

JOHN COOPER
MAYOR



METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

Metropolitan Historic Zoning Commission
Sunnyside in Sevier Park
3000 Granny White Pike
Nashville, Tennessee 37204
Telephone: (615) 862-7970
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STAFF RECOMMENDATION
1231 Sixth Avenue North
October 16, 2019

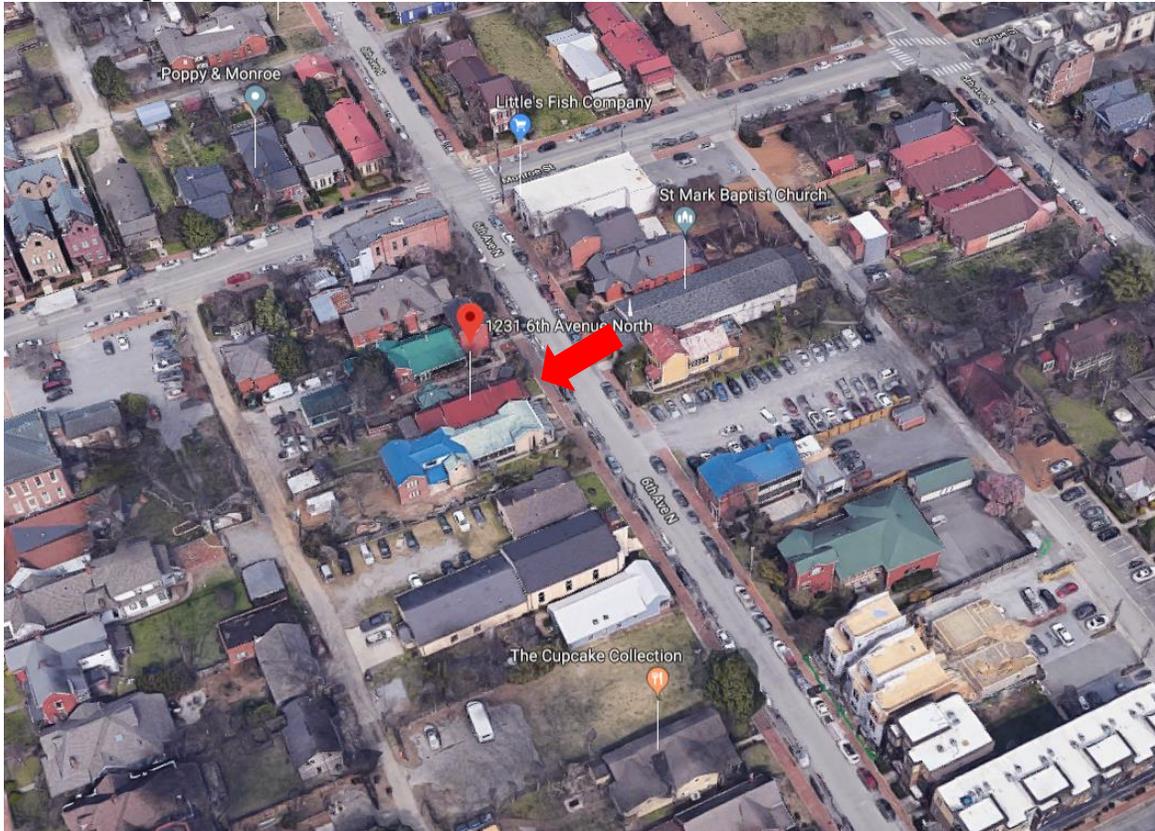
Application: Alteration—Painting of Brick
District: Germantown Historic Preservation Zoning Overlay
Council District: 19
Map and Parcel Number: 08209026500
Applicant: Paul Boulifard
Project Lead: Melissa Baldock, melissa.baldock@nashville.gov

<p>Description of Project: Applicant proposes to paint the historic house's brick a white/cream color.</p> <p>Recommendation Summary: Staff recommends disapproval of the white paint color, finding that the white paint on masonry does not meet Section 1. of the design guidelines.</p>	<p>Attachments A: Paint information</p>
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Vicinity Map:



Aerial Map:



Applicable Design Guidelines:

1.0 Alteration & Renovation of Existing Historic Buildings

1.1 General Principles

1.1.1 Guidelines apply only to the exteriors of structures. Exterior alteration / renovation / construction / repair to be done on public facades shall be more carefully reviewed than that done on non-public facades. *Public facades are those that are visible from the public right of way, street or streets.*

Generally facades facing the alley are not considered public facades. Non-public facades are those not visible from the public right of way, street or streets.

1.1.2 The painting, including paint color, of wood and metal surfaces is not reviewed by the MHZC.

1.1.3 Painting of masonry materials is reviewed by the MHZC.

1.3 Walls/ Exterior Materials

1.3.5 Masonry: Original masonry including brick, stone, and terra cotta should be retained and shall remain visible. Concealing or obscuring historic masonry is not permitted.

3. Painting of stone and brick is generally not appropriate. The painting or staining of masonry may be appropriate if: brick has previously been painted; or if brick has been sandblasted or otherwise damaged and is too deteriorated to withstand weather. A paint color approximating the original color of the building's brick should be used.

4. Silicone-based water sealants are not recommended for use on historic masonry. Brick sealers are not recommended for exterior brick as it may cause damage to the brick face over time. Building owners are encouraged to remove paint from masonry. Gentle, nonabrasive chemical cleaning is an appropriate way to remove paint. The use of detergent cleaners and chemical stain and paint removers to clean masonry or remove paint is appropriate under most conditions. Abrasive or high-pressure cleaning methods are destructive and should not be used.

Background: The National Register nomination form for the Germantown Historic District lists 1231 6th Avenue North as an “1860s, one-story brick worker’s cottage.” In December 2018, MHZC approved a rear addition and some alterations to the historic house.



Figure 1. 1231 6th Avenue North

Analysis and Findings: Applicant proposes to paint the historic house’s brick a white/cream color.

The design guidelines state in Section 1.3.5.3. that “Painting of stone and brick is generally not appropriate. The painting or staining of masonry may be appropriate if: brick has previously been painted; or if brick has been sandblasted or otherwise damaged and is too deteriorated to withstand weather. A paint color approximating the original color of the building’s brick should be used.”

Historically, a brick cottage like this one would not have been painted; its brick would have been unpainted. Painting historic brick causes long term damage to the material. Brick was meant to “breathe;” its porous exterior allows moisture to go both in and out. When brick is painted, moisture can get trapped inside the brick, causing spalling and other damage. Removing paint from brick without further damaging can be done, although it can be challenging. That is why the Historic Zoning Commission has allowed previously-painted brick to be repainted. However, when MHZC has determined that brick can be painted, it has long required in its Historic Preservation Zoning Overlays

that the paint should approximate the color of the brick so that the overall historic look of the house is retained as closely as possible.

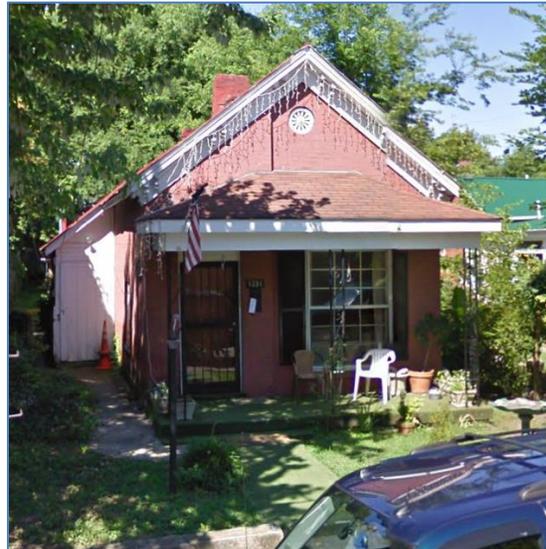
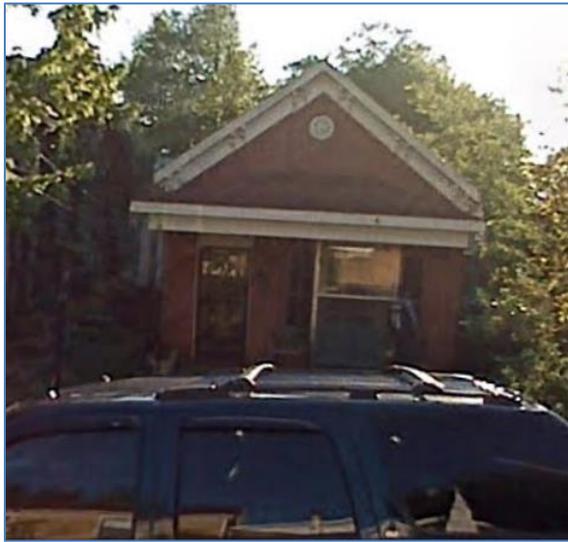
In this case, painting the historic house white would take the house further away from its original historic look. The house's brick is currently painted red (Figure 2). It is not known when the house was painted red. The Germantown Historic Preservation Zoning Overlay was adopted in 2008, and Google Streetviews from 2007 and 2009 show the house painted the same red color as it is now (Figures 3 & 4). A photo dated 1984 also shows that the house was painted a red color at that time (Figure 5). There is a patch of unpainted brick exposed at the foundation level, and it shows that the house's historic brick is a red color.

Staff recommends disapproval of the application to paint the historic brick house white, finding that it does not meet the design guidelines, which state that when brick can be painted, it must be painted a color to approximate that of the historic brick. Staff is supportive of either gently removing the red paint to expose the brick or repainting the brick a red color to approximately the color of the historic brick.

As part of the application, the applicant submitted seven examples of nearby historic brick houses that were painted a non-red color. Using Google Streetview from 2007, a year before the creation of the Germantown Historic Preservation Zoning Overlay, staff discovered that all of those examples were painted a non-red color prior to the district's adoption.



Figure 2. A up-close photo of the painted brick.



Figures 3 & 4 are the 2007 Google Streetview (left) and the 2009 Google Streetview (right), showing that the house was painted the same red as it is now prior to the creation of the Germantown Historic Preservation Overlay.

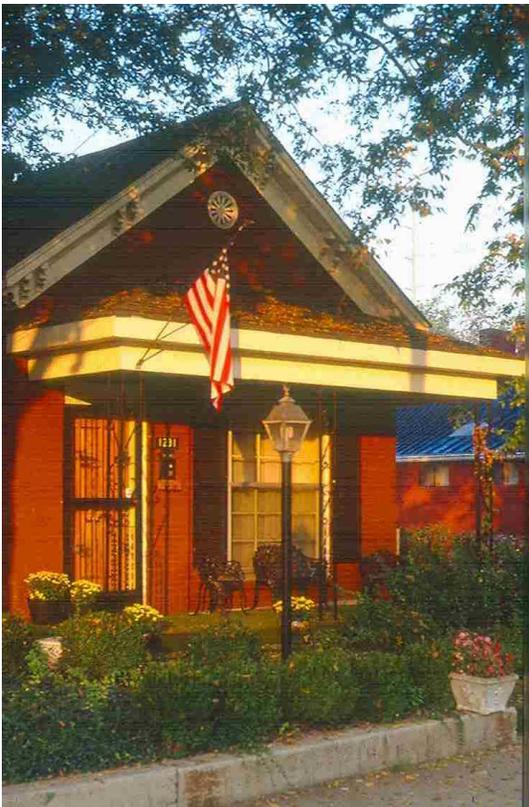


Figure 5. A c. 1984 photo shows the brick as painted red.

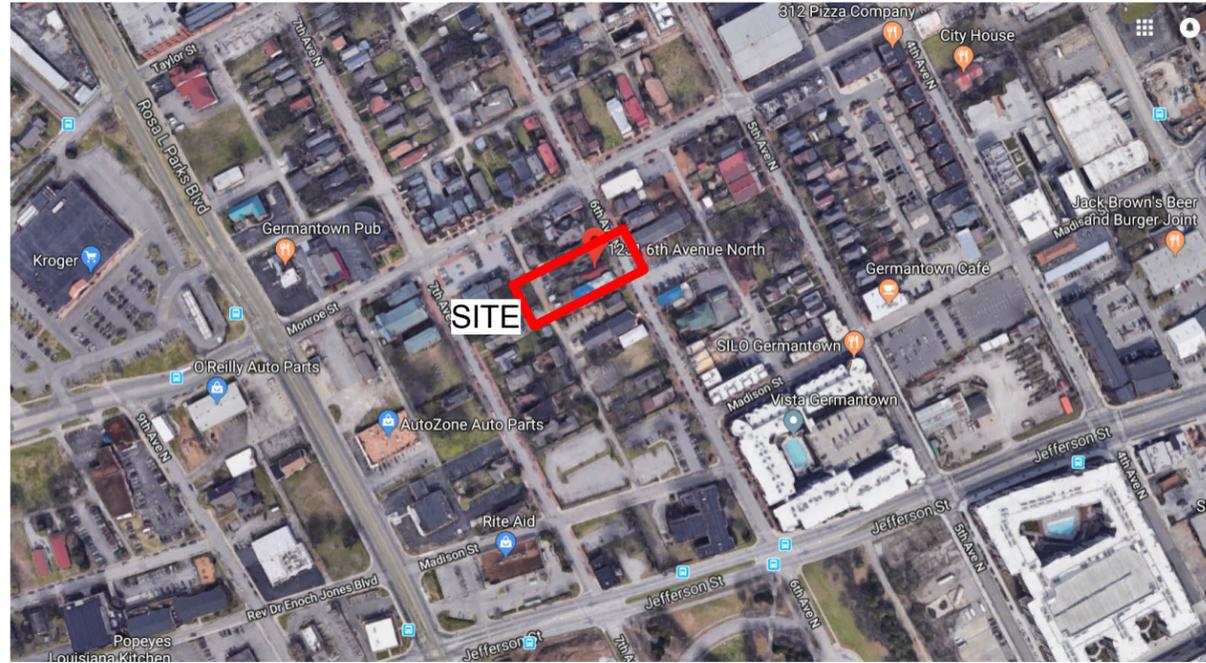


Figure 6. Unpainted brick at the foundation level shows what the original brick color was.

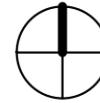
Staff recommends disapproval of the white paint color, finding that the white paint on masonry does not meet Section 1. of the design guidelines.

MONDAY & SPANGLER: RENOVATION & ADDITION

1231 6TH AVE. NORTH; NASHVILLE, TN 37208



AERIAL MAP: 1231 6TH AVE. NORTH
IMAGE: NTS



METRO MAP: 1231 6TH AVE. NORTH
IMAGE: NTS



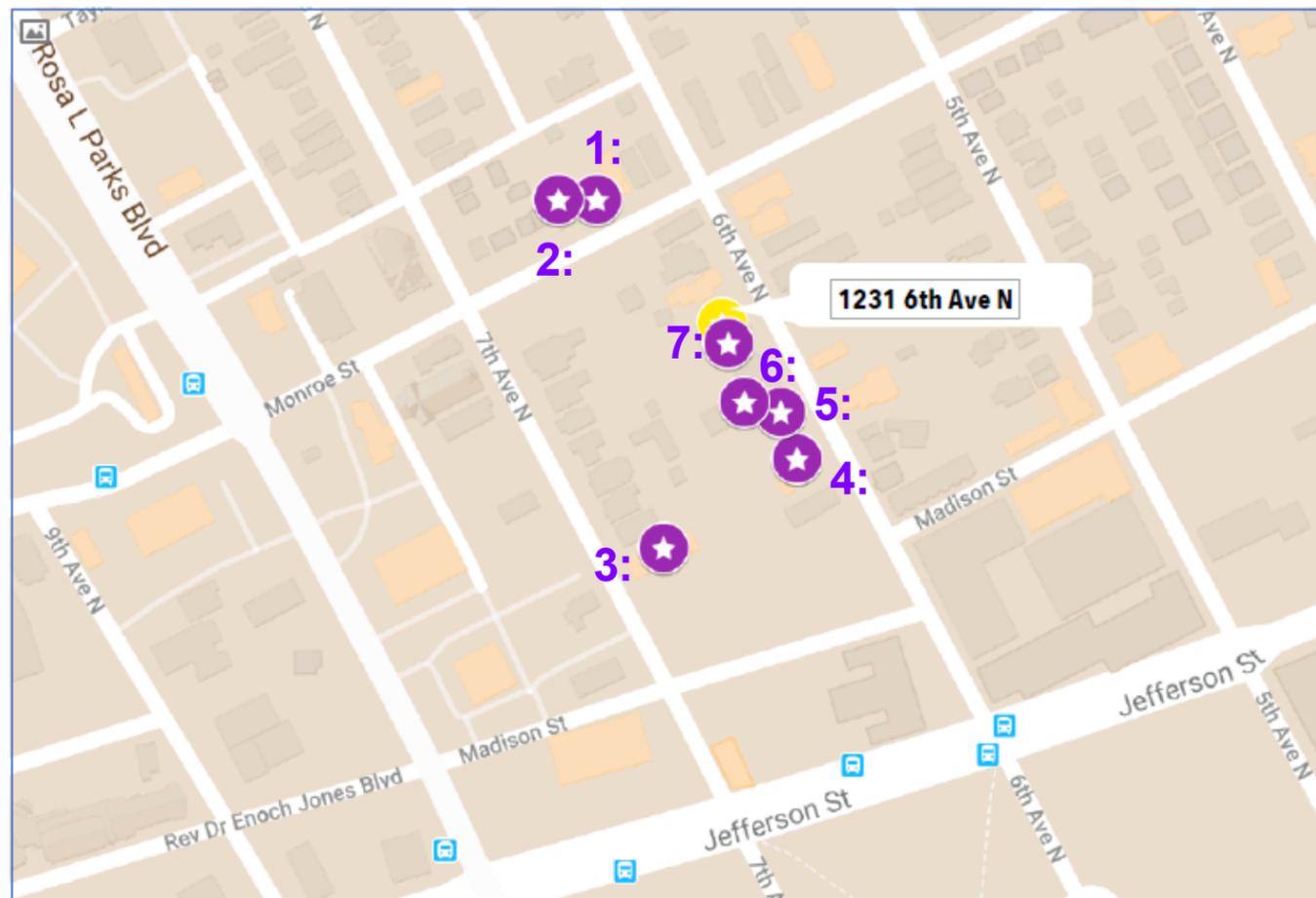
REQUESTED
BRICK COLOR

benjamin moore
antique white

We respectfully request permission to paint the exterior of the home we are restoring at 1231 6th Ave N for our personal residence Benjamin Moore Antique White.

We are certainly open to direction from the Historic Commission on choosing the specific color. We are looking for a soft, historical white that blends with the neighborhood.

**Kindly,
Wendy Monday & JT Spangler, homeowners**



As a contextual survey of homes within a block of our address, there are 7 painted brick homes. Of those 7 homes, 4 are on the same side of our street in the 1200 block of 6th Ave N.

- 1: 606 Monroe
- 2: 608 Monroe
- 3: 1208 7th Ave N
- 4: 1213 6th Ave N
- 5: 1221 6th Ave N
- 6: 1225 6th Ave N
- 7: 1229 6th Ave N

HOUSE LOCATOR: NTS

