

HISTORIC LANDMARK COMMISSION
DECEMBER 12, 2011
APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS
C14-2011-0186/C14H-2011-0007
Robertson Building
416 Congress Avenue

PROPOSAL

Install new canvas awnings and paint wood trim.

PROJECT SPECIFICATIONS

The applicant proposes to replace the current blue canvas awnings with awnings of the same shape but in a burgundy canvas. The proposed awnings will not have any signage.

The applicant further proposes to paint the exterior woodwork on the building. The base color on the first floor façade will be Sherwin Williams Rustic Red; the wood windows will be painted Sherwin Williams Irish Cream. The ceiling of the entry will be painted sky blue.

The applicant further proposes to clean the masonry of the building using accepted historic preservation specifications for cleaning historic masonry.

STANDARDS FOR REVIEW

The Commission's Standards for Review of applications for Certificates of Appropriateness do not address painting or replacement awnings. The applicant has received the Commission's Standards for Cleaning Historic Masonry, and agrees to clean the masonry in accordance with those specifications.

COMMITTEE RECOMMENDATIONS

The application will be presented to the Committee on December 12, 2011.

STAFF RECOMMENDATION

Approve the Certificate of Appropriateness. The awnings will be the same shape as the existing awnings and are an appropriate color. The proposed paint scheme is also appropriate to the building. The building was painted pink in the 1970s – there is no record or color photographs to show the original paint colors; the applicant is following the general color scheme as shown in the black-and-white photographs.

913 Design

Bryan Wesley Sitchler
1709 South 5th Street
Austin, Texas 78704

416 Congress Avenue:

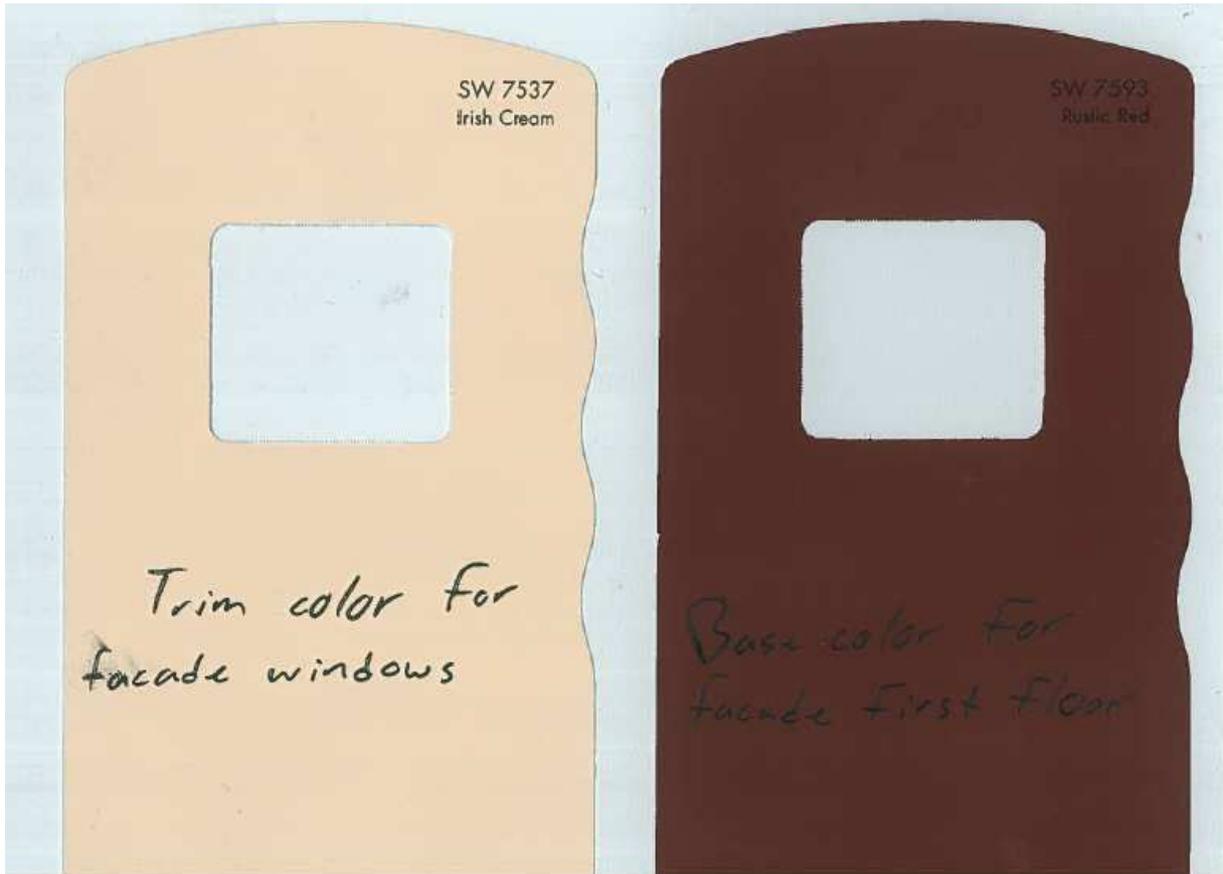
1. Masonary cleaning: Cleaning will be performed in a manner consistant with the historical preservation codes. Cleaning will also have as little affect on the natural stone and existing window frames in place. We will use no chemicals at all. Not even a light bleach solution. Masonary will be lightly scrubbed with natural hair brushes as to not scar or damage stone in any way. We will employ the use of water for a light wash and rinse after light scrubbing to wash dirt and grime down. Water pressure will not exceed 50 p.s.i., as our supply is a hose bib. The intent of 913 Design is to return this building to its period correct color and clean up the building. We believe it is a beautiful landmark and greatly appreciate the opportunity to help with the restoration efforts.

2. Preparation and Painting: Painting color we propose are attached in packet. Also the msds and product information. Preperation will consist of a light sanding and in some cases where needed scrapping of old paint and debre. All waste produced thereof will be disposed of properly. Painting will be done in a manner consistant with the guidelines for historical buildings, and of course the weather will play a factor in our rare opportunities this winter. Thank GOD were in Texas!!!

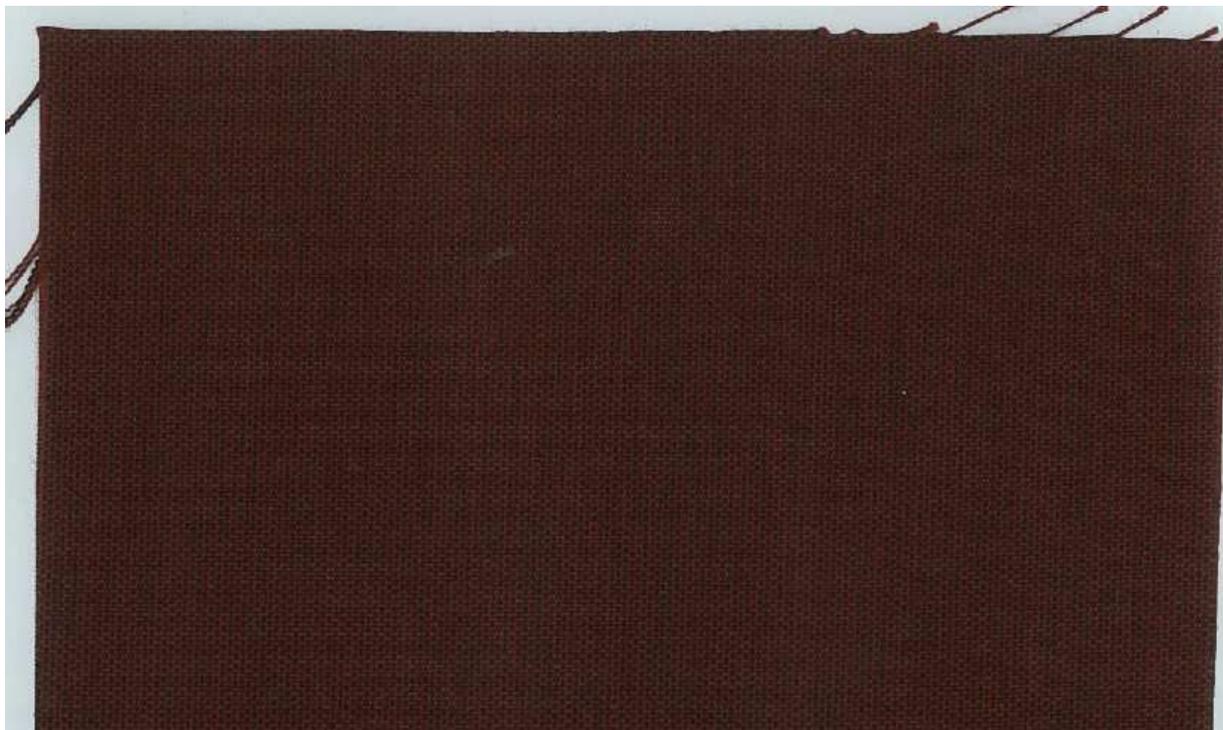
3. Awnings: The awning color we propose to change to is enclosed in the packet. Tresco Brick #4699. We will be using the existing frames. There will be no change made to the existing frames. We will only recover it.

If I need to make any changes please notify me and I will do so at the next opportunity. We look forward to all the opportunities with the Historical Commision in the future. Thank you for your consideration. Bryan

Thank you!

Paint colors proposed for the building.



Proposed awning color



**SHERWIN
WILLIAMS.**

As of 12/03/08, Complies with:		
OTC	Yes	LEED® Civ2.0 N/A
SCAQMD	No	LEED® NCv2.2 N/A
CARB	Yes	LEED® CSv2.0 N/A
MPI Spec #	No	LEED® H N/A
NAHB	N/A	



102.06

Duration®

EXTERIOR LATEX FLAT COATING

K32 SERIES

DESCRIPTION	CHARACTERISTICS	APPLICATION															
<p>Duration® Exterior Latex Coating is the result of advances in acrylic technology. Duration uses PermaLast® technology to provide you with the most durable and longest lasting coating available for protecting the outside of your home. VinylSafe™ Color Technology allows the use of many darker colors on vinyl siding that cannot be made in most other coatings.</p> <p>Performance</p> <ul style="list-style-type: none"> • One Coat Protection • Self-Priming • Easy Application • Superior Hiding • Thicker. More Flexible • Resists Blistering and Peeling <p>Projects</p> <ul style="list-style-type: none"> • Homes • Windows • Gutters • Trim • Architectural plastics, such as shutters & gutters <p>Surfaces</p> <ul style="list-style-type: none"> • Wood • Stucco • Masonry/Cement Composition Panels • Aluminum Siding • Vinyl Siding • Galvanized Metal <p>MILDEW RESISTANT. This coating contains agents that inhibit the growth of mildew on the surface of this coating.</p>	<p>Color: Most colors</p> <p>Coverage: 250-300 sq ft/gal 5.3 - 6.4 mils wet; 2.2 - 2.6 mils dry up to 7.0 mils wet; 2.8 mils dft</p> <p>Drying Time, @ 77°F, 50% RH: temperature and humidity dependent @ 35-45°F @ 45°F +</p> <p>Touch: 2 hour 1 hour</p> <p>Recoat: 24-48 hours 4 hours</p> <p>Flash Point: N/A</p> <p>Finish: 0-5 units @ 85°</p> <p>Tinting with Blend-A-Color:</p> <table border="1"> <thead> <tr> <th>Base</th> <th>oz/gal</th> <th>Strength</th> </tr> </thead> <tbody> <tr> <td>Extra White</td> <td>0-6</td> <td>125%</td> </tr> <tr> <td>Light Yellow</td> <td>4-15</td> <td>125%</td> </tr> <tr> <td>Deep Base</td> <td>4-15</td> <td>125%</td> </tr> <tr> <td>Ultradeep Base</td> <td>4-15</td> <td>125%</td> </tr> </tbody> </table> <p>Vehicle Type: Acrylic K32W00151</p> <p>VOC (less exempt solvents): 86 g/L; 0.72 lb/gal</p> <p>Volume Solids: 41 ± 2%</p> <p>Weight Solids: 58 ± 2%</p> <p>Weight per Gallon: 11.7 lb</p> <p>CLEANUP INFORMATION</p> <p>Clean hands and tools immediately after use with soap and warm water. The PermaLast technology in DURATION coating, which creates the tenacious bond to the surface, also creates a tenacious bond to applicators and any other surface it comes in contact with. You may want to clean occasionally during use. After cleaning, flush spray equipment with mineral spirits to prevent rusting of the equipment. Follow manufacturer's safety recommendations when using mineral spirits.</p>	Base	oz/gal	Strength	Extra White	0-6	125%	Light Yellow	4-15	125%	Deep Base	4-15	125%	Ultradeep Base	4-15	125%	<p>Thoroughly follow the recommended surface preparations. Most coating failures are due to inadequate surface preparation or application. Thorough surface preparation will help provide long term protection with DURATION coating. On repaint work, apply one coat of DURATION coating; on bare surfaces, apply two coats of DURATION, allowing 4 hours drying between coats.</p> <p>Do not paint in direct sun. Apply at temperatures above 35°F. During application at temperatures above 80°F, DURATION sets up quickly. Some adjustment in your painting approach may be required. Paint from a dry area into the adjoining wet coating area. Dries to touch in 1 hour and is ready for service overnight.</p> <p>Previously Painted Surfaces – Spot prime bare areas with DURATION, wait 4 hours, and paint the entire surface. Some specific surfaces require specialized treatment.</p> <p>Unpainted Surfaces – DURATION can be used as a self-priming coating on many bare surfaces. When used this way, the first coat of DURATION acts like a coat of primer and the second coat provides the final appearance and performance. However, some specific surfaces require specialized treatment. See following surface preparations.</p> <p>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.</p> <p>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. On large expanses of metal siding, the air, surface, and material temperatures must be 50°F or higher.</p> <p>No reduction necessary.</p> <p>Brush - Use a nylon/polyester brush. Roller - Use a 3/8" - 3/4" nap synthetic cover. Spray—Airless</p> <p>Pressure 2000 psi Tip015"-.019" Reduction none</p>
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102.06

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<u>SURFACE PREPARATION</u>	<u>SURFACE PREPARATION</u>	<u>CAUTIONS</u>
<p>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.</p> <p>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.</p> <p>Aluminum and Galvanized Steel Wash to remove any oil, grease, or other surface contamination. All corrosion must be removed with sandpaper, steel wool, or other abrading method.</p> <p>Cement Composition Siding/Panels Remove all dirt, dust, grease, oil, loose particles, laitance, foreign material, and peeling or defective coatings. Allow the surface to dry thoroughly. If the surface is new, test it for pH, if the pH is higher than 8, prime with Loxon Concrete & Masonry Primer.</p> <p>Cement, Concrete, Masonry, Block All new surfaces must be cured according to the supplier's recommendations—usually about 30 days. Remove all form release and curing agents. Rough surfaces can be filled to provide a smooth surface. If painting cannot wait 30 days, allow the surface to cure 7 days and prime the surface with Loxon Concrete & Masonry Primer. Cracks, voids, and other holes should be repaired with an elastomeric patch or sealant.</p> <p>After power washing, previously painted masonry may still have a powdery surface that should be sealed with Loxon Conditioner and then apply 1 coat of DURATION.</p> <p>Composition Board/Hardboard Because of the potential for wax bleeding out</p>	<p>of the substrate, apply 1 coat of Exterior Oil-Based Wood Primer and then topcoat.</p> <p>Steel Rust and mill scale must be removed using sandpaper, steel wool, or other abrading method. Bare steel must be primed the same day as cleaned.</p> <p>Stucco Remove any loose stucco, efflorescence, or laitance. Allow new stucco to cure at least 30 days before painting. If painting cannot wait 30 days, allow the surface to dry 5-7 days and prime with Loxon Concrete & Masonry Primer. Repair cracks, voids, and other holes with an elastomeric patch or sealant.</p> <p>Vinyl Siding Clean the surface thoroughly by scrubbing with warm, soapy water. Rinse thoroughly.</p> <p>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.</p> <p>Knots and some woods, such as redwood and cedar, contain a high amount of tannin, a colored wood extract. If applied to these bare woods, the first coat of DURATION may show some staining, but it will be trapped in the first coat. A second coat will uniform the appearance. If staining persists, spot prime severe areas with 1 coat of Exterior Oil-Based Wood Primer prior to using DURATION.</p> <p>Caulking Gaps between windows, doors, trim, and other through-wall openings can be filled with the appropriate caulk after priming the surface.</p> <p>Mildew Remove before painting by washing with a solution of 1 part liquid bleach and 3 parts water. Apply the solution and scrub the mildewed area. Allow the solution to remain on the surface for 10 minutes. Rinse thoroughly with water and allow the surface to dry before painting. Wear protective eyewear, waterproof gloves, and protective clothing. Quickly wash off any of the mixture that comes in contact with your skin. Do not add detergents or ammonia to the bleach/water solution.</p>	<p>For exterior use only. Protect from freezing. Non-photochemically reactive.</p> <p>LABEL CAUTIONS CAUTION contains CRYSTALLINE SILICA, ZINC. Use only with adequate ventilation. To avoid overexposure, open windows and doors or use other means to ensure fresh air entry during application and drying. If you experience eye watering, headaches, or dizziness, increase fresh air, or wear respiratory protection (NIOSH approved) or leave the area. Adequate ventilation required when sanding or abrading the dried film. If adequate ventilation cannot be provided wear an approved particulate respirator (NIOSH approved). Follow respirator manufacturer's directions for respirator use. Avoid contact with eyes and skin. Wash hands after using. Keep container closed when not in use. Do not transfer contents to other containers for storage. FIRST AID: In case of eye contact, flush thoroughly with large amounts of water. Get medical attention if irritation persists. If swallowed, call Poison Control Center, hospital emergency room, or physician immediately. DELAYED EFFECTS FROM LONG TERM OVEREXPOSURE. Abrading or sanding of the dry film may release crystalline silica which has been shown to cause lung damage and cancer under long term exposure. WARNING: This product contains chemicals known to the State of California to cause cancer and birth defects or other reproductive harm. DO NOT TAKE INTERNALLY. KEEP OUT OF THE REACH OF CHILDREN.</p> <p>HOTW 10/13/2009 K32W00151 15 00</p> <p>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 to obtain the most recent Product Data Sheet.</p>



The building currently has a paint scheme of a tan base and dark brown trim and a color similar to the proposed rustic red for the sashes and off-white for the trim on the upper floors.



The 1894 photograph of the building shows the paint scheme of dark sashes with light trim on the upper floors of the building and an undetermined color for the trim on the first floor.