



Historic Landmarks and Preservation Districts Commission

Report to the Committee

To: Old Louisville Architectural Review Committee
Thru: Cynthia Elmore, Historic Preservation Officer *JH For*
From: Anthony Schneider, Historic Preservation Specialist
Date: May 1, 2019

Case No: 19COA1101
Classification: Committee Review

GENERAL INFORMATION

Property Address: 223 E Burnett Avenue

Applicant: Andres Puppato
1621 Shady Lane
Louisville, KY 40205
502-403-4394
ajpuppato@gmail.com

Owner: Same as Applicant

Estimated Project Cost: \$2,000.00-5,000.00

Description of proposed exterior alteration:

The applicant is seeking after-the-fact approval for the painting of previously unpainted historic masonry and the construction of a wood porch rail.

Communications with Applicant, Completion of Application

The application was received on April 9, 2019 and was considered complete and requiring committee review on April 13, 2019. Staff discussed the need for a committee review with the applicant after the applicant had received a notice of violation.

FINDINGS

Guidelines

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

This case is scheduled to be heard by the Old Louisville Architectural Review Committee on Wednesday May 8, 2019 at 444 S 5th Street in Conference Room 302 at 5:30pm.

The following additional findings are incorporated in this report:

Site Context/ Background

The TNZD zoned property within the Traditional Neighborhood Form District is located midblock on the north side of E Burnett Avenue on the alley between S Floyd and S Brook Streets. The structure is a one-story masonry shotgun style home with a front gable roof built in the early craftsman style. The structure features exposed rafter ends, tall narrow chimneys, and a historic standing seam metal roof. Additionally, the historic wood windows remain intact and add to the overall character of the structure. There are no previous COA's recorded on this site.

Conclusions

The project does not meet the Old Louisville design guidelines for **Masonry** and **Paint** but would meet the guidelines for **Porch**. Staff finds that the request does not meet Guidelines **M24** and **P1**. The existing masonry had not been painted prior to the application of paint by the applicant. Staff is unaware of the brick and mortar's underlying integrity which could be further compromised by the paint. As always, painting of historic masonry is strongly discouraged as the nature of historic masonry as a breathable material. It is imperative that the applicant work with staff on the attempted removal of the paint with a sensitive solvent. Staff finds that as a last resort after exercising paint removal methods, the applicant should work to find an appropriate brick masonry color that closely resembles that of the historic masonry color and be applied for under a subsequent Certificate of Appropriateness.

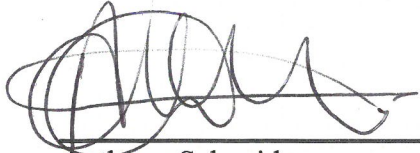
Staff finds that the request for a porch rail is justified as the topographical constraints of the site and height of the porch from grade yields the need for a code-compliant rail and to appease safety concerns. The rail, as installed, is constructed of wood and the pickets are applied to the rear of the running board for a more historic appearance. Staff would have recommended a narrower profile rail for the front concrete stairs, but the wood is not unattractive and does not visually impose onto the pedestrian. Staff suggests that the applicant work with staff to determine a paint or stain for the railing that reduces the visual imposition on the public realm and allows for better visual trespass to the historic structure.

DECISIONS

On the basis of the information furnished by the applicant, staff recommends that the application for a Certificate of Appropriateness for painting of previously unpainted masonry be **DENIED**. Staff finds that an attempt to remove the paint to be necessary from the brick masonry and the concrete foundation. Applicant shall work with staff to determine an appropriate solvent for paint removal. Should the solvent(s) fail, applicant shall submit a subsequent Certificate of Appropriateness application to staff for the review and approval of masonry paint color(s).

On the basis of the information furnished by the applicant, staff recommends that the application for a Certificate of Appropriateness for an after-the-fact installation of a porch rail and stair rail be **approved with the following conditions**:

1. New wood materials shall be painted or opaque stained within 3 months of the completed Certificate of Appropriateness.
2. If any design changes are required, the applicant shall contact staff for review and approval.



Anthony Schneider
Historic Preservation Specialist

5/2/19
Date

Attached Documents / Information

1. Staff Guideline Checklist

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.	NSI	Cleaning of the brick may remove some of the paint; however, the state of the damages are undeterminable.
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.	NSI	
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.	NSI	
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	Using a high-pressure system could further damage the masonry.
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.	NSI	Staff recommends that the applicant attempt stripping or removal prior to repainting.
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.	-	Masonry was previously unpainted. The current state of damage beneath the paint is undetermined.
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.	NA	

M26	Use a "breathable" masonry paint that is compatible with and can create a strong bond with existing paint.	NSI	Staff is unsure of the paint used.
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.	+	
M32	Use a masonry or terra cotta chimney cap if needed. Metal chimney caps are not historically appropriate.	+	

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.	-	Paint was applied to historic masonry that had never been 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.	NSI	Staff recommends the applicant attempt same removal prior to repainting with a masonry color as a last resort.
P3	Use a "breathable" masonry paint that is compatible with and can create a strong bond with existing paint, only on previously-painted masonry.	NSI	
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.	+	
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.	NA	

PORCH

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
PO1	Replace reconstructed entrance or porch features with in-kind materials. If that is not economically or technically feasible, a compatible substitute material may be considered. Composition and plastic moldings, however, should not be used due to their unproven longevity.	NA	
PO2	Photographically document architectural porch features that are slated for reconstruction prior to the removal of any historic fabric.	NA	
PO3	Design replacement porch railings and balusters to match the originals as closely as possible. If it is technically or economically unfeasible to accomplish this, a simplified porch rail and baluster design may be used of 2" x 4" rails and 2" x 2" pickets, set between top and bottom rails, and nailed to the inside face of the rail. Railings should be finished with paint or an opaque stain. Plans are available from the Landmarks Commission.	NA	
PO4	Do not use cast- or wrought-iron columns, railings, or balusters as a replacement for brick or wood porch elements. Columns should match the proportion, detailing, and size of the original.	+	
PO5	When installing a new code-required handrail or railing, select a design that is simple and stylistically appropriate. Generally, metal is appropriate for masonry buildings and wood for frame buildings.	+	The wood rail is subordinate to masonry in material.
PO6	Do not add conjectural porch ornament; often its style conflicts with the style of the house.	+	
PO7	Do not use over-sized boards (2" thick) for porch floors. 3/4" to 1" tongue-and-groove boards are generally appropriate.	NA	
PO8	Install replacement porch flooring that closely matches the original tongue-and-groove flooring dimensions. A maximum gap of 1/16" should be left between boards to allow for expansion. Wood edging should be applied to the exposed ends of floorboards to prevent moisture infiltration into the grain.	NA	

PO9	Do not cover porch or cornice elements with vinyl or aluminum siding.	NA	
PO10	Do not install porch ceilings or close in exposed eaves where none existed previously. Exposed rafters and roof decks are character-defining features for certain architectural styles.	NA	
PO11	Replace deteriorated porch steps with in-kind materials. Replacement steps should be of the same scale and dimensions as the original. Stone steps may be patched with concrete that is tinted a visually-compatible color.	NA	
PO12	Do not replace historic stone steps unless the stone itself is no longer useable. Resetting stones on a firm foundation and repointing or applying sealant can address most problems.	NA	
PO13	Do not enclose front porches. Screen panels that can be removed seasonally, are set behind porch elements, and do not damage historic fabric may be permitted.	+	
PO14	Do not obscure the design or detailing of original porch elements when undertaking a side or rear porch enclosure project. Large sheets of glass recessed behind original porch features should be used rather than solid materials such as wood, stucco, or masonry.	+	
PO15	Do not add porches to the primary façades of structures that never had porches.	NA	