

Application Number _____

City of Troy

Historic District & Landmarks

Application for minor Repair & Maintenance work proposed at

Building address: _____

Owner:

Owner Addr:

Owner Phone:

Contractor:

Contractor Addr:

Contractor Phone:

Barricade Permit Date:

Thank you for maintaining and preserving you historic property!

The proposed minor repair and painting work will be appropriate at your building, if you and your contractor comply with the following recommendations:

General Notes:

1. Surface preparation prior to painting:

Thoroughly wet scrape, clean, and prepare all surfaces for painting work (Do not pressure wash, wire brush, or sand surfaces.) (Ironwork may be an exception) Your building was constructed prior to 1978 and may have lead based paint. You and/or your contractor are to provide all protection necessary at all windows, doors or other openings; protect all adjacent properties; furnish all necessary clean-up at the site; and properly dispose of all waste. Workers are to comply with all applicable health and safety regulations. Note: if children under the age of or pregnant women reside at your building, extra precautions need to be taken. Also, see brochure entitled “protect your family from lead in your home”.

2. Minor repairs prior to painting:

Spot masonry repointing and loose/bad bricks: comply with leaflet “Historic Technical Specifications for Masonry Work”. We recommend that you use a masonry contractor, experience with this type of work.

Minor brownstone repair: comply with brochure “The Maintenance and Repair of Architectural Sandstone”. We recommend that you use a masonry contractor, experienced with this type of work.

Minor Carpentry Repairs: Secure, glue, repair existing good historic trim. Caulk all joints with a paintable, siliconized acrylic caulk. Repair all flashing and drip edges. Where missing, furnish and install new trimming to match original. Wood epoxy repair may be appropriate where partially decayed, rotted or damaged wood special trim may be otherwise difficult to match the original. See literature “Restoring Wood with Epoxy”.

- 3. Paint types:** previously painted masonry: apply masonry primer and minimum 1 coat acrylic latex finish paint (2 finish coats recommended)
Previously painted wood: apply primer and minimum 1 coat oil-based finish paint, 2 coats recommended.
Previously painted metal: apply rust inhibiting metal primer and minimum 1 coat metal acrylic enamel or polyurethane-based finish paint (2 recommended).
Porch decks and stairs: apply “porch and deck” finish paint
Note: comply with manufacturer’s recommendations.

- 4. Paint color selection:**
Selections should be made from an “exterior historic color selections” chart furnish by the paint manufacturer. Select a quality paint. Submit 4 sets of photograph of existing building, proposed color selections and proposed placement for approval by the city representative and/or Historic District Review Advisory Committee.
You may wish to repaint in the same colors, as existing, if appropriate.
You may to research original colors by sanding a small spot, feathered out at the edges, to determine colors that have been previously applied to different surfaces.

- 5. Signs and Lettering:**
When proposed change includes signs or lettering, a scaled drawing showing type of lettering, all dimensions and colors; a description of materials to be used and method of illumination, if any, and a plan showing location on building or property must be submitted.
(Many sign companies can create computer simulations of the proposed sign work and insert the sign simulations into the digital photograph of the storefront)

Description of proposed work:

Planning Department recommendations:

Description of approved work:

I, the applicant, hereby agree to perform the work in accordance with the historical technical specifications for maintenance and repair work for properties.

Applicant

Date

Approved by:

Commissioner of Planning and Community Development

Date

City Engineer

Date