



Historic Landmarks and Preservation Districts Commission

Report to the Committee

To: Old Louisville Architectural Review Committee
Thru: Cynthia Elmore, Historic Preservation Officer *CHE*
From: Savannah Darr, Planning & Design Coordinator
Date: July 20, 2018 August 17, 2018

Case No: 18COA1157
Classification: Committee Review

GENERAL INFORMATION

Property Address: 227 E. Oak Street

Applicant: Veronica Castro
Prosper Properties, LLC
8724 Filson Fields Court
Louisville, KY 40219
502-210-6235
prosperpp01@hotmail.com

Owner: Prosper Properties, LLC
8724 Filson Fields Court
Louisville, KY 40219

Estimated Project Cost: TBD

Description of proposed exterior alteration:

The applicant seeks approval to paint the masonry building a Sherwin Williams gray with white trim. The front façade of the building has been previously painted and is a red brick color. The side and rear elevations had not been previously painted.

Communications with Applicant, Completion of Application

The application was received on July 3, 2018 after a stop work order was issued on the property. The application was determined to be complete and classified as requiring Committee Review on July 9, 2018. The case is scheduled to be heard by the Old Louisville Architectural Review Committee (ARC) on July 25, 2018 at 5:30 pm, at 444 South Fifth Street, Conference Room 101.

The Old Louisville ARC met on July 25, 2018 at 5:31pm in Conference Room 101 at 444 South Fifth Street to discuss the case. Members present were Mary Clark, Herb Fink (Chair), David Marchal, and Mary Martin. Savannah Darr, Landmarks staff, and Veronica Castro, the applicant, were also present. Ms. Darr presented the case for the masonry paint. Ms. Darr recommended approval of the project with four conditions listed in the staff report. This approval included the applicant attempting to remove the paint on the side and rear elevations and returning before the ARC within 60 days. Mr. Fink opened the meeting to public testimony. There was no one present from the public to speak. However, staff had received two emails opposed to the painting from Debra Richards Harlan and Thomas Woodcock. With no further comment, Mr. Fink closed the public testimony. Ms. Martin made a motion to approve the staff report as written. Ms. Clark seconded the motion. With no further comment, Mr. Fink asked for a vote. The motion carried unanimously with four ayes (Clark, Fink, Marchal, and Martin). The next case was heard.

The applicant tested Peel Away 1 Heavy Duty Paint Remover and Smart Strip Advanced Paint Remover. Staff visited the site on August 10, 2018 to see the results. Neither paint remover was successful in removing the paint. Thus, the case is scheduled to be heard by the Old Louisville Architectural Review Committee (ARC) on August 22, 2018 at 4:30 pm, at 444 South Fifth Street, Conference Room 101.

FINDINGS

Guidelines

The following design review guidelines, approved for the Old Louisville Preservation District, are applicable to the proposed exterior alteration: **Masonry** and **Paint**. The report of the Commission Staff's findings of fact and conclusions with respect to these guidelines is attached to this report.

The following additional findings are incorporated in this report:

Site Context/ Background

The house is located on the north side of E. Oak Street near the northwest corner of E. Oak and S. Floyd Streets. The property is zoned TNZD within the Traditional Neighborhood Form District. The two-story, masonry Italianate style house is surrounded by other two- to three-story houses of varying architectural styles.

In 2018, the Old Louisville ARC denied an application (18COA1013) to paint the previously unpainted side and rear elevations of the building, but approved painting the previously painted front façade with Benjamin Moor Copley gray. In 2018, staff approved a COA (18COA1000) for the replacement of all of the windows on the building, many of which were not historic as well as a COA (18COA1158) for a parking pad, privacy fence, partial porch rail, front door, and tuckpointing. In 1998, staff approved a COA (S-98-120-OL) for the reconstruction of the wood cornice and box gutters, window replacement, reconstruction of door hood, painting all wood trim, and tuckpointing the masonry.

Conclusions

The proposed front facade painting meets the Old Louisville design guidelines for **Masonry** and **Paint**. The front façade of the masonry building has been previously painted; thus, it can be painted again. The gray color is considered a masonry color, which meets the design guidelines. However, the proposed painting of the side and rear elevations does not meet the Old Louisville design guidelines for **Masonry** and **Paint**. These elevations have never been previously painted. Per Masonry Design Guideline M24 and Paint Design Guideline P1, unpainted masonry cannot be painted because "paint is difficult to remove, accumulated layers will obscure decorative detail, and paint coatings (even "breathable" paints) will affect the wall's vapor transmission performance."

Staff previously recommended that the applicant pursue paint removal on the side and rear elevations. The applicant tested Peel Away 1 Heavy Duty Paint Remover and Smart Strip Advanced Paint Remover. Staff visited the site on August 10, 2018 to see the results. Neither paint remover was successful in removing the paint. While it is optimal to not paint unpainted masonry per the Design Guidelines, in this case the paint cannot be successfully removed without damaging the masonry. Thus, staff recommends approval of the request to paint the entire structure.

RECOMMENDATION

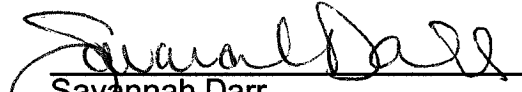
On the basis of the information furnished by the applicant, staff recommends the application for a Certificate of Appropriateness be **approved with the following conditions**:

- ~~1. The front façade shall be painted the existing gray color.~~
- ~~2. The applicant and/or their representative shall use three different paint removal products that are approved for masonry on test patches within 60 days of the ARC hearing. Two of these products should be a Dumond brand product and a Prosooco brand product.~~
- ~~3. The applicant and/or their representative shall contact staff to schedule a time to review the test patches within 60 days of the ARC hearing.~~
- ~~4. The applicant and/or their representative shall go back before the Old Louisville ARC to share the results of the test patches. During which time the ARC should decide the outcome of the side and rear elevations.~~
5. The masonry paint shall be "breathable" so that is compatible with and can create a strong bond with existing paint.
6. If the design or color changes, the applicant and/or their representative shall contact staff for review and approval.

The foregoing information is hereby incorporated in the Certificate of Appropriateness as approved and is binding upon the applicant, his successors, heirs or assigns. This Certificate does not relieve the applicant of responsibility for obtaining the necessary permits and approvals required by other governing agencies or authorities.

8/17/18

Date


Savannah Darr
Planning & Design Coordinator

MASONRY

Design Guideline Checklist

- + Meets Guidelines
- Does Not Meet Guidelines
- +/- Meets Guidelines with Conditions as Noted
- NA Not Applicable
- NSI Not Sufficient Information

	Guideline	Finding	Comment
M1	Do not construct new masonry features that are either falsely historical (characteristic of periods prior to the building's actual construction) or are incompatible with the building or historic district in terms of size, scale, material, or color.	NA	
M2	Do not cut new openings into exterior walls on elevations that can be seen from a public way. Creating an opening for the installation of an air conditioning unit, for example, is not appropriate for a façade that is visible from a public way.	NA	
M3	Photographically document architectural features that are slated for reconstruction prior to the removal of any historic fabric.	NA	
M4	Match the existing bonding pattern, coursing, color, size, strength, and pointing mortar of masonry when replacing a section of brick wall. Bricks should always be toothed-in to historic brickwork, to disguise the joint between new and old.	NA	
M5	Do not remove or rebuild substantial portions of exterior walls if such an action would adversely impact a structure's historic integrity.	NA	
M6	Make sure that any exterior replacement bricks are suited for exterior use.	NA	
M7	Do not replace sections of historic brick with brick that is substantially stronger.	NA	
M8	Repoint only those joints that are no longer sound. Do not remove all joints, sound and unsound, in an effort to achieve a uniform appearance when repointing. Large-scale removal of mortar joints often results in damage to historic masonry.	NA	

M9	Remove unsound mortar joints carefully with hand tools that are narrower than the mortar joint. Power tools should not be used, because they have the potential to scar adjacent masonry.	NA	
M10	Remove unsound mortar to a depth of two-and-one-half the times the width of the joint or to sound mortar, whichever is greater.	NA	
M11	Match historic mortar joints in color, texture, joint size, and tooling when repointing.	NA	
M12	Use a mortar mix that is compatible with historic masonry. Repointing mortar should be equivalent to or softer than the original mortar. When repointing mortar is harder than the surrounding masonry, as is the case with many modern mixtures, moisture cannot escape through the joints. Trapped moisture will crystallize within the walls and fragment surrounding brick and stone.	NA	
M13	If possible, have your mortar analyzed. In order to determine an appropriate mortar mix for individual historic structures, it is recommended that property owners have a sample of the original mortar sent to a lab for analysis. If this is not feasible, a high lime and low Portland cement content mortar mix (1 part cement, 1 part lime, and 6 parts sand) is frequently acceptable.	NA	
M14	Do not attempt to remove joints that have been repointed using a very hard mortar or in an unworkmanlike manner until natural weathering has begun to weaken and crack them. Removal prior to that time would likely damage the masonry units	NA	
M15	Do not use synthetic caulking to repoint historic masonry.	NA	
M16	Have realistic expectations of how the cleaned masonry surface will appear. Remember, it is better to underclean than overclean. A "like new" appearance is rarely desirable.	NA	
M17	Make sure that your contractor has a clear understanding of the physical and chemical properties of your masonry before proposing or testing any chemical cleaning treatments. Such treatments, if improperly applied, can result in permanent damage that significantly outweighs any benefits of cleaning.	NA	
M18	Test proposed cleaning treatments in an inconspicuous area of the building to evaluate potential adverse effects to the masonry. Observation over a complete seasonal cycle is preferable, so that long-term effects may be ascertained. If chemical treatments are found to be acceptable, be sure that those applying the treatment follow all manufacturers' instructions.	NA	
M19	Do not use sandblasting or high-pressure water to clean historic masonry. The process of sandblasting or cleaning buildings using water pressure greater than 300 psi removes the tough, outer-protective surface of the brick and loosens mortar joints, accelerating deterioration.	NSI	

M20	Do not clean masonry on buildings with deteriorated mortar joints. Such masonry should be properly repointed prior to cleaning to ensure that water does not penetrate the wall during the cleaning process.	NA	
M21	Do not use any type of water- or chemical-based cleaning systems when a possibility for freezing temperatures exists. Masonry cleaning should not be undertaken until the temperature will remain above 50 degrees for 72 hours after cleaning.	NA	
M22	Remove graffiti as soon as possible, beginning with the gentlest means possible and taking care not to inadvertently etch an outline of the graffiti onto the wall.	NA	
M23	Use solvent-based chemical strippers to remove paint from previously-painted masonry only after testing its effectiveness and evaluating its potential to damage brickwork. Testing should be carried out in an inconspicuous location.	NA	
M24	Do not paint masonry or stucco that has never been painted. While one layer of paint may not affect the appearance of the masonry or stucco, accumulated layers will eventually obscure decorative detail.	+ +/-	The front façade has been previously painted. The side and rear elevations of the building had not been previously painted. However, the new paint could not be removed with remover without causing more damage to the masonry. Thus, it can be painted.
M25	Paint previously-painted masonry a color that is close to its existing color, approximates a natural masonry color as approved, or is recommended by staff. Staff is available to consult with you on appropriate colors.	+ +/-	The front façade has been previously painted. The side and rear elevations of the building had not been previously painted. However, the new paint could not be removed with remover without causing more damage to the masonry. Thus, it can be painted.
M26	Use a "breathable" masonry paint that is compatible with and can create a strong bond with existing paint.	+	See conditions of approval
M27	Make sure that areas of patched stucco match the strength, composition, color, and texture of the original to the greatest degree possible.	NA	
M28	When patching stucco, cut back the successive layers to provide a key for the new layers to prevent new cracking.	NA	
M29	Carry out stucco repairs so that the dimension between the surface of the stucco and adjacent finishes remains unchanged.	NA	
M30	Do not install stucco, Dryvit, or permastone-type cladding over historic masonry or wood siding.	NA	
M31	Do not resurface historic masonry with exterior insulation.	NA	
M32	Use a masonry or terra cotta chimney cap if needed. Metal chimney caps are not historically appropriate.	NA	

PAINT

Design Guideline Checklist

- + Meets Guidelines
- Does Not Meet Guidelines
- +/- Meets Guidelines with Conditions as Noted
- NA Not Applicable
- NSI Not Sufficient Information

	Guideline	Finding	Comment
P1	Painting masonry or stucco that has never been painted is not recommended. Paint is difficult to remove, accumulated layers will obscure decorative detail, and paint coatings (even "breathable" paints) will affect the wall's vapor transmission performance. The presence of a lead oxide wash does not constitute a precedent for painting a building.	+ +/-	The front façade has been previously painted. The side and rear elevations of the building had not been previously painted. However, the new paint could not be removed with remover without causing more damage to the masonry. Thus, it can be painted.
P2	When removing paint from previously-painted masonry, use gentle treatments that have been previously tested in an inconspicuous location. Do not sandblast or use acid-based cleaners.	NA	
P3	Use a "breathable" masonry paint that is compatible with and can create a strong bond with existing paint, only on previously-painted masonry.	+	See conditions of approval
P4	If painting previously-painted masonry, select a color that matches the existing color, approximates a natural masonry color as approved, or is recommended by the staff. Staff is available to consult with you on appropriate colors.	+ +/-	The front façade has been previously painted. The side and rear elevations of the building had not been previously painted. However, the new paint could not be removed with remover without causing more damage to the masonry. Thus, it can be painted.
P5	Have paint samples analyzed when possible. Paint seriation studies can determine historic pigments and appropriate colors for repainting, by analyzing a paint sample under special lighting conditions to ascertain specific color, hue, and value of paint layers.	NA	
P6	Do not expose metal types that require protection from the elements or apply paint or other coatings to metals that were historically meant to be exposed, such as copper, bronze, or stainless steel.	NA	
P7	Paint replacement gutters, downspouts, metal frame screen and storm windows, roof-vent assemblies, and fire escapes to match wall, trim, cornice, or roof color of the house, whichever is most effective in reducing the visibility of these elements.	NA	
P8	Be aware that historic structures often contain hazardous substances, such as lead paint and asbestos. Contact the Board of Health regarding proper methods of removal and disposal.	NSI	