



Historic Landmarks and Preservation Districts Commission

Report to the Committee

To: Limerick Architectural Review Committee
Thru: Cynthia Elmore, Historic Preservation Officer *CE*
From: Anthony Schneider, Historic Preservation Specialist
Date: August 16, 2018

Case No: 18COA1178
Classification: Committee Review

GENERAL INFORMATION

Property Address: 1031 S 6th Street

Applicant: Brandon Bass
CAMP Social Club
916 Logan St.
Louisville, KY 40204
502-432-0298
thebbass@gmail.com

Owner: Same

Estimated Project Cost: \$5,000.00

Description of proposed exterior alteration:

The applicant requests to paint an existing masonry and concrete block structure. The brick masonry portions of the structure are currently unpainted.

Communications with Applicant, Completion of Application

The application was received on July 25, 2018 and was considered complete and requiring committee review on August 14, 2018. Applicant discussed the proposal with staff via the phone prior to submittal.

FINDINGS

Guidelines

The following design review guidelines, approved for the Limerick Preservation District, are applicable to the proposed exterior alterations: **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 TNZD zoned property within the Traditional Neighborhood Form District is located on the east side of S 6th Street and the second parcel to the south of Zane Street. The building is a single story concrete block and masonry structure. The street facing façade is composed of a number of brick types and colors with varying mortar colors. The sides and rear are CMU, concrete block. The S 6th Street façade features a narrow awning/roof detail that projects slightly and provides cover for the garage door and person door entrances. The street facing windows are glass block.

Conclusions

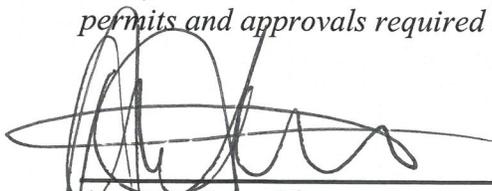
The project generally meets the Limerick design guidelines for **Paint**. While the proposal to paint unpainted masonry is not the ideal solution, **P1**, painting the brick on this structure would allow for a sense of continuity that the building currently lacks. The current façade has three distinctly different brick colors and mortar colors. The proposed color of charcoal grey, while darker than most masonry and stone colors, resembles the color of natural slate. Painting the structure a solid color would create a uniform aesthetic that the building has lost due to previous masonry modifications and repairs.

DECISION

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

- 1. The applicant shall use a "breathable" masonry paint that is compatible with and can create a strong bond with existing paint, only on previously-painted masonry.**
- 2. 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.**
- 3. If the design changes, the applicant 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.



Anthony Schneider
Historic Preservation Specialist

8/17/18

Date

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.	+/-	Current masonry façade is unpainted.
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
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.	NA	
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.	+	See Conditions
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.	+	See Conditions