



STAFF REPORT

MEETING DATE: March 10, 2022

AGENDA ITEM: 3D

TITLE:

Consider action on a Certificate of Appropriateness from the February 16, 2022, for painting masonry on 0.17 acres of Building Block 9 West of Water Street, located at 910 and 912 Main Street, known as the Kleinert and Kesselus Buildings, Texas Medallion Historic Structures and within the National Register Bastrop Commercial District.

STAFF REPRESENTATIVE:

Jennifer C. Bills, Director of Planning & Development/Historic Preservation Officer
Allison Land, Senior Planner

ITEM DETAILS:

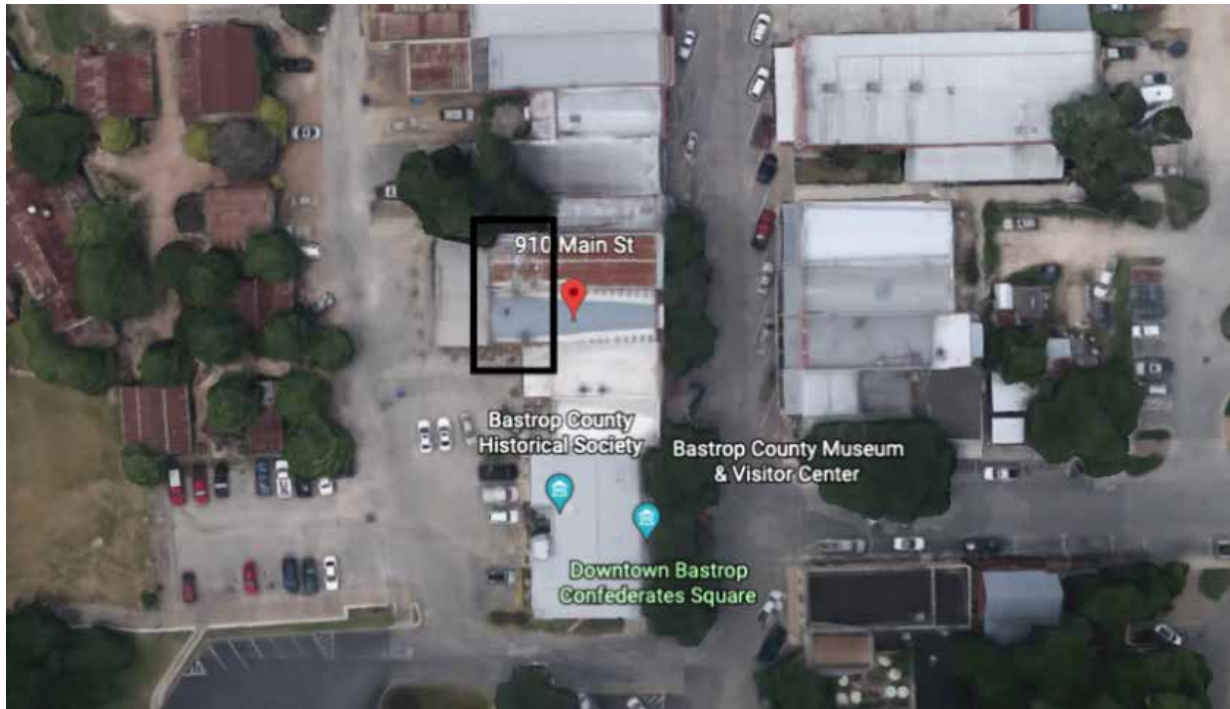
Site Address: 910/912 Main Street
Property Owner: Ryan and Samantha Holiday
Agent: Braden Wood
Current Use: Commercial
Existing Zoning: P5 Core
Designations: Texas Medallion, in National Register Bastrop Commercial District

BACKGROUND/HISTORY:

The businesses occupying 910 and 912 Main Street, Astro Records and The Painted Porch Bookstore, painted a mural on the rear wall of the building, which faces Alley B. This work was done without a Certificate of Appropriateness. Upon receiving a Notice of Violation, the applicant promptly submitted their application for this CoA. The building is historically designated at the state level and is part of the Bastrop Commercial District.

As seen in the attachments, the applicant indicates that the cleaning process was done in a manner that did not damage the wall (Attachment 2), and elastomeric paints designed for masonry surfaces were used (Attachment 4); however, painting brick on historic buildings is not advisable. Staff has attached a memo from the Building Official with industry data on painting exposed masonry and brick (Attachment 5). Once a masonry surface has been painted, it is very hard to remove.

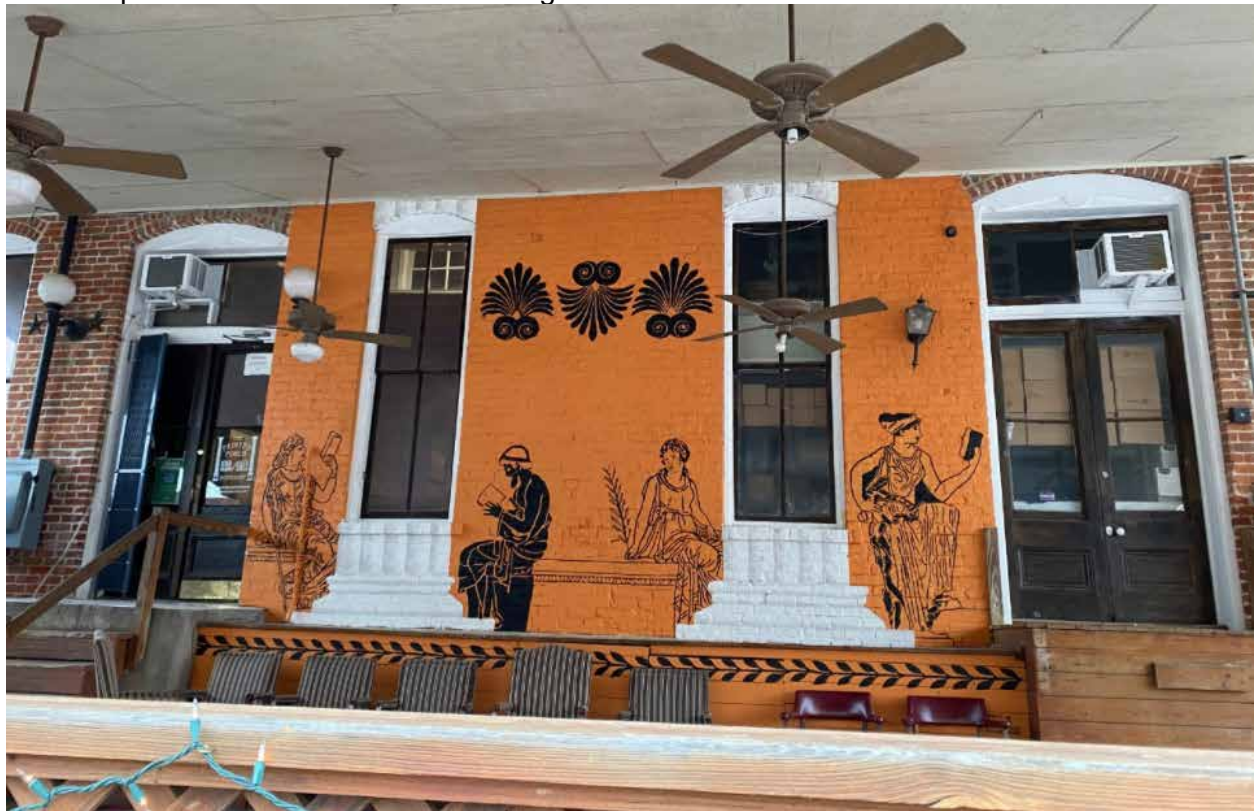
The location of the mural and business is shown below:



The view from the alley is shown below:



The completed mural is shown in the image below:



At the February 16, 2022, meeting, the Commission reviewed this case and requested more information on actions that could be taken for starting/completing work prior to receiving approval from the HLC and if there are feasible options for removing the paint from the wall.

Staff has presented the information to legal staff. For violation of Section 9.3.001 Requirement for a Certificate of Appropriateness, the City can file a criminal case for violation of this section. If convicted, they will be guilty of a misdemeanor, for which the fine can range between \$1 - \$500. If there are additional violations of the code, each violation can be filed as a separate charge. The violation can be filed regardless of the approval or denial of the Certificate of Appropriateness for the paint. If the HLC requires the mural to be removed, the City would have to seek a civil order from the court mandating the property be put back in compliance with the code.

In Attachment 6, the Building Official has provided pictures of existing brick in the Bastrop Commercial National Register District that shows different types of brick and the damage that can be done from improperly applied and removed paint.

POLICY EXPLANATION:

When a Certificate of Appropriateness is required, no work can begin before the Historic Preservation Officer, or the Commission has first issued a Certificate of Appropriateness. The Certificate of Appropriateness shall be in addition to and not in lieu of any permits required (i.e. building, sign, alcohol, etc.). The Building Official cannot approve any application for a sign or building permit to a structure and/or site that requires but does not have a Certificate of Appropriateness.

Section 9.3.006 Criteria of Approval of a Certificate of Appropriateness (COA)

(1) In considering an application for a Certificate of Appropriateness, the commission shall be guided by any locally adopted design standards, and where applicable, the following from the *Secretary of the Interior's Standards for the Rehabilitation of Historic Buildings*. Any adopted design standards and *Secretary of the Interior's Standards* shall be made to the property owners of historic landmarks.

- (A) Every reasonable effort shall be made to adapt the property in a manner which requires minimal alteration of the building, structure, object, or site and its environment.
- (B) **The distinguishing original qualities or character of a building, structure, object, or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features should be avoided when possible.**
- (C) All buildings, structures, objects, and sites shall be recognized as products of their own time. Alterations that have no historical basis and which seek to create an earlier or later appearance shall be discouraged.
- (D) Changes that may have taken place in the course of time are evidence of the history and development of a building, structure, object, or site and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected.
- (E) **Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure, object, or site shall be kept to the greatest extent practical.**
- (F) Deteriorated architectural features shall be repaired rather than replaced, wherever possible. **In the event replacement is necessary, the new material should reflect the material being replaced in composition, design, color, texture, and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historical, physical, or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other building or structures.**
- (G) **The surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building materials shall not be undertaken.**
- (H) Every reasonable effort shall be made to protect and preserve archeological resources affected by, or adjacent to, any project.
- (I) Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant historical, architectural, or cultural material, and such design is compatible with the size, color, material, and character of the property, neighborhood, or environment.
- (J) **Wherever possible, new additions or alterations to buildings, structures, objects, or sites shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the building, structure, object, or site would be unimpaired.**

RECOMMENDATION:

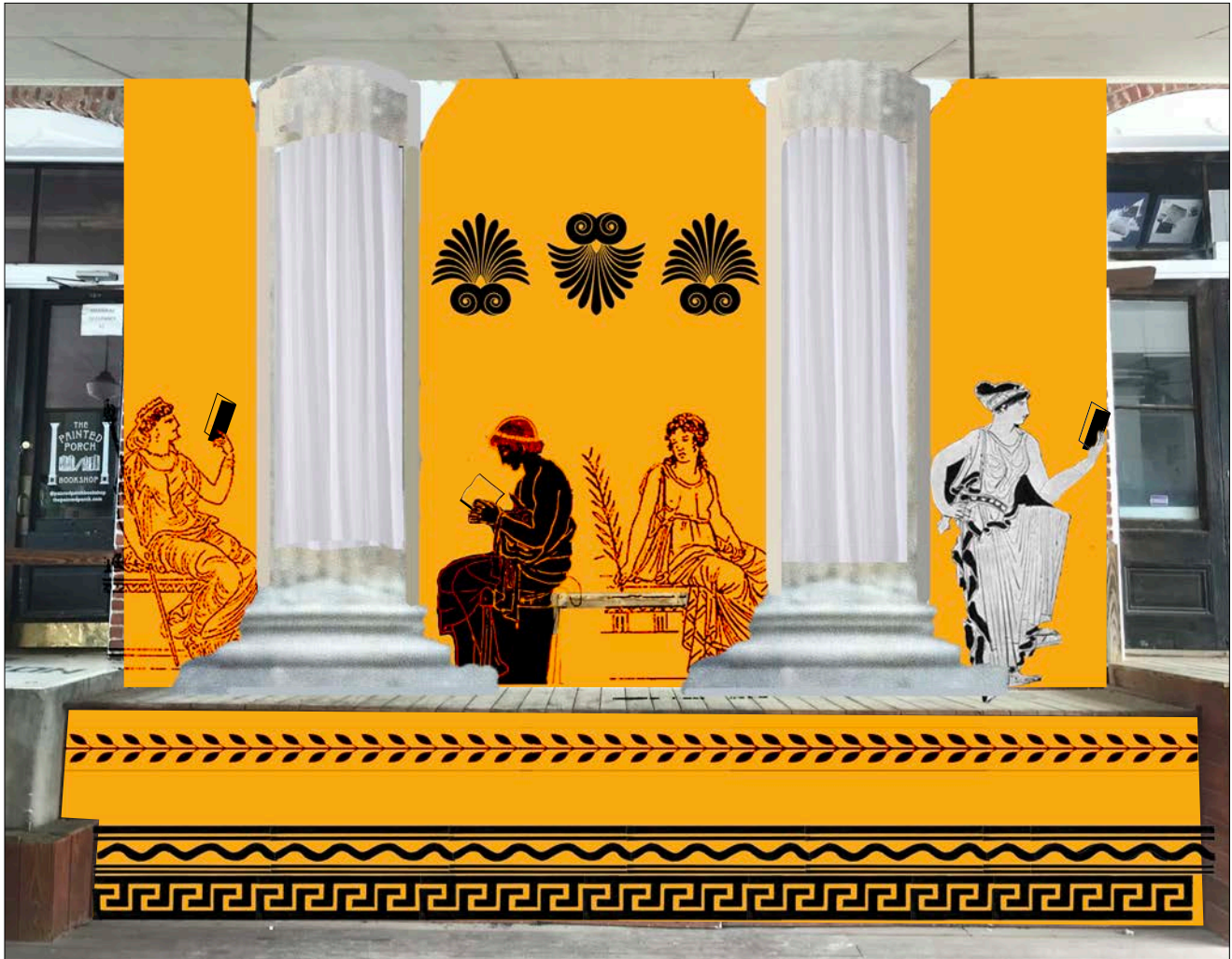
Consider action on a Certificate of Appropriateness for painting masonry on 0.17 acres of Building Block 9 West of Water Street, located at 910 and 912 Main Street, known as the Kleinert and Kesselus Buildings, Texas Medallion Historic Structures and within the National Register Bastrop Commercial District.

ATTACHMENTS:

- Attachment 1: Project Description Letter
- Attachment 2: Cleaning Process Letter
- Attachment 3: Art Institute of Austin Letter
- Attachment 4: Green Design Build Letter
- Attachment 5: Memo from Building Official
- Attachment 6: Brick Examples



POINTED PORCH BOOKSTORE MURAL



Book Mural

Prepared for: City of Bastrop Permitting Office

Prepared by: Braden T. Wood, Personal Assistant and Project Coordinator

December 29, 2021

EXECUTIVE SUMMARY

Goals

The goal of this mural is to highlight the importance of bookstores and more importantly the reading of books. Our intentions are not to advertise or market books but rather to create an experience and a cool space for all those who enter the store from the alleyway.

Project Outline

This mural shows an image of four individuals reading books. By looking at the dress of the individuals, one can see that the mural carries the theme of ancient philosophers who prioritized the reading of books. We wanted to make a simple piece of art that would make the back of this building a little more presentable to those who entered the book store from the back alleyway.

- All materials used in the creation of this mural were carefully chosen. We specifically used elastomeric brick paints so that the brick could breath and have longevity over the years. (In the material description, you can see the paints that were used.)
 - The brick was cleaned prior to the painting of the mural.
 - All the painting was done by local art students.
 - The mural is approximately 20Wx10T.
 - Only 20% of the mural can be seen from those driving in the alleyway. One must be on or very near the awning of "Painted Porch" in order to see the full mural.
 - The address of this mural is located underneath the back awning of 910 Main St. Bastrop, Tx 78602 or the business of "Painted Porch Bookstore."
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Hello,

So what takes place during a vertical surface being cleaned that has grout, such as brick. Is what is referred to as a soft wash. We use chemicals to kill and loosen any organic growth on the surface. Such as mildew, algae, cob webs, dirt dauber nests, spider webs, etc... after we apply the cleaner, we let it dwell for about 10 to 15 minutes. After that time, we soft wash away the grime. Soft wash meaning, any pressure under 1,000psi. As do not damage the grout in between bricks. After the wall dries. We applied an elastomeric paint to the wall. That's most of the work I can think of that went into my part of the wall mural.

Colby

CEO and owner of Power- washing pros

January 19th, 2022

To all parties concerned with the integrity or fortitude of the Painted Porch Bookshop mural:

I understand the concerns with painting a historic building and I'm writing to you to elaborate on the careful decision-making process behind the mural for The Painted Porch Bookshop.

I have done extensive research as well as coordinating with other professionals with high experience to select the paint used for the mural. I wanted to ensure that the type of paint used would not be detrimental to the bricks of the building and maintained the fortitude of the building. Elastomeric Masonry Brick Exterior Paint was chosen specifically for the longevity of the wall and the mural alike. This paint creates a secure coating on the surface so that moisture is unable to intrude the walls. Elastomeric paint is stretchy and can shift with the wall to withstand climate changes and even settling of the structure.

The wall was meticulously prepped by a highly reputable team from the Mural Supply Company out of Austin and the process and concerns were discussed and agreed upon by all parties. For the preparation of the wall, holes and cracks were sealed before beginning. The bricks were then power-washed, scrubbed, and thoroughly dried before applying the base coat of the elastomeric paint. The Mural Supply Company has wide-ranging experience in wall preparations, various types of paint, and murals.

Each step behind the making of the mural for the Painted Porch was delicately chosen with the spirit of the building in mind out of respect for its history and for my clients.

Sincerely,

Cassandra "Jynx" Garza

Head Designer and Artist

Future Graduate of The Art Institute of Austin



January 28, 2022

Re: Elastomeric Paint over Brick

Property: 910 Main Street Bastrop, TX 78602

Requested By: Mr. Braden Wood

For: City of Bastrop

To Whom It May Concern,

The question was posed to me regarding the effects the application of elastomeric paint over brick. As a Registered Licensed Building Professional as well as the recipient of the most coveted award given by the Construction Specifications Institute, I can emphatically say that a quality elastomeric paint applied to a masonry surface has absolutely no harmful effect to brick. The elastomeric paint must be applied per the manufacturer's specifications. Elastomeric paint is a coating specifically made to protect masonry surfaces. Like other paints, it is applied in liquid form, which then hardens into a flexible, watertight covering. This paint can stretch and return to its original form without causing damage if applied correctly.

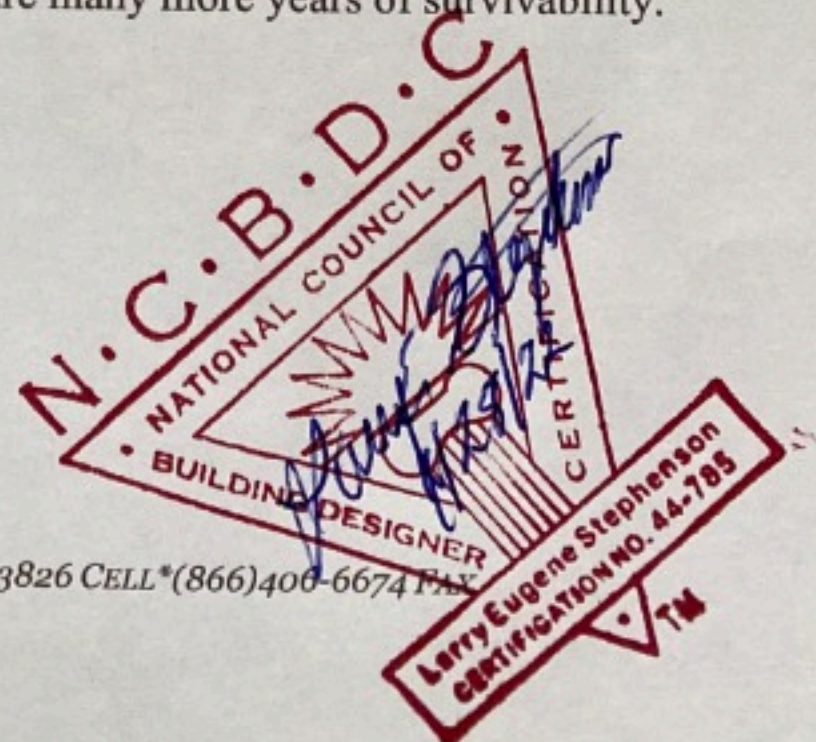
One of the best reasons to use elastomeric paint is that it places a secure coating on the surface you are painting. This coating creates a barrier so that moisture is unable to penetrate the walls. This will work well on surfaces such as masonry, stucco, poured concrete, roofs, bricks, wood, and metal. Brick and mortar construction exposed to the elements of weather, i.e. rain, wind, heat and cold weather, over a period of time can lose its structural integrity due to moisture infiltration to not only to mortar but the bricks as well.

Elastomeric's were specifically designed to form a moisture resistance barrier with enhanced adhesion characteristics that maintain the ability to expand and contract with extreme temperatures. Another justification for the application of elastomeric paint to older brick surfaces known and proven to be true is its ability to seal cracks, crevices, and imperfections that may have developed over a period of time. Elastomeric paint unlike other paints, is more costly but has an extremely long lifespan. The application of a quality elastomeric to a brick-and-mortar surface does no harm to the brick-and-mortar; this application only enhances the longevity, moisture resistance and durability to the area of the wall to which it was applied.

It was my professional observation of the area to which the elastomeric paint was applied has provided a much-needed application or pointing-up to ensure many more years of survivability.

Sincerely,

Larry E. Stephenson Sr, (CPBD AIBD)
cc. File



TO: Jennifer Bills, Director of Planning & Development
From: Shirley Ellis, Building Official
Date: February 9, 2022
Subject: Painting Exterior Masonry on a Historic Building



DATA FROM THE INDUSTRY

According to preservation best practices, unpainted masonry houses and buildings should not be painted. Brick is chosen as a building material due to its durability and built-in color, so for the most part, brick is not made with the intention of being painted. According to the Brick Industry Associations. If your historic house or building has been painted for years, your masonry is probably deteriorating or damaged. Deterioration can happen if bricks are too soft.

Brick "breathes." Unless it can't. Trapped moisture is the main issue in the relationship between brick and paint. "Once you put a membrane [like paint] over the brick, it can no longer breathe," says Mike Palmer, a masonry contractor and president of the upstate New York chapter of Mason Contractors Association of America.

If you paint the exterior brick and there's moisture trapped in it, "once you go through a freeze-and-thaw cycle, [the brick can] degrade as moisture freezes inside it," Palmer says.

When exterior brick erodes — and if the mortar between the brick erodes — your home's structural integrity is at risk.

Before choosing to paint brick, consider the following: the Brick Industry Association advises using a porous or highly vapor-permeable paint for exterior brick walls, so the brick can breathe. Historic preservation masonry supply companies are available across the country to provide you with the right breathable paint for your project.

"Choosing a high-quality paint is vital for painting brick successfully," says Rick Watson, Sherwin-Williams. Watson recommends using specific masonry paint products for painting brick, starting out with a conditioner and a primer, and then using a breathable latex exterior.

The natural chemical property of bricks may affect your paint's durability as well. According to the Brick Industry Association, most bricks are neutral, but mortar often has a basic alkalinity. Paint products can be affected, so alkaline-resistant primer is usually recommended.

DATA FROM THE CONTRACTOR

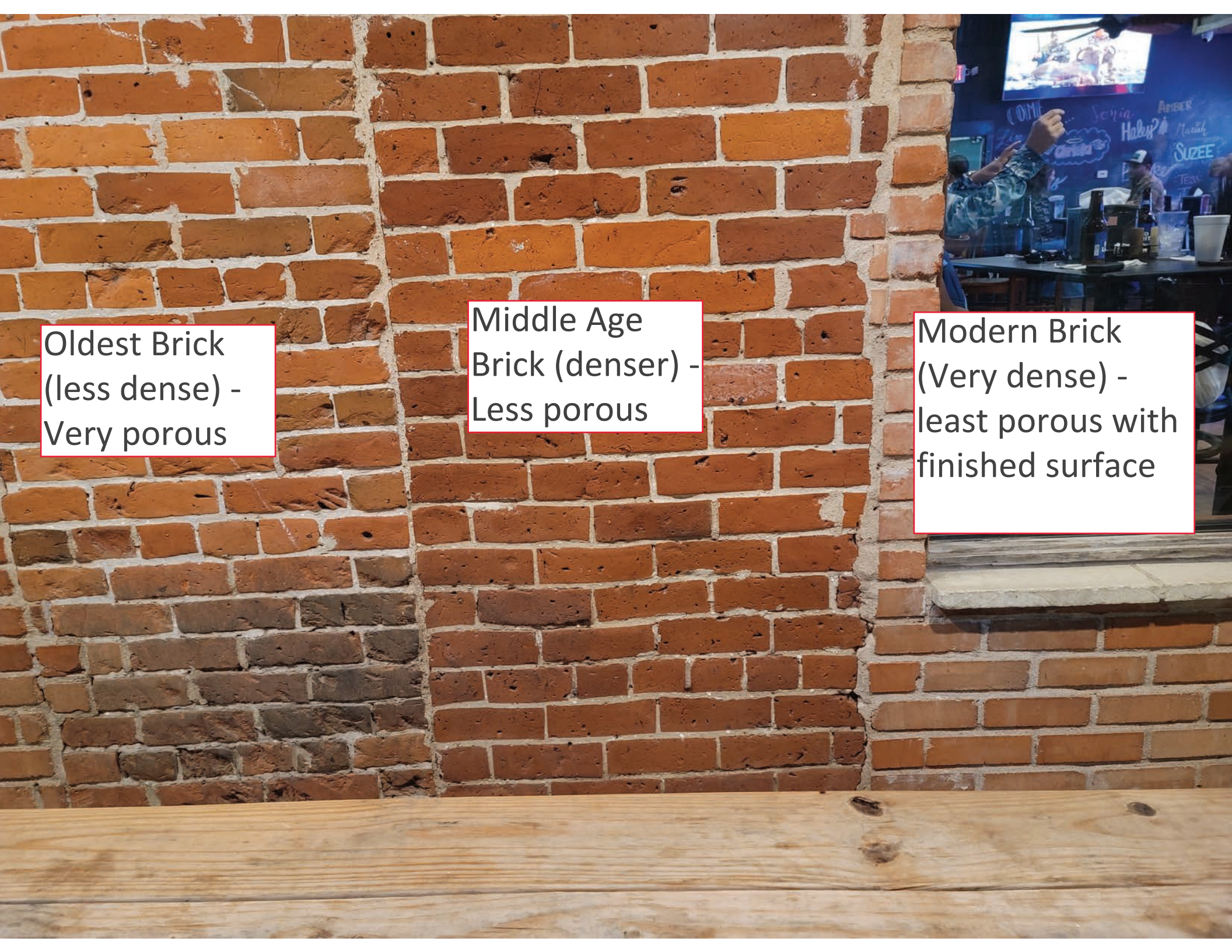
Elastomeric Masonry Brick Exterior Paint was chosen specifically for the longevity of the wall and the mural alike. This paint creates a secure coating on the surface so that moisture is unable to intrude the walls. Elastomeric paint is stretchy and can shift with the wall to withstand climate changes and even settling of the structure. Cassandra Garza, Head Designer and Artist, Future Graduate of the Art Institute of Austin.

A letter from Larry Stephenson, Sr., Registered Licensed Building Professional with the National Council of Building Designers details the reasons to use elastomeric paint, all of which are the direct opposite of the recommendations from the Brick Industry Association, Sherwin-Williams associate and the NY Chapter of the Mason Contractor Association of America.

Mr. Stephenson does not provide any documentation of expert knowledge or experience in the properties of brick and the painting of hereof.

Examples of Brick Types/Age





Oldest Brick
(less dense) -
Very porous

Middle Age
Brick (denser) -
Less porous

Modern Brick
(Very dense) -
least porous with
finished surface



Damaged caused
from paint





Brick replaced
around windows
with aged bricks

Brick that has not been
properly maintained