



## TOWN OF WARRENTON

Department of Community Development

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### ARCHITECTURAL REVIEW BOARD

Staff Report COA 22-27

October 27, 2022

**Owner/Applicant:** Chantal Campbell / Malayna Campbell

**Property:** 20 N. Fifth Street

**GPIN:** 6984-43-8425

**Request:** Paint Brick

**Present Use:** Commercial

**Zoning:** CBD – Central Business District

**Adjacent Property  
Zoning and Land Use:**

Direction	Zoning	Use
North:	CBD	Commercial
South:	CBD	Church
East:	CBD	Commercial
West:	CBD	Commercial

#### Proposal:

The applicant is seeking to paint brick that has never been painted before with BEECK Calcidan (Limewash).

#### Historic and Architectural Significance:

This commercial business was constructed in c.1965 and is in fair condition. As a commercial structure, it represents a typical mid-twentieth-century detached commercial building. It retains integrity of location, design, setting, feeling, and association. This resource falls within the district's period of significance and contributes to the residential character of the district. Although the dwelling does not possess sufficient architectural or historical significance to qualify for individual listing in the National Register, it is a contributing resource to the Warrenton Historic District under Criterion C for architecture.

## Historic District Guidelines Considerations:

Historic District Guideline	Ref. No.	Analysis
Guidelines for Painting & Finishes		
NOT HISTORICALLY APPROPRIATE Painting unpainted masonry and architectural metals, unless it was painted historically.	D.3.a	The proposal is to the paint the entirety of the building which includes three concrete block walls, that have already been painted, and one brick wall that has never been painted.
Guidelines for Foundations & Walls: Masonry		
NOT HISTORICALLY APPROPRIATE Removing paint from historically painted masonry; do not nor paint a previously unpainted masonry building or wall.	A1.a	

**Staff Review:**

Painting non-painted brick is discouraged throughout the industry for many reasons. This first is the creation of an additional burden of maintenance. Once painted, it will need to be consistently painted for the remainder on the building's life. The most impactful reasons to discourage painting clean brick is the damage paint can have in the natural moisture wicking properties of masonry. Many types of paint seal brick in a way that prevents moisture wicking through the brick trapping the water internally causing brick deterioration from the inside. There are some paints and finishes that have less of an impact, most notably lime-based paints. The applicant noted the concerns of staff and has changed their original proposed paint from a latex acrylic paint to a lime based paint.

Even so, painting unpainted brick is still strongly discouraged because it creates a risk of future owners/tenants who may sandblast, or pressure wash the walls if they do not want to continuously paint, causing detrimental harm to the masonry that can never be fixed. Though the possibility of harm to the brick , the applicant has provided an appropriate alternative to the previously proposed paint material.

Staff recommends the following conditions for consideration:

1. Only lime-based paint be used on the unpainted brick, as proposed.
2. If lime-based paint is to be used on the sides and rear of the structure, it shall be primed with specialized primer to ensure adherence to the existing paint.
3. No high pressure washing or any sandblasting shall occur.