

MEGAN BARRY  
MAYOR



# METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

Metropolitan Historic Zoning Commission  
Sunnyside in Sevier Park  
3000 Granny White Pike  
Nashville, Tennessee 37204  
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## STAFF RECOMMENDATION 737 Benton Avenue July 19, 2017

**Application:** Alteration

**District:** Woodland-in-Waverly Historic Preservation Zoning Overlay

**Council District:** 17

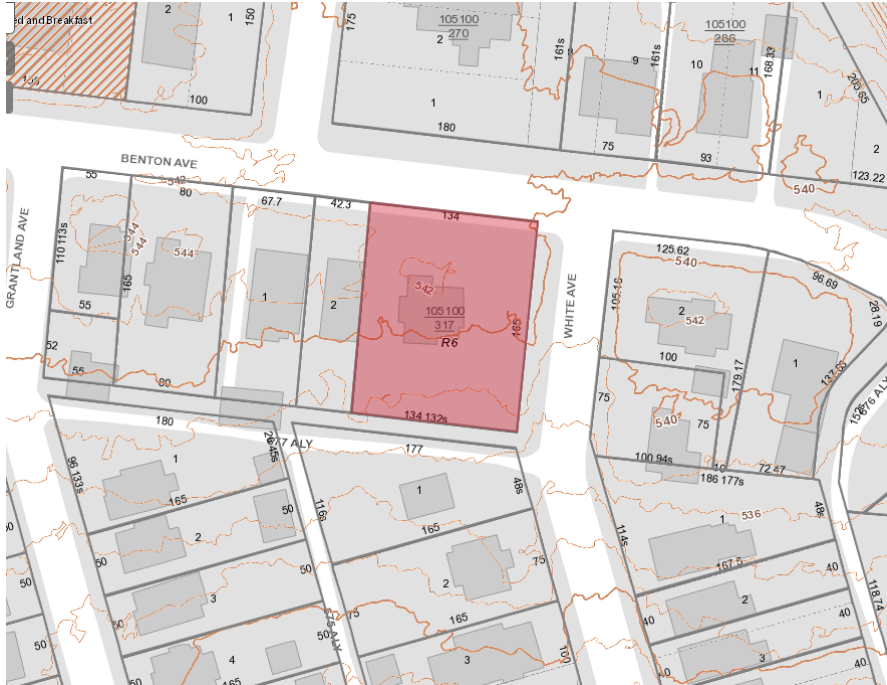
**Map and Parcel Number:** 10510031700

**Applicant:** Giles Ward

**Project Lead:** Robin Zeigler, robin.zeigler@nashville.gov

<p><b>Description of Project:</b> The proposal is to repaint a painted historic building a “lighter almost white” color. The project has been started with a portion of the building covered in a white primer.</p> <p><b>Recommendation Summary:</b> Staff recommends approval of repainting with a color that approximates a historic red brick color, finding that with that color condition, the project meets section II.B.6.</p>	<p><b>Attachments</b></p>
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## Vicinity Map:



## Aerial Map:



## Applicable Design Guidelines:

### II. Alterations & Repairs

#### II.B.6 Materials

a. Original building materials should be retained. If replacement is necessary, it should be accomplished with original materials or close approximations.

*Original building materials may include wood, brick, stone, terra cotta, stucco, cast stone or concrete.*

b. Masonry

1) Masonry repointing should be done with care to match the original mortar color. Original joint width, depth, and tooling profile should be maintained.

*When repointing brick, new mortar with a high concentration of portland cement should be avoided. Temperature and moisture cause brick and mortar to expand and contract. During expansion, the two materials press against each other, and over time, the softer of the two deteriorates. Typical "redi-mix" type mortar, which contains a high concentration of portland cement, is harder than historic brick. In such circumstances, its use can damage brick. Mortar for repointing should have a low concentration of portland cement.*

2) Cleaning of masonry should be done with the gentlest means possible. Sandblasting causes severe damage to brick, stone, and mortar, and shall not be used.

3) Generally, the use of paint, stain, water repellent, or any other type of coating on brick is not appropriate. Waterproof coatings shall not be used.

*If brick is mismatched due to insensitive repairs, paint or stain on mismatched areas may be appropriate. If brick is so deteriorated that it cannot withstand the weather, a water repellent or paint may be appropriate. If painting is necessary, the paint color should approximate the natural material color of the original brick. Previously painted brick may be repainted using a color which approximates the natural material color of the original brick.*

4) The use of paint, stain, water repellent, or any other type of coating on stone is generally not appropriate. Waterproof coatings shall not be used.

*If stone is so deteriorated that it can no longer withstand the weather, a water repellent or consolidant may be appropriate. Previously painted stone may be repainted using a color which approximates the natural color of the stone.*

#### II.B.7. Paint Color

Paint colors on wood are not regulated. For guidelines on paint for brick or stone, see Materials section.

The MHZC maintains information on appropriate historic paint colors and paint analysis which is available to the public.

**Background:** 737 Benton is listed in the Woodland-in-Waverly National Register of Historic Places as a contributing building. The Queen Anne, masonry building was constructed in 1910. The building is a past MHC Award winner.



Image 1: 737 Benton on July 7, 2017, partially painted before stop-work-order was issued.

**Analysis and Findings:**

The building was already painted; therefore repainting is appropriate. The applicant began painting a white primer on the building and was stopped by MHZC’s inspector in early July. The applicant is proposing to repaint with a “lighter, almost white” color, rather than a historic brick color, as required by section II.B.6.a. and b.3. Staff recommends a color that is in keeping with the red paint color.

**Recommendation:**

Staff recommends approval of repainting with a color that approximates a historic red brick color, finding that with that color condition, the project meets section II.B.6.