# DeKalb County Historic Preservation Commission

Tuesday, March 18, 2025- 6:00 P.M.

*Staff Report*

***Regular Agenda***

I. 301 Heaton Park Drive, Thomas McCarty. Paint the brick of a nonhistoric house. **1247460**

Built in 1956 - Nonhistoric (18 004 10 004)

This property is in the Chelsea Height Character Area but is not in a National Register Historic District.

03-02 301 Heaton Park Drive (DH), Thomas McCarty. Replace rotted wooden retaining wall in front yard with a stone-faced concrete block wall and replace flagstone front walk with concrete pavers. **Approved as Modified by the Applicant.**

**Summary**

The applicant proposes painting a previously unpainted brick nonhistoric house. The red brick ranch will be painted with a masonry primer-sealer and the painted with a masonry coating in either off-white or crème. The current shutters on the front façade of the house will be replaced in-kind with new shutters in a darker color.

**Recommendation**

Approve. These proposed changes do not appear to have a substantial adverse effect on the district. This application appears to meet the guidelines and the staff recommends approval. This application appears to meet the Chelsea Heights guidelines, and the staff recommends approval. Although Chelsea Heights guidelines do not prohibit painting brick, in addition to changing the architectural character of the building, it may cause future problems if moisture is trapped next to the brick.

U.S. Department of the Interior, Heritage Preservation Services Preservation Brief #1, “Assessing Cleaning and Water-Repellant Treatments for Historic Masonry Buidlings.” https://www.nps.gov/orgs/1739/upload/preservation-brief-01-cleaning-masonry.pdf

"Generally, however, waterproof coatings, which include elastomeric paints, should almost never be applied above grade to historic masonry buildings.” (pg. 15)

“An elastomeric coating holds moisture in the masonry because it does not "breathe" and does not allow liquid moisture to escape. If the water pressure builds up sufficiently it can cause the coating to break and pop off as shown in this example, often pulling pieces of the masonry with it.” (pg. 15)

U.S. Department of the Interior, Heritage Preservation Services Preservation Brief #38, “Removing Graffiti from Historic Masonry.” https://www.nps.gov/orgs/1739/upload/preservation-brief-38-graffiti.pdf

"Like transparent coatings, pigmented coatings may be difficult or impossible to remove completely once their performance or appearance is no longer satisfactory." (pg. 9)

## Relevant Guidelines

*5.0* *Design Review Objective* (p45) - When making a material change to a structure that is in view from a public right-of-way, a higher standard is required to ensure that design changes are compatible with the architectural style of the structure and retain character-defining features. When a proposed material change to a structure is not in view from the public-right-way, the Preservation Commission may review the project with a less strict standard so as to allow the owner more flexibility. Such changes, however, shall not have a substantial adverse effect on the overall architectural character of the structure.

*11.0* *Nonhistoric Properties* (p93) Guideline - In reviewing an application for a Certificate of Appropriateness for a material change to a nonhistoric building, the Preservation Commission should evaluate the change for its potential impacts to any historic development (architecture and natural and cultural landscapes) in the area of influence of the nonhistoric property. Guidelines presented in *Section 7.0: Additions and new Construction* are relevant to such evaluations.

DeKalb County

Development Services Center
178 Sams Street
Decatur, GA 30030
www.dekalbcountyga.gov/planning
404-371-2155 (o); 404-371-4556 (f)

Chief Executive Officer
Michael Thurmond

DEPARTMENT OF PLANNING & SUSTAINABILITY

Interim Director
Cedric Hudson

# Application for Certificate of Appropriateness

Date submitted: 2/18/2025 Date Received: _____

Address of Subject Property: 301 Heaton Park Drive, Decatur, GA 30030

Applicant: Thomas McCarty E-Mail: tmccarty7@gmail.com

Applicant Mailing Address: 301 Heaton Park Drive, Decatur, GA 30030

Applicant Phone: (470) 553-6870

Applicant's relationship to the owner: Owner ☑ Architect ☐ Contractor/Builder ☐ Other ☐

**********

Owner(s): Thomas McCarty Email: tmccarty7@gmail.com

Owner(s): _____ Email: _____

Owner(s) Mailing Address: 301 Heaton Park Drive, Decatur, GA 30030

Owner(s) Telephone Number: (470) 553-6870

Approximate date of construction of the primary structure on the property and any other structures affected by this project: 1956

Nature of work (check all that apply):

| | | | | | |
|---|---|---|---|---|---|
| New construction | ☐ | New Accessory Building | ☐ | Other Building Changes | ☐ |
| Demolition | ☐ | Landscaping | ☐ | Other Environmental Changes | ☐ |
| Addition | ☐ | Fence/Wall | ☐ | Other | ☑ |
| Moving a Building | ☐ | Sign Installation | ☐ | | |

Description of Work:

Paint/stain the red brick exterior of house. The painting Contractor will use Sherwin William Loxon Masonry primer-sealer and Loxon Masonry Coating. (See attached product data sheets). Color will be an off-white or creme color with dark shutters.

This form must be completed in its entirety and be accompanied by supporting documents, such as plans, list of materials, color samples, photographs, etc. All documents should be in PDF format, except for photographs, which may be in JPEG format. Email the application and supporting material to plansustain@dekalbcountyga.gov and pvfennings@dekalbcountyga.gov. An incomplete application will not be accepted.

Signature of Applicant: Thomas McCarty

# Loxon® XP

## Waterproofing Masonry Coating-Flat

LX11-50 Series

SHERWIN WILLIAMS

## CHARACTERISTICS

**Loxon XP** is an exterior, high build coating that provides excellent flexibility, durability and weather resistance. This product will protect against wind-driven rain when used on concrete, CMU, stucco and shotcrete-gunite. It is highly alkali and efflorescence resistant. This may be applied to a surface with a pH of 6 to 13.

Apply directly to fresh concrete (at least 7 days old)

Shotcrete/gunite surfaces may be painted after 3 days.

Can be applied over high pH (up to 13) substrates, no primer required.

Can be applied down to 35°F.

| | |
|---|---|
| **Color:** | Most Colors |

**1 coat system, brush, roller, or spray applied, coverage per coat:**

| | |
|---|---|
| Wet mils: | 14.5-18.5 |
| Dry mils: | 6.5-8.4 |
| Coverage sq.ft. per gallon | 85-110 |

Can be applied up to 40 mils wet.
Coverage will vary with the substrate and the texture. Coverage on porous & rough stucco 80 square feet per gallon

**Drying Schedule @ 50% RH: temperature and humidity dependent.**

| | @35-45°F | @ 45°F+ |
|---|---|---|
| **Touch:** | 6 hrs | 4 hrs |
| **Recoat:** | 24-48 hrs | 24 hrs |

Drying time is temperature, humidity, and film thickness dependent.

| | |
|---|---|
| **Finish:** | 0-10 units @ 85° |

**Tinting with CCE only:**

| Base | oz.per gallon | Strength |
|---|---|---|
| Extra White | 0-6 | SherColor |
| Deep Base | 4-12 | SherColor |
| Ultradeep | 10-12 | SherColor |
| Light Yellow | 0-12 | SherColor |

**Extra White LX11W0051**
(may vary by color)

**V.O.C. (less exempt solvents):**
less than 50 grams per litre; 0.42 lbs. per gallon
As per 40 CFR 59.406

| | |
|---|---|
| **Volume Solids:** | 45 ± 2% |
| **Weight Solids:** | 61 ± 2% |
| **Weight per Gallon:** | 11.46 lb |
| **Flash Point:** | N.A. |
| **Vehicle Type:** | Proprietary Acrylic |
| **Shelf Life:** | 36 months,unopened |

**Mildew Resistant:**
This coating contains agents which inhibit the growth of mildew on the surface of this coating film. Passes ASTM D3273/D3274

## COMPLIANCE

As of 2/4/2022, Complies with:

| | |
|---|---|
| **OTC** | Yes |
| **OTC Phase II** | Yes |
| **S.C.A.Q.M.D** | Yes |
| **CARB** | Yes |
| **CARB SCM 2007** | Yes |
| **CARB SCM 2020** | Yes |
| **Canada** | Yes |
| **LEED® v4 & v4.1 Emissions** | N.A. |
| **LEED® v4 & v4.1 V.O.C.** | Yes |
| **EPD-NSF® Certified** | No |
| **MIR-Manufacturer Inventory** | No |
| **MPI ®** | Yes |
| **SWRI®- Wall Coating** | Yes |

## APPLICATION

**Temperature:**

| | |
|---|---|
| minimum | 35°F |

The following is a guide. Changes in pressures and tip sizes may be needed for proper spray characteristics. Always purge spray equipment before use with listed reducer. Any reduction must be compatible with the existing environmental and application conditions.

| | |
|---|---|
| **Reducer:** | Do not reduce |

**Airless Spray:**

| | |
|---|---|
| Pressure | 2300 p.s.i. |
| Tip | .021 inch |
| Brush | Use a nylon/polyester brush |
| Roller Cover | Use a ¼ to 1¼ inch nap synthetic roller cover |

The substrate and its condition will determine the application procedure. Considerations to minimize pinholes:

- 2 coat application with overnight drying between coats
- Spray application with backrolling
- Power rolling

Spray and backroll on porous & rough stucco to achieve required film build and a pin-hole free surface.

When the air temperature is at 35°F, substrates may be colder. Prior to painting, check to be sure the air, surface, and material temperatures 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.

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.

Do not reduce.

## APPLICATION TIPS

For proper waterproofing performance and to resist alkalies, 2 coats of the coating **MUST** be applied between 14.5 -18.5 mils wet per coat.

A total dry film thickness of 13 - 16.8 mils of topcoat and a surface with 10 or less pinholes per square foot is required for a waterproofing system.

For extremely porous block a coat of Loxon Block Surfacer may be required to achieve a pinhole free surface.

For rehabilitating existing concrete water tanks, additional products may be used.

## RECOMMENDED SYSTEMS

**Concrete, Stucco, Concrete Block, CMU, Split-face Block, and other Cementitious surfaces**

1 coat Loxon Acrylic Block Surfacer (if needed) or
Loxon Conditioner (if needed)

1-2 coats Loxon XP

**Previously Coated in good condition:**

After power washing, apply 1 coat of Loxon XP over the surface.

**Incidental Wood:**

1 coat Exterior Latex Wood Primer1-
2 coats Loxon XP

**Incidental Metal:**

(steel, galvanized, or aluminum):
1 coat Pro Industrial Pro-Cryl Primer
1-2 coats Loxon XP

**Waterproofing System:**

- Two coats of topcoat
- 6.5 to 8.4 mils d.f.t. per coat
- 13 to 16.8 mils total dry film thickness
- 10 or less pinholes per square foot


continued on back

# Loxon® XP

Waterproofing Masonry Coating-Flat

## SURFACE PREPARATION

**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.

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. Recognize that any surface preparation short of total removal of the old coating may compromise the service length of the system.

**Concrete, CMU, Stucco:**

On tilt-up and poured-in-place concrete, commercial detergents and sandblasting may be necessary to remove sealers, release compounds, and to provide an anchor pattern. Concrete and mortar must be cured at least 7 days at 75°F. Fill bugholes, air pockets, cracks, and other voids with an elastomeric patch or sealant. Rough surfaces can be filled to provide a smooth surface.

**Incidental Metal:**

Wash to remove any oil, grease, or other surface contamination. All corrosion must be removed with sandpaper, wire brush, or other abrading method. Primer required.

**Incidental 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. Primer required.

Sealing and Patching—After cleaning the surface thoroughly, prime the concrete surface with Loxon XP, apply an elastomeric patch or sealant if needed, allow to dry, then topcoat.

To improve the performance, consider:

- Use caution when preparing the substrate to create a uniform surface.
- Cracks, crevices, and through-wall openings must be patched with an elastomeric patch or sealant.
- Fill voids and openings around window and doors with an elastomeric patch or sealant.
- Stripe coat all inside and outside corners and edges with 1 coat of Loxon XP coating.

## SURFACE PREPARATION

**Mildew:**

Prior to attempting to remove mildew, it is always recommended to test any cleaner on a small, inconspicuous area prior to use. Bleach and bleaching type cleaners may damage or discolor existing paint films. Bleach alternative cleaning solutions may be advised.

Mildew may be removed 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.

## PHYSICAL PROPERTIES

Do not paint on wet surfaces.

**LX11W0051**

**Wind-Driven Rain Test :** Pass
Method: ASTM D6904 7 day cure
2 coats Loxon XP @ 8.1 mils d.f.t. per coat

**Water Vapor Permeance:**
**(perms)** 18.03 grains/h-ft²-in Hg.
Method: ASTM D1653 7 day cure @ 73°F & 50% RH; Method B, Condition A-Wet cup
2 coats Loxon XP @ 8.1 mils d.f.t. per coat

**Elongation :** 312%
Method: ASTM D412, 7 day cure @ 72°F & 50% RH 20 inch per minute
2 coats Loxon XP @ 8.1 mils d.f.t. per coat

**Tensile Strength :** 295 p.s.i.
Method: ASTM D412, 7 day cure @ 72°F & 50% RH 20 inch per minute
2 coats Loxon XP @ 8.1 mils d.f.t. per coat

**Flexibility:**
Method: ASTM D522, 9 mils d.f.t., 1 day cure
Result: Pass 1/8 inch

**Alkali Resistance:**
Method: ASTM D1308, 7 day cure, 11.25 mils d.f.t.
Result: Pass

**Chloride Ion Permeability:**
Result: 243 coulombs
Result: "Very Low" Permeability Class

**$CO_2$ Diffusion** (anti-carbonation):
Method: ASTM F2476
Result: 344 meters
equivalent air thickness >50 meters to pass
8.0 g/m²/24 hrs

**Crack Bridging: Class A5** Pass
Method: EN 1062-7 Method A
Result: up to 2.5 mm @-10°C

**Efflorescence:**
Method: ASTM D7072-19
1 coat, 1 day cure, 7.2 d.f.t.
Result: Pass

**Adhesion:**
Method: ASTM D4541
2 coats, 7 day cure, 7.2 d.f.t. per coat
Result: 375 average p.s.i.

## CAUTIONS

For exterior use only.

Protect from freezing.

Non-photochemically reactive.

Not for use on horizontal surfaces (floors, roofs, decks, etc.) where water will collect.

Not for use below grade. Will not withstand hydrostatic pressure.

Before using, carefully read **CAUTIONS** on label.

**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. 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. **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.**

HOTW 2/4/2022 LX11W0051 27.00
FRC, SP

## CLEANUP INFORMATION

Clean spills, spatters, hands and tools immediately after use with soap and warm water. After cleaning, flush spray equipment with a compliant cleanup solvent to prevent rusting of the equipment. Follow manufacturer's safety recommendations when using solvents.

# Loxon®

## Concrete and Masonry Primer-Sealer

US LX02W0050, Canada LX02WQ050 White

SHERWIN WILLIAMS.

## CHARACTERISTICS

**Loxon Concrete & Masonry Primer-Sealer** is an acrylic coating specifically engineered for interior and exterior, above grade, masonry surfaces requiring a high-performance primer. It is highly alkali and efflorescence resistant and can be applied to a surface with a pH of 6 to 13.

**Loxon Concrete and Masonry Primer-Sealer:**
Seals and adheres to concrete, brick, stucco and plaster.
Conditions porous masonry surfaces.
Use on above grade masonry surfaces for a long-lasting finish.
Apply to masonry and concrete surfaces that are at least 7 days old.
Prevents harm to subsequent coatings by alkalies in the substrate.

**For use on these surfaces:**

Concrete, Concrete Block, Brick, Stucco, EIFS Fiber Cement Siding, Plaster, Mortar, Exterior Wall Cladding, Tilt-Up/Pre-Cast Concrete

| | |
|---|---|
| **Finish:** | 0-10 units @ 85° |
| **Color:** | White |

**Coverage:**

| | |
|---|---|
| Wet mils: | 5.3-8.0 |
| Dry mils: | 2.1-3.2 |
| Coverage: | 200-320 sq. ft. per gallon |

Coverage on porous & rough stucco 80 square feet per gallon

**Coverage (thin-mil primer application to new construction tilt-up/precast concrete):**

| | |
|---|---|
| Wet mils: | 2.7-4.0 |
| Dry mils: | 1.1-1.6 |
| Coverage: | 400-600 sq. ft. per gallon |

**Drying Schedule 77°F @ 50% RH:**

| | |
|---|---|
| **To touch** | 4 hours |
| **To recoat** | 24 hours |

Air and surface temperatures must not drop below 40°F for 48 hours after application.

Drying and recoat times are temperature, humidity, and film thickness dependent.

**Tinting with CCE only:**
For best topcoat color development, use the recommended "P"-shade primer. If desired, up to 4 oz. per gallon of ColorCast Ecotoners can be used to approximate the topcoat color. Check color before use.

**Extra White LX02W0050**

**V.O.C. (less exempt solvents):**
less than 50 grams per litre; 0.42 lbs. per gallon
As per 40 CFR 59.406

| | |
|---|---|
| **Volume Solids:** | 40 ±2% |
| **Weight Solids:** | 55 ±2% |
| **Weight per Gallon:** | 10.92 lbs |
| **Flash Point:** | N.A. |
| **Vehicle Type:** | Acrylic |
| **Shelf Life:** | 36 months, unopened |

## COMPLIANCE

As of 07/19/2023, Complies with:

| | |
|---|---|
| **OTC** | Yes |
| **OTC Phase II** | Yes |
| **S.C.A.Q.M.D.** | Yes |
| **CARB** | Yes |
| **CARB SCM 2007** | Yes |
| **CARB SCM 2020** | Yes |
| **Canada** | Yes |
| **LEED® v4 & v4.1 Emissions** | Yes |
| **LEED® v4 & v4.1 V.O.C.** | Yes |
| **EPD-NSF® Certified** | Yes |
| **MIR-Product Lens Certified** | Yes |
| **MPI®** | Yes |

## APPLICATION

**Temperature:**

| | |
|---|---|
| minimum | 40°F |

The following is a guide. Changes in pressures and tip sizes may be needed for proper spray characteristics. Always purge spray equipment before use with listed reducer. Any reduction must be compatible with the existing environmental and application conditions.

| | |
|---|---|
| **Reducer:** | No reduction necessary |
| **Airless Spray:** | |
| Pressure | 2000-2700 p.s.i. |
| Tip | .19 inch |
| **Brush:** | nylon-polyester |
| **Roller Cover:** | ⅜ to 1½ inch nap synthetic cover |

Spray and back roll on porous & rough stucco to achieve required film build and a pin-hole free surface.

For porous block, a coat of Loxon Acrylic Block Surfacer is required to achieve a pinhole free surface.

Apply at temperatures above 40°F. When the air temperature is at 40°F, substrates may be colder prior to painting, check to be sure the air, surface, and material temperature are above 40°F and at least 5°F above the dew point. Avoid using if rain or snow is expected within 4-6 hours.

Do not apply at air or surface temperatures below 40°F or when air or surface temperatures may drop below 40°F within 48 hours.

For best performance results, avoid painting in direct sun or painting substrates with elevated surface temperatures.

Do not reduce.

May be applied to damp but not to wet surfaces.

## APPLICATION TIPS

Apply paint at the recommended film thickness and spreading rate as indicated on the page. Application of coating below minimum recommended spreading rate may adversely affect the coating systems performance.

When spot priming on some surfaces, a non-uniform appearance of the final coat may result, due to differences in holdout between primed and unprimed areas. To avoid this, prime the entire surface rather than spot priming.

For optimal performance, this primer-sealer must be topcoated with a latex, alkyd-oil, water-based epoxy, or solvent based epoxy coating on architectural applications.

For exterior use, this primer-sealer must be topcoated within 14 days to prevent degradation due to weathering.

## RECOMMENDED SYSTEMS

**Concrete, Masonry, Cement:**

1 coat Loxon Concrete & Masonry Primer
2 coats Appropriate Topcoat

**Stucco, Fiber Cement Siding, EIFS:**

1 coat Loxon Concrete & Masonry Primer
2 coats Appropriate Topcoat

**Recommended Architectural Topcoats:**

A-100 Exterior Latex
Duration Exterior & Duration Home Interior
Emerald Exterior & Interior
Loxon Masonry Coatings
SuperPaint Exterior & Interior
ProClassic Interior
ProMar Interior

**Recommended Industrial Topcoats:**

Industrial Enamels
Pro Industrial Series
Water Based Catalyzed Epoxy

Industrial finishes have been tested for architectural applications only. Loxon Concrete and Masonry Primer has not been tested in environments subject to chemical attack. Any recommendations for use in such areas must follow a thorough evaluation of the effects of the environment on the Loxon Concrete and Masonry Primer and topcoat system.


continued on back

# Loxon®
## Concrete and Masonry Primer-Sealer

### SURFACE PREPARATION

**WARNING! If you scrape, sand or remove old paint, you may release lead dust. LEAD IS TOXIC. EXPOSURE TO LEAD DUST CAN CAUSE SERIOUS ILLNESS, SUCH AS BRAIN DAMAGE, ESPECIALLY IN CHILDREN. PREGNANT WOMEN SHOULD ALSO AVOID EXPOSURE. Wear a NIOSH-approved respirator to control lead exposure. Clean up carefully with a HEPA vacuum and a wet mop. Before you start, find out how to protect yourself and your family by contacting: US - National Lead Information Hotline at 1-800-424-LEAD or log on to www.epa.gov/lead; Canada - your local health authority.**

Remove all surface contamination by washing with an appropriate cleaner, rinse thoroughly and allow to dry. Existing peeled or checked paint should be scraped and sanded to a sound surface. Glossy surfaces should be sanded dull. Stains from water, smoke, ink, pencil, grease, etc. should be sealed with the appropriate primer-sealer. Recognize that any surface preparation short of total removal of the old coating may compromise the service length of the system.

**Masonry, Concrete, Stucco:**
All new surfaces must cure for at least 7 days. Remove all form release and curing agents. Pressure clean to remove all dirt, dust, grease, oil, loose particles, laitance, foreign material, peeling and defective coatings, chalks, etc. Allow the surface to dry before proceeding. Repair cracks, voids, and other holes with an appropriate patching compound or sealant.

Concrete and mortar must be cured at least 7 days at 75°F. Moisture content must be 15% or lower. On tilt-up and poured-in-place concrete, commercial detergents and sandblasting may be necessary to remove sealers, release compounds, and to provide an anchor pattern. Fill bugholes, air pockets and other voids with an acrylic elastomeric patch or sealant.

**Caulking:**
Fill gaps between walls, ceilings, crown moldings, and other trim with the appropriate caulk after priming the surface.

### SURFACE PREPARATION

**Mildew:**

Prior to attempting to remove mildew, it is always recommended to test any cleaner on a small, inconspicuous area prior to use. Bleach and bleaching type cleaners may damage or discolor existing paint films. Bleach alternative cleaning solutions may be advised.

Mildew may be removed before painting by washing with a solution of 1 part liquid bleach and 3 parts clean water. Apply the solution and scrub the mildewed area. Allow the solution to remain on the surface for 10 minutes. Rinse thoroughly with clean 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.

### PHYSICAL PROPERTIES

Do not paint on wet surfaces.

LX02W0050

**Water Vapor Permeance (US):**
Method: ASTM D1653 (grains/(hr ft2 in Hg)
Result: 25.79 perms

**Flexibility:**
Method: ASTM D522
method B, 180° bend, 1/8 inch mandrel
Result: Pass

**Alkali Resistance:**
Method: ASTM D1308
Result: Pass

**Mildew Resistance:**
Method: ASTM D3273/D3274
Result: Pass

**Efflorescence:**
Method: ASTM D7072-04
Result: Pass (None)

**Wind-Driven Rain Test:**
Method: ASTM D6904-03
Result: Pass

### SAFETY PRECAUTIONS

For interior or exterior use.

Protect from freezing.

Do not apply at temperatures below 40°F. Air and surface temperatures must not drop below 40°F for 48 hours after application.

Before using, carefully read **CAUTIONS** on label.

**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. 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. **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.**

HOTW 07/19/2023 LX02W0050 50 46
FRC, SP

### CLEANUP INFORMATION

Clean spills, spatters, hands and tools immediately after use with soap and warm clean water. After cleaning, flush spray equipment with compliant cleanup solvent to prevent rusting of the equipment. Follow manufacturer's safety recommendations when using solvents.

Gmail

Tom McCarty <tmccarty7@gmail.com>

# Your Application to Paint your House

1 message

**Steven Misner** <stevenjmisner@gmail.com> Mon, Feb 17, 2025 at 3:34 PM
To: tmccarty7@gmail.com
Cc: Amy Misner <amymisner@gmail.com>

Tom, this will confirm that you have discussed with me painting your house and I have no objection to it. In fact, I'm in favor of painting brick homes in this neighborhood, where appropriate. And your proposal is certainly appropriate!
Amy and I live right across the street from you and perhaps would be most impacted by the change in color of your house. We think it's a great idea!
Steven Misner
304 Heaton Park Drive
Decatur, GA. 30030

No objection from my immediate neighbor,

Steve Misner, 304 Heaton Park Dr. Decatur