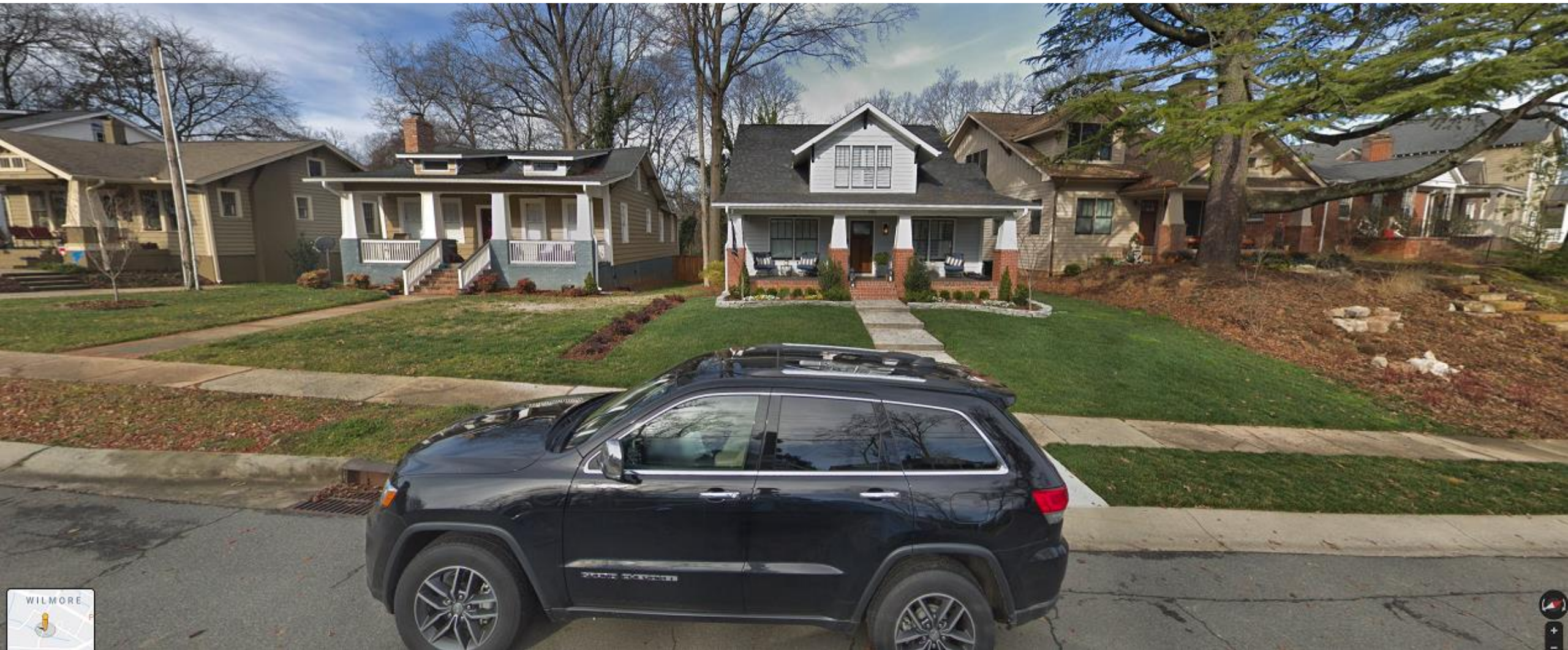


# Comparison to houses next door (2)



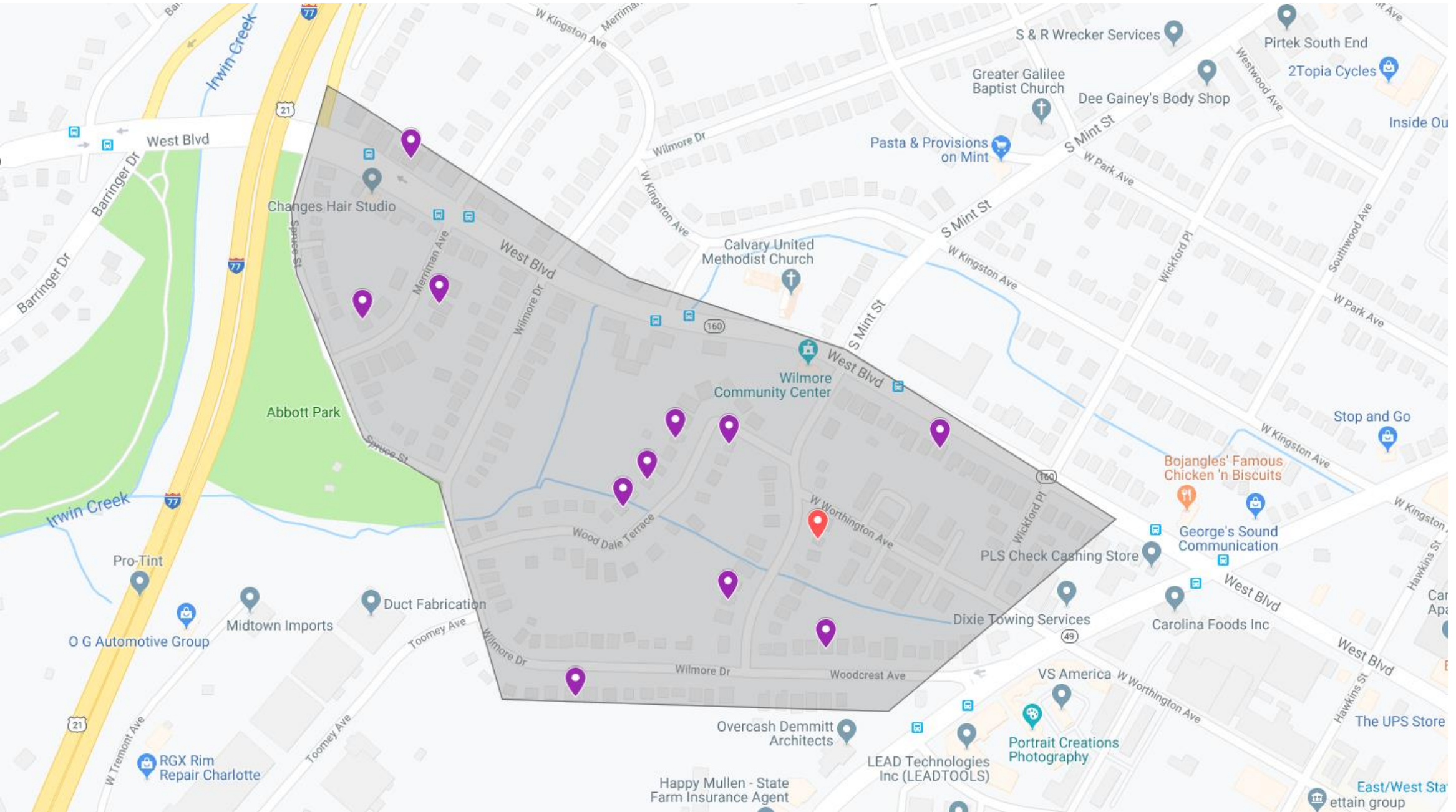


# Across the Street





## Comparison Homes Proximity (our house in red)






# Comparable Homes in Wilmore (on or south of West Blvd.)



1936 Woodcrest



A photograph of a single-story white house with a dark grey or black roof. The house features a prominent front porch with white columns and a pediment. The address number '1924' is visible above the porch entrance. The house is surrounded by lush green trees and a well-maintained lawn. A concrete sidewalk leads from the foreground towards the house. To the right, a portion of a red brick house is visible. The scene is captured in bright daylight with shadows cast across the lawn.

1924 Wood Dale



1936 S Mint





1901 Wood Dale







2134 Wilmore Dr.





1932 Wilmore Dr.



# 1904 Wood Dale







1919 Merriman





425 West Blvd





1916 Wood Dale





812 West Blvd



# Other homes in Wilmore

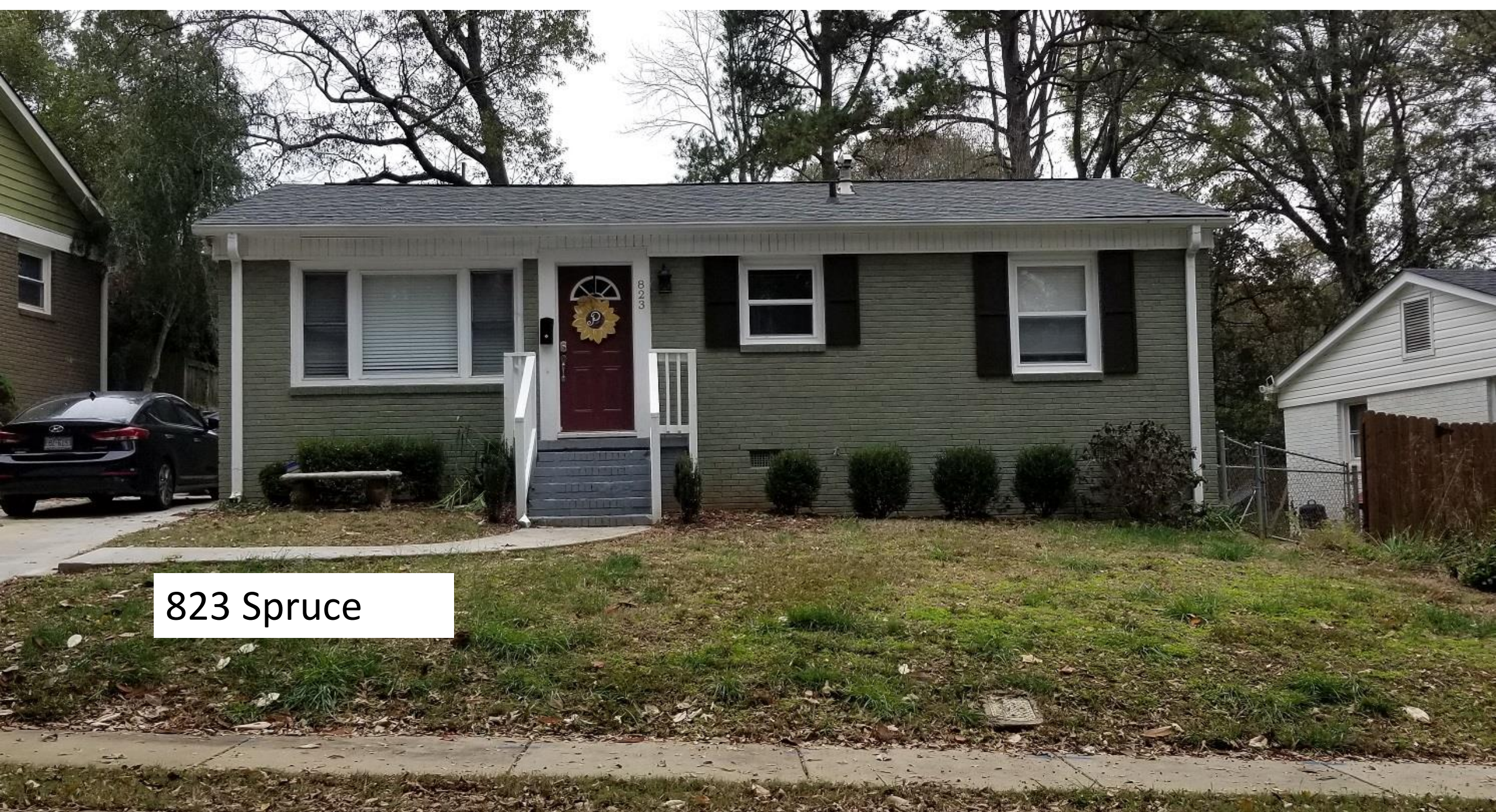






1801 Merriman





823 Spruce





831 Spruce





1604 Merriman



Thank you for your consideration.

If you need further information, contact:

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