

METROPOLITAN HISTORICAL COMMISSION (MHC)  
MINUTES  
December 16, 2019

The Metropolitan Historical Commission held its regular meeting on December 16, 2019, in the conference room of the Metro Historical Commission office at 3000 Granny White Pike, with Commission Chair Clay Bailey presiding.

**Commissioners Present:** Dr. Clay Bailey, Chair; Davis Acker, Bob Allen, Menié Bell, Christopher Cotton, Dr. Don Cusic, Michelle Hall, Jim Hoobler, Dr. Bill McKee, Chakita Patterson, Gerry Searcy, E. Thomas Wood and Linda Wynn, **were present**. John Bridges, Lynn Maddox, and County Historian Dr. Carole Bucy **did not attend**.

**Staff Members Present:** Sean Alexander, Caroline Eller, Scarlett Miles, Susie Pallas, Jessica Reeves, Melissa Sajid, Tim Walker, Robin Zeigler and Fred Zahn were present.

**Guest Present:** Hunter Moore

Chair Dr. Clay Bailey called the meeting to order at 12:05 p.m. after verifying that a quorum was present. Clay notified everyone of the passing of Bob Mather and commented on the important role he played at the City Cemetery and in our historic preservation community. His visitation will be held Friday, December 20<sup>th</sup> from 10:00-12:00, with a service to follow at 1:00 p.m. at the Woodfin Funeral Home in Murfreesboro.

**APPROVAL OF MINUTES – *Dr. Clay Bailey***

Due to the lack of a quorum at the November meeting, Clay presented the October minutes for approval. Jim Hoobler made a motion to approve the minutes, Don Cusic provided a second, and the October minutes were unanimously approved.

**HISTORICAL MARKERS – *Jessica Reeves and Caroline Eller***

Jessica announced three markers would be presented for approval and introduced guest, Hunter Moore, who has proposed a historical marker for the Bradley Recording Studio in Hillsboro Village. This one-story concrete building, built by Owen and Harold Bradley down the alley and at the back of the current Double Dogs restaurant, served as a recording studio from 1953-1955 and was where Pat Boone made his first recordings. Kitty Wells, Bill Monroe and the Stanley Brothers also recorded in this studio. After discussion about the planned placement of the marker on the building in the alley and a few grammatical corrections, Dr. McKee made a motion to approve this marker, Christopher Cotton seconded, and it was unanimously approved. Next, a historical marker for Brewery at Mill Creek, which operated from 1815 to 1825, was presented for the Commission's review. This marker has been privately funded by the Mertie Family. Scott Mertie has had over 172 breweries at different times in Nashville and has funded all of the Nashville brewery historical markers. After some discussion about keeping the broad term of European brewer, Jim Hoobler made a motion to approve this marker, Linda Wynn seconded, and it was

unanimously approved. Caroline presented a historical marker for review for Frederick Stump, which is a replacement of a damaged marker on the priority list with additional funding from the family for the extended text. It will be put back in the same place in front of the Frederick Stump Tavern. After some clarification about known and unknown dates in the text and comments on the family's inclusion of unfavorable details about him, Jim Hoobler made a motion to approve this marker, Christopher Cotton seconded, and it was unanimously approved. Jessica and Caroline also reminded everyone about upcoming marker dedications. The Turner Grammar School dedication time has not been set yet, but we will be updated when the details are finalized. The Myhr House and Loveless Café marker dedications will be on Saturday, January 18<sup>th</sup>. Olive Branch Missionary Baptist Church will have a breakfast ceremony on February 5<sup>th</sup> at the Cane Ridge Community Club. Christopher Cotton requested that the marker dedication ceremonies be sent out as calendar invites.

#### **MHC BUDGET UPDATE –*Tim Walker***

Tim and Susie attended the FY21 budget kickoff meeting with our budget analyst, Alicia Viravouth, and Assistant Budget Director, Chris Harmon. It was a very good meeting where we discussed the difficulty of meeting our \$28,900 savings goal. As it stands now, we will be \$5,000-10,000 short of meeting that savings goal. Finance seemed to be understanding of our tight budget situation. Tom Wood asked if the new construction of office buildings will result in increased revenue for the city. Discussion followed on tax incentives and Tim said it will be up to the mayor to decide how the increased revenue is appropriated. Linda Wynn asked if future budgets are adjusted to reflect actual expenses and Tim said that has not been the case for several years. Dr. McKee asked for clarification on the department staying on budget which Tim responded that we are significantly under budget, but will probably fall short of our \$28,900 savings goal. Tim stated that we fell short of our savings goal last year and Finance changed the goal to our saved amount in the published budget to Council because they recognized our efforts and how difficult it was for us to reach the original goal. Christopher Cotton commented on cuts in each Metro department and how it hits smaller departments harder because they have less flexibility with their tight budget. Clay emphasized how much Tim and the staff do with a limited budget.

#### **DIRECTOR'S REPORT –*Tim Walker***

Councilman Syracuse's Bill BL2019-3 for a tax abatement program was approved at Council on second reading/public hearing and CM Syracuse is going to defer it to the February 4<sup>th</sup> meeting. This will give Tim and Robin time to work with the Assessor's Office, Trustee, Finance Department and Mayor's office for their support. The meetings with the Assessor's office and Trustee have been very positive, however, the Finance Department has had more questions about the process and how it will affect revenue. The legislation was carefully written to avoid any conflicts with state law. Caroline had a great idea to ask PlaceEconomics to add research on the potential effects of this program to their scope of work in phase two of the economic impact study. We expect a draft of the report from them in early January. Commissioner Cotton suggested that a signing ceremony after the legislation is passed would be great PR for the historic community. Tim said that people from the mayor's office have shown great support for the bill, so hopefully Mayor Cooper would be willing to be a part of a ceremony. Tom Wood cautioned that we only want to bring major public attention if the program will have the desired effects on demolitions, etc. Tim said we

will have much more information on exactly how the program will work in the coming weeks. Menié brought up the grant program that was funded and then defunded during Mayor Barry's term. Tim said he plans to ask the new administration to fund it. Sean reported that phase two of the archaeology work at Fort Negley will begin in January. Tim and Sean attended the Friends of Aatafama meeting where they reviewed and signed off on phase one of the design development of the site, which will provide interpretive signage and make it more accessible to school groups. The group will move toward the bid process and begin construction next year. Jessica informed us that Nashville Sites has been live for about one month. They have been working on updates and edits of existing photos and audio and will launch five new tours in the spring, which will include Civil War and Civil Rights driving tours. We are applying, with Metro Parks, for a THC historic preservation grant to ask for money to do a study of early concrete structures in Shelby and Centennial Parks to help learn how to repair them. Caroline is taking the lead on this and working with Friends of Shelby Park who will provide the match funding. We have also reached out to the Conservancy to contribute money to the project. Caroline participated in a coalition call on December 16<sup>th</sup> regarding the state historic tax credit and they discussed a name change to make it more broad and inclusive before the draft moves through in January. The latest draft does not include Music Row industry cultural district language. Tim, Robin and Chris had a meeting with Exit/In business owners who want to work with other businesses to support the preservation of the Rock Block. Chris and Tim are trying to set up a meeting with CM Taylor who has expressed interest in bringing the property and business owners together to gauge initial support. Caroline went out to take photos and will work with THC to assess their eligibility on the National Register. Tim conveyed how important these steps are to build support and educate the public on the importance of Exit/In and the block. The Cobbs' lease expires in three years, but the building owner has not been willing to renew. Christopher Cotton thanked Tim and Robin for their work and commented that if this works, it could serve as a model for future preservation efforts. Scarlett and Paul visited a site at the Highway 100/70 split with a stone spring house and pump house. Tim also visited the site with CM Druffel.

#### **HISTORIC ZONING REPORT –Robin Zeigler**

We continue to work on the landmarking of individual properties and the Marathon Village overlay and our Design Guideline Consolidation Project. Haynes Heights is a neighborhood that might want an overlay. It is the very early stages, but we are partnering with Dr. West at MTSU to do history research and an architectural resource survey of the area.

#### **STAFF REPORTS**

Scarlett submitted name change reports for Worth Street to be changed to Creative Way and for Gray Street to be changed to 3<sup>rd</sup> Avenue South. Jessica said registration is beginning for the African American History & Culture Conference. The Gerald F. Nicely Building has officially been listed on the National Register of Historic Places on December 13, 2019.

#### **OTHER BUSINESS**

Menié announced the new legal advisor, Alex Dickerson, who will be working with us and remarked on the great counsel Susan Jones provided since 2012. Clay wants MHC to think about our goals for the coming year. He wants to hold the annual open house, so MHC and MHZC commissions can come together to interact with members of Council and the public. He encouraged reaching out to the Friends of Sevier Park to work with them to advocate for

Sunnyside and for Commissioners to support other groups, like MHC Foundation and Historic Nashville, by joining and attending events. Menié acknowledged the great work of the Zoning staff. Bob Allen commented on Don Cusic's tremendous country music presentation, which 45 people attended. Jack Benz will be speaking at the January 3<sup>rd</sup> meeting of the Bellevue History & Genealogy Group. Dr. Wynn highlighted some speakers who will be at the African American History & Culture Conference on February 14<sup>th</sup>. The theme of this year's conference will be "Enslavement to Liberation." Dr. Wynn thanked Jessica and Katie Green for their work and reminded everyone to register online. Commissioner Searcy made and delivered 2,100 plates on Thanksgiving. Don Cusic announced that today is the anniversary of the Battle of Nashville. In closing, Clay wished everyone a Happy Holiday season and invited everyone to enjoy the refreshments.

With no further business to discuss, the meeting was adjourned at approximately 1:15 pm.

Respectfully submitted, December 27, 2019.

*Susie Dallas*