

SECTION 3.3: EXTERIOR WALLS, FOUNDATIONS, PAINTING

EXTERIOR WALLS

As the largest single element of an exterior façade, exterior walls are very significant character-defining feature. Intact exterior walls quickly communicate important information about a building's age, style, and construction. Every effort should be made to retain and preserve the original wall materials, detailing, architectural features and appearances of the historic building.

PRESERVATION TIPS

Regular maintenance and cleaning

- Inspect walls for any cracks or open mortar joints.
- Regularly remove any accumulated dirt and vegetation at the base of the building
- Clean annually (for Wood) and as needed (for masonry, utilizing the gentlest means possible.
- Do not use harsh chemicals, sandblasting, or high levels of water pressure.

CLEANING TIP:

For best results, test out a few cleansing options to see what works best prior to tackling the entire façade.

Repair

- Lightly deteriorated wood can be repaired using an exterior wood filler or epoxy.
- For loose wood siding and material, adhere with appropriate wood glue or small nails.

Resources

[Preservation Brief #1, Assessing Cleaning and Water-Repellent Treatments for Historic Masonry Buildings](#)
[Preservation Brief #2, Repointing Mortar Joints in Historic Masonry Buildings](#)
[Preservation Brief #8, Aluminum and Vinyl Siding on Historic Buildings](#)
[Preservation Brief #10, Exterior Paint Problems on Historic Woodwork](#)
[Preservation Brief #22, The Preservation and Repair of Historic Stucco](#)

WALL TREATMENTS

WOOD

Material, such as boards or shingles, used for surfacing the outside walls of a frame building.

Existing siding material or cladding should be retained and maintained. If deteriorated, the siding material or cladding shall be replaced with materials of the same characteristics.

- Novelty siding, clapboard and board-and-batten shall not be replaced by stucco or other finish.
- The application of non-historic surface coverings such as aluminum and vinyl siding shall not be allowed.
- Concrete or similar siding that simulates wood siding (other than Hardie Board) may be used provided it maintains the original material characteristics and application techniques to the applicant's building and must be approved by HEPB.

MASONRY

Faux Stone, Stones, and Brick Walls shall be retained. Replacement of these shall not be permitted.

Oolitic Limestone (Coral Rock)

Oolitic Limestone is the most typical masonry building material in early South Florida construction because it is unique to the region. Oolitic Limestone must be retained and preserved and the replacement or painting of the material shall not be permitted.

STUCCO

A plaster or cement used for the external coating of buildings, usually consists of a mixture of cement or lime and sand, applied in one or more coats over a rough masonry or frame structure. The finish is either smooth, floated, or rough textured.

**All original textured or masonry walls shall remain and not be smoothed over with stucco.*

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PAINTING

- Prior to painting, remove any loose material from the surface and clean with an appropriate cleanser (such as a light detergent.)
- Caulk or seal any open cracks or surfaces.
- Artistic murals or patterns are not allowed and require HEPB approval.

Wood Surfaces

- Remove any existing paint by scraping, sanding, or with mild chemical strippers.
- Do not remove paint down to the bare wood surface.
- Address any deterioration issues prior to re-painting.

Masonry and Stucco Surfaces

- It is prohibited to paint the surface of the masonry and coral rock if it was historically not painted.
- When removing paint, use the gentlest means possible. Utilize an alkaline poultice cleanser or stripper, but in all cases apply various methods to a controlled area to see what works best for your building.
- If appropriate to paint the surface, utilize masonry paint that will deflect the moisture from the surface.
- Pressure cleaning should use low to medium pressure water to remove dirt or other pollutant soiling. Start with a very low pressure (100 psi or below) and progress as needed to a slightly higher pressure – generally no higher than 300-400 psi.



FIGURE 3.7 FAN BOOK OF PAINT COLORS

PAINT COLORS

Exterior paint colors should highlight the architectural features on a structure, but not detract from them. Appropriate paint colors shall be chosen for a façade based on its architectural style and historic context. A successful paint scheme enhances the look of a structure, however when inappropriate colors are applied it can be detrimental to the architecture.

Most shades of paint color can be approved by the Preservation Office for the body of the building.

- Low intensity color shades are recommended for most properties.
- The use of only one color may be applied to the entire structure; a minimum one main body and one trim color.
- Dark colors and bright hues are NOT allowed on structures.
- At no time should stone or brick be painted.
- Trim color may be a darker or lighter than the body of the building.

**See the Residential and Commercial District Guidelines for specific color perimeters.*

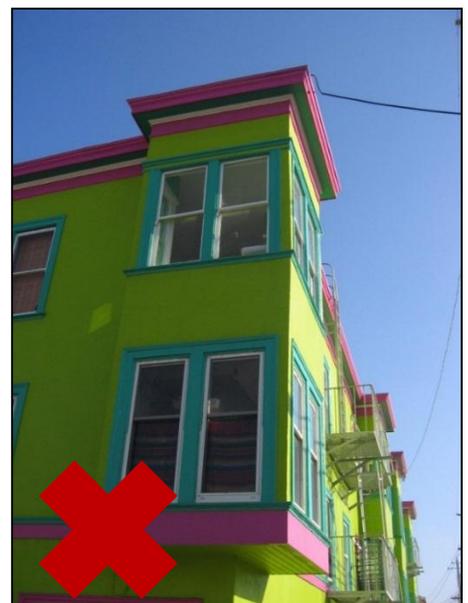


FIGURE 3.8 INAPPROPRIATE COLORS

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FOUNDATIONS

As the primary support for a structure, it is important to maintain the foundation as the primary source of stability and integrity of the building. In addition, many foundations within our historic districts have decorative detailing such as vents and grilles that provide ventilation for moisture, but also act as an architectural feature that shall be preserved.

PRESERVATION

- Ensure that all ventilation portals are free and clear of any debris, otherwise rotting of the structure will likely occur.
- Ensure that all drainage devices, such as downspouts, are sloped away from the structure and functioning properly as to direct all moisture away from the foundation.
- Repair any deteriorated materials as needed.

PRESERVATION TIP

Lay a sheet of plastic on the ground within the crawl space to decrease moisture and inhibit rotting.

ALTERATIONS

- Any replacement of architectural detailing within the vents or grilles should be replaced in-kind or match the original as closely as possible by utilizing the same size, material, and design.
- If the foundation is required to be replaced, provide shoring and protection of the existing structure during construction.

ARCHITECTURAL ORNAMENTATION

All historic architectural ornamentation on the exterior façade should remain in place and be preserved. If ornamentation must be replaced due to damage, the original shall be replicated in dimension and material.

Approaches to preserve, repair or replace ornamentation is various materials can be found within the [National Park Service Preservation Briefs](#).



FIGURE 3.9 ARCHITECTURAL DETAIL

EXTERIOR LIGHTING

All historic and original light fixtures shall remain in their original locations, providing regular maintenance. If historic light fixtures are missing or repair is not feasible, the light fixtures should be replaced in-kind or to match as closely as possible to the original in dimension and materials.

When historic light fixtures are not in place and there is not a record to guide replication. New light fixtures on the exterior should be compatible with the architectural style of the structure. Light fixtures should be placed in appropriate locations and not cause damage to the exterior.

Average lighting levels measured at the Building Frontage shall not exceed the allowable foot-candle measurement as per Miami 21, Article 5.3.7, and be a warm tone.



FIGURE 3.10 EXTERIOR LIGHTING

Association for Preservation Technology,
Historic Lighting

<http://www.aptne.org/data/Linked%20documents/2012%20Symposium%20Program.pdf>

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A CERTIFICATE OF APPROPRIATENESS IS REQUIRED WHEN...

- Painting the exterior
- Repairing exterior walls
- Replacement of exterior wall material
- Removal of exterior wall material (historic or non-historic)
- Removal and replacement of skirting around a foundation, including any architectural detailing

ADMINISTRATIVE APPROVAL IS POSSIBLE WHEN:

- Painting the exterior
- Repairing exterior walls
- Replacement of exterior wall material
- Removal of exterior wall material (non-historic)
- Removal and replacement of skirting around a foundation, including any architectural detailing

HEP BOARD APPROVAL IS REQUIRED WHEN:

- Replacement or removal of exterior wall material or ornamentation not consistent with the design guidelines
- Removal and replacement of skirting around a foundation, including any architectural detailing, that is not consistent with the Design Guidelines
- Painting of the exterior that are not consistent with the Design Guidelines

APPLICATION CHECKLIST

Below is a checklist to use when applying for a Certificate of Appropriateness:

TYPE OF WORK:

- REPAIR ONLY
- IN-KIND REPLACEMENT
- REPLACEMENT WITH NEW MATERIAL TO MATCH ORIGINAL
- INSTALLATION OF NEW MATERIAL

EXISTING WALL OR ORNAMENTATION CONDITION:

- EXCELENT
- GOOD
- FAIR
- POOR

ATTACHMENTS REQUIRED:

- ONE SET OF PLANS NO LARGER THAN 11x17 (IF APPLICABLE)
- MATERIAL SEPECIFICATION
- PHOTOS OF EXISTING STRUCTURE
- COLOR SAMPLES
- MANUFACTURER'S CUT SHEET OR PHOTOGRAPHS OF PROPOSED MATERIAL (IF APPLICABLE)
- HISTORIC PICTURE IF AVAILABLE