

From: [Nicholas Schroeder](#)
To: [Ad Hoc Landmarks Ordinance Review Committee](#); [Bailey, Heather](#)
Cc: [Leslie Schroeder](#)
Subject: Draft Ordinance Feedback - Painted Masonry
Date: Thursday, February 3, 2022 8:32:09 PM

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Hello,

Thank you for all your hard work on this process. I think you're on the right track. I found the homeowner's meeting tonight very helpful.

I have one personal concern around the section on the painted masonry. I believe the following language was previously in the draft ordinance and/or guidelines:

“If approved by the Preservation Planner and Building Inspection Division, or the Landmarks Commission, masonry that was not historically painted may have paint removed by allowing the property owner to remove peeling paint over time or by other nonabrasive means, such as low-pressure water and detergent and natural bristle or other soft-bristle brushes.”

But it was removed with this staff comment:

“This should not be a standard because it largely condones neglect of a building where the paint continues to flake off and the hydrostatic pressure created by the remaining paint leads to spalling of the masonry. The provision in the guidelines was to explain the possibility of an exceptional circumstance. Staff would recommend that this be removed from the guidelines so that it is not in conflict with other standards, including the maintenance requirements in both the preservation and zoning ordinances.”

I understand and somewhat agree with this sentiment. However, I'd like to make sure there is a provision somewhere for structures (like ours, and maybe only ours?) that are already partially through this paint removal process. Can some kind of grandfather clause be put back in the guidelines for our case? It would be a shame to have to paint our house at this point. I have never been able to find a trusted contractor to do a complete chemical strip and removal. I talked to a fair number of them. And the wastewater disposal for that project makes it a daunting DIY endeavor.

Thanks,
Nick Schroeder
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