

663 Elsmere Park
Elsmere Historic District

Carl Leonard, Owner

Scope of Work

Strip paint from masonry.

Background

The applicant is requesting that the BOAR grant a Certificate of Appropriateness to strip the paint from the masonry. The applicant has conducted test patches to determine the feasibility of removing the paint. Staff has investigated the existing paint and has determined that the structure was not painted originally; staff came to this conclusion based on the fact that concrete applied to the top of the stone foundation after the original construction has drips of red paint from the bottom layer of paint that occurs on the structure.

Guidelines

- I. GUIDELINES FOR REHABILITATION AND RENOVATION
- 3. BRICKWORK AND MASONRY

DESIGN PRINCIPLE: Masonry, particularly brick, is a common building material in Lexington. Masonry also includes tile, terra cotta, stone, cast stone, and concrete as well as mortar. Color, texture, mortar joints and patterns of masonry define the overall character of masonry buildings. Brick can last indefinitely if it is well maintained. The key to brick and mortar preservation is to keep out water and continue to use a soft mortar when repair is needed. Masonry should be cleaned only to prevent additional accumulation of pollutants and other corrosive elements. Abrasive cleaning such as sandblasting erodes the skin of the brick and is not allowed.

Stone exteriors, foundations, and other features are integral to a building's character and should be preserved and maintained. Stone retaining walls, gate posts, and other historic landscape features should also be preserved and maintained.

Brickwork and Masonry:

- (I.3) A. materials original to the building should be preserved and maintained.
- C. should never be cleaned with high pressure water which exceeds 600 pounds per square inch (PSI).
- D. should be cleaned with detergent cleansers if needed. If brick or stone walls have bad stains or to loosen paint it is fine to use chemical stain and paint removers. Chemical cleaning can be tricky and messy so professional help is advised for these kinds of jobs. If chemical cleaners or paint removers are used on brick or stone, always conduct a small test patch first on an inconspicuous part of the building to determine the effects of the chemicals.
- E. should be cleaned only when necessary to remove bad stains or paint build up. If there are only a few small stains or a little dirt on the walls it may be best to leave it alone. Avoid putting water or chemicals into walls whenever possible.

Guidelines cont'd

- F. should not be treated with water-repellent coatings unless repairs and remedies such as providing adequate drainage off of and away from the building have failed to stop water penetration problems.
- G. should not be covered with silicone-based water sealants or liquid siding. Water sealants and liquid siding can trap water on the interior of the building and damage the inside walls. that has never been painted should not be painted.
- H. that was historically painted should remain painted.
- I. repairs should be done carefully to match the original masonry and mortar in size, shape, texture, and color. Hand tools, not electric power saws, should be used to remove mortar.
- L. repointing (fixing the mortar between the bricks) should match the original brick or stone and mortar regarding width, depth, color, raking profile, composition, and texture.
- M. repointing should never be done with Portland cement or other hard mortars but with soft mortars to match the original composition. If the original composition can't be determined, use a historic compound such as one part lime and two parts sand.

Findings

Although the exterior brick masonry walls were currently painted, it appears that there is a minimum amount of paint and as stated above the paint was added at a date well after the buildings construction. It would be appropriate to remove the paint and expose the masonry surface in accordance with Guideline I.3.A. and I.3.H. "Brickwork and masonry materials original to the building should be preserved and maintained" and "Brickwork and masonry that have never been painted should not be painted".

Recommendation

Staff recommends approval with the following condition:

Paint stripping is carried out in accordance with the Secretary of the Interior's Standards.

Deadline for Board Action

December 5, 2016