
LOCAL HISTORIC DISTRICT: Wilmore

PROPERTY ADDRESS: 1714 South Mint Street

SUMMARY OF REQUEST: Painted brick

APPLICANT: Kim Flood

The application was continued from June for the following, 1) Provide a new proposal that does not require painting the original brick, 2) Show new pictures of all four elevations with plans to paint or screen non-original brick. The applicant has submitted a video that shows more detail of the mismatched and damaged brick exterior for painting.

Details of Proposed Request

Existing Context

The existing home is two story brick quadraplex constructed in 1936. The original exterior is a blonde brick color. Subsequent brick additions do not match the original color. The applicant has attempted to match the blonde brick and clean discolored areas.

Proposal

The applicant is requesting to paint the brick exterior a uniform color.

Policy & Design Guidelines, page 30 (Previous Guidelines)

4. The painting of unpainted brick or masonry will require a Certificate of Appropriateness. Painting brick or masonry is not considered a change of color, but a fundamental change in the character of a building. The painting of brick or other masonry will not be permitted except in such special circumstances as:
 - a. The repainting of buildings first painted prior to the establishment of the appropriate Local Historic District.
 - b. Cases where a brick building has poorly matched additions or repair work, and where the painting is designed to unify the disparate parts of the building.

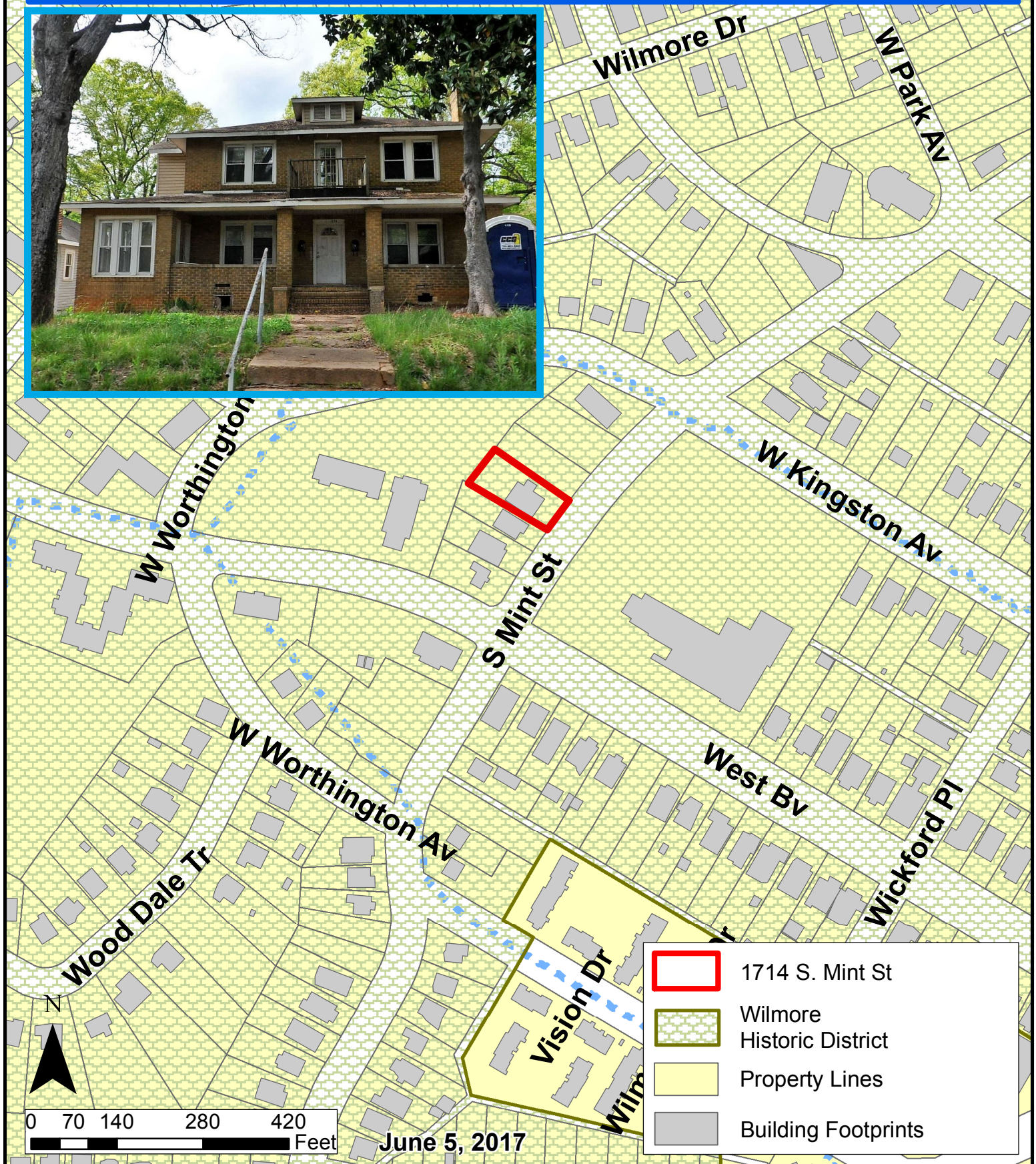
Staff Analysis

The Commission shall determine if an exception shall be granted for the painted brick based on the evidence provided.

This application was continued from June for the following:

- 1. Provide a new proposal that does not require painting the original brick**
- 2. Show new pictures of all four elevations and plans to paint or screen non-original brick**

Charlotte Historic District Commission Case 2017-306
HISTORIC DISTRICT: WILMORE
PAINTED BRICK





1714 S MINT ST

We are requesting to paint the brick. Several areas of the house have brick that is discolored and mismatched. Also, several areas that have bad mortar joints. In addition to this, the house lacks a cohesive look due to the inconsistent materials used over the years. Painting it would help camouflage these flaws and provide a much more seamless look.









A photograph of a brick wall. The wall is composed of several courses of bricks. The top three courses consist of dark, weathered bricks with a vertical ribbed texture. The fourth course from the top contains a mix of lighter-colored bricks, some with a vertical ribbed texture and others with a smoother finish. A blue rectangular label is attached to the wall, pointing with a black arrow to a light-colored, smooth-textured brick in the fourth course. The label contains the handwritten text "mix match brick". The bottom two courses of the wall are made of uniform, light-colored bricks with a vertical ribbed texture. The base of the wall is set in dark soil with some dry leaves.

mix match brick

























**SHERWIN
WILLIAMS®**

LOXON® XP

Waterproofing System

A24-1400 Series

As of 11/21/2016, Complies with:			
OTC	Yes	LEED® 09 NC CI	N/A
OTC Phase II	Yes	LEED® 09 CS	N/A
SCAQMD	Yes	LEED® 09 H	N/A
CARB	Yes	LEED® v4 Emissions	N/A
CARB SCM 2007	Yes	LEED® v4 VOC	Yes
MPI	Yes		

CHARACTERISTICS

Loxon XP is an exterior, high build coating that provides excellent flexibility, durability and weather resistance. This product will protect against wind-driven rain when used on concrete, CMU, stucco and shotcrete/gunite. It is highly alkali and efflorescence resistant. This may be applied to a surface with a pH of 6 to 13.

- Apply directly to fresh concrete (at least 7 days old)
- Shotcrete/gunite surfaces may be painted after 3 days
- Can be applied over high pH (up to 13) substrates
- No primer required
- Improved roller appearance
- Can be applied down to 35°F

PHYSICAL PROPERTIES

Wind-Driven Rain TestPasses
ASTM D6904-03

2 cts Loxon XP @ 6.4-8.3 mils dft/ct

Water Vapor Permeance ... 17.96 perms
Based on ASTM D1653

2 cts Loxon XP at 6.5 mils dft/ct

14 day cure @ 77°F & 50% RH

Elongation275%
ASTM D2370

1 ct Loxon XP at 9.4 mils dft

14 day cure @ 77°F & 50% RH

Tensile Strength285 psi
ASTM D2370

1 ct Loxon XP at 9.4 mils dft

14 day cure @ 77°F & 50% RH

FlexibilityPasses
ASTM D522

Alkali ResistancePasses
Based on ASTM D1308

Mildew Resistance Passes
ASTM D3273/D3274

CO₂ Diffusion (anti-carbonation)
ASTM F2476..... 344 meters

Equivalent Air Thickness >50 meters to pass

..... 8.0 g/m²/24 hrs

Chloride Ion Permeability243 coulombs
"Very Low" Permeability Class

Crack Bridging..... Class A5
EN 1062-7 Method A..... up to 2.5 mm @ -10°C

SPECIFICATIONS

Color: Most colors
1 coat system, brush, roller, or spray applied, coverage per coat:

14-18 mils wet 6.5- 8.4 mils dry

90 - 115 sq ft/gal

Can be applied up to 40 mils wet.

Coverage will vary with the substrate and the texture.

Coverage on porous & rough stucco 80 square feet per gallon.

Drying Time, @ 50% RH:

temperature and humidity dependent

@ 35-45°F @ 45°F+

Touch: 6 hour 4 hours

Recoat: 24-48 hours 24 hours

Drying and recoat times are temperature, humidity, and film thickness dependent.

Flash Point: N/A

Finish: 0-10 units @ 85°

Tinting with CCE only:

Base	oz/gal	Strength
Extra White	0-5	100%
Deep Base	4-12	100%
Ultradeep	4-12	100%
Light Yellow	4-12	100%

Extra White 0-5 100%

Deep Base 4-12 100%

Ultradeep 4-12 100%

Light Yellow 4-12 100%

Vehicle Type: Styrene Acrylic

A24W01451

VOC (less exempt solvents):

<50 g/L; <0.42 lb/gal

As per 40 CFR 59.406 and SOR/2009-264, s.12

Volume Solids: 47 ± 2%

Weight Solids: 61 ± 2%

Weight per Gallon: 11.47 lb

Mildew Resistant

This coating contains agents which inhibit the growth of mildew on the surface of this coating film.

SPECIFICATIONS

For proper waterproofing performance and to resist alkalies, 2 coats of the coating **MUST** be applied between 14.0 - 18.0 mils wet per coat.

A total dry film thickness of 13 - 16.8 mils of topcoat and a surface with 10 or less pinholes per square foot is required for a waterproofing system.

For extremely porous block a coat of Loxon Block Surfacers may be required to achieve a pinhole free surface.

For rehabilitating existing concrete water tanks, additional products may be used.

Concrete, Stucco, Concrete Block, CMU, Split-face Block, and other Cementitious surfaces

1 ct. Loxon Block Surfacers (if needed)

or

1 ct Loxon Conditioner (if needed)

1-2 cts Loxon XP

Spray and backroll on porous & rough stucco to achieve required film build and a pin-hole free surface.

Previously Coated in good condition

After power washing, apply 1 coat of Loxon XP over the surface.

Waterproofing System

- Two coats of topcoat
- 6.5 to 8.4 mils dft per coat
- 13 to 16.8 mils total dry film thickness
- 10 or less pinholes per square foot

Incidental Wood:

1 ct. Exterior Latex Wood Primer

1-2 cts Loxon XP

Incidental Metal:

(steel, galvanized, or aluminum):

1 ct. Pro Industrial Pro-Cryl Primer

1-2 cts Loxon XP



LOXON[®] XP

Waterproofing System

A24-1400 Series

SURFACE PREPARATION

WARNING! Removal of old paint by sanding, scraping or other means may generate dust or fumes that contain lead. Exposure to lead dust or fumes may cause brain damage or other adverse health effects, especially in children or pregnant women. Controlling exposure to lead or other hazardous substances requires the use of proper protective equipment, such as a properly fitted respirator (NIOSH approved) and proper containment and cleanup. For more information, call the National Lead Information Center at **1-800-424-LEAD** (in US) or contact your local health authority.

Remove all surface contamination by washing with an appropriate cleaner, rinse thoroughly and allow to dry. Scrape and sand peeled or checked paint to a sound surface. Sand glossy surfaces dull. Seal stains from water, smoke, ink, pencil, grease, etc. with the appropriate primer/sealer. Recognize that any surface preparation short of total removal of the old coating may compromise the service length of the system.

Concrete, CMU, Stucco

On tilt-up and poured-in-place concrete, commercial detergents and sandblasting may be necessary to remove sealers, release compounds, and to provide an anchor pattern. Concrete and mortar must be cured at least 7 days at 75°F. Fill bugholes, air pockets, cracks, and other voids with an elastomeric patch or sealant. Rough surfaces can be filled to provide a smooth surface.

Incidental Metal

Wash to remove any oil, grease, or other surface contamination. All corrosion must be removed with sandpaper, steel wool, or other abrading method.

Incidental Wood

Sand any exposed wood to a fresh surface. Patch all holes and imperfections with a wood filler or putty and sand smooth. All patched areas must be primed.

SURFACE PREPARATION

Sealing and Patching—After cleaning the surface thoroughly, prime any bare surface with Loxon XP, apply an elastomeric patch or sealant if needed, allow to dry, then topcoat.

To improve the performance consider:

- Use caution when preparing the substrate to create a uniform surface.
- Cracks, crevices, and through-wall openings must be patched with an elastomeric patch or sealant.
- Fill voids and openings around window and doors with an elastomeric patch or sealant.
- Stripe coat all inside and outside corners and edges with 1 coat of Loxon XP coating.

APPLICATION

When the air temperature is at 35°F, substrates may be colder; prior to painting, check to be sure the air, surface, and material temperature are above 35°F and at least 5°F above the dew point. Avoid using if rain or snow is expected within 2-3 hours.

Do not apply at air or surface temperatures below 35°F or when air or surface temperatures may drop below 35°F within 48 hours.

Do not reduce.

Brush - Use a nylon/polyester brush.

Roller - Use a ½" to 1½" nap synthetic roller cover.

Airless Spray

Pressure, minimum 2300 psi

Tip, minimum021"

The substrate and its condition will determine the application procedure.

Considerations to minimize pinholes:

- 2 coat application with overnight drying between coats
- Spray application with backrolling
- Power rolling

Spray and backroll on porous & rough stucco to achieve required film build and a pin-hole free surface.

CLEANUP INFORMATION

Clean spills, spatters, hands and tools immediately after use with soap and warm water. After cleaning, flush spray equipment with a compliant cleanup solvent to prevent rusting of the equipment. Follow manufacturer's safety recommendations when using solvents.

CAUTIONS

For exterior use only.

Protect from freezing.

Non-photochemically reactive.

Not for use on horizontal surfaces (floors, roofs, decks, etc.) where water will collect.

Not for use below grade. Will not withstand hydrostatic pressure.

Before using, carefully read **CAUTIONS** on label.

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The information and recommendations set forth in this Product Data Sheet are based upon tests conducted by or on behalf of The Sherwin-Williams Company. Such information and recommendations set forth herein are subject to change and pertain to the product offered at the time of publication. Consult your Sherwin-Williams representative or visit www.paintdocs.com to obtain the most current version of the PDS and/or an SDS.