Findings:

Brick Repair

The applicant is proposing to repair and repoint the existing brick on the east side of the Gray Belle Restaurant Building. The existing brick and mortar are in poor condition, allowing water to intrude into the interior of the building. The applicant has proposed to first wash the exterior brick in order to remove all of the biological growth; any unused pipes or fixtures will also be removed. They will utilize water not to exceed 500 PSI max wash to ensure that the historic bricks are not damaged. The mortar joints and any cracks will be ground (1/4"-1") until they are of uniform depth, and the wall will be tuck-pointed with a new mortar not to exceed a compressive strength of 750 PSI (Type N or Type O).

All bricks which are heavily damaged will be replaced with salvaged historic bricks, and any loose bricks will be reinstalled in place. The applicant proposes to paint the east side of the building with a paint that will not adversely affect the historic brick. Although this wall has been painted multiple times in the past, the applicant will not be removing any existing paint and will not be using a sealant on the brick, thereby specifically meeting 230.040 (a)(2)(C) and (D). Staff finds that SRC 230.040(a)(1) and (2) have been met for the brick repair.