

**MINUTES
HISTORIC ZONING COMMISSION
BELLE MEADE CITY HALL
OCTOBER 16, 2019**

Call to Order

The meeting was called to order by Mal Wall, Chairman, at 2:09 pm.

Commission members present

Mall Wall, Jeannette Whitson, Gavin Duke, Ron Farris, Bunny Blackburn

Staff members present

Beth Reardon, City Manager Doug Berry, City Attorney
Lyle Patterson, Building Official

Also present - Ms. Jane-Coleman Cottone, Tennessee Historical Commission

Consideration of the Minutes

1. Minutes of the HZC meeting held October 2, 2019.

Motion to approve: Whitson Second: Duke Vote: All aye

Old Business: None

New Business

1. Call to Order

2. **Update on Engagement of Historic Preservation Consultant to Write Design Guidelines**

A proposal from Philip Thomason of Thomason & Associates was reviewed. The scope of work includes: (1)Review and Analysis of Belle Meade's Architectural Character, (2)Review of Incompatible Designs, (3)Development of Interim Design Guidelines, (4)Public Meeting and Input, (5)Final Interim Design Guideline Development, and (6)HZC and City Staff Workshop. Total Proposal cost is \$13,560.00

M. Wall stated establishing the interim guidelines now will allow the City to apply for a grant from the Tennessee Historical Commission to create a detailed set of final design guidelines. The interim guidelines will carry the HZC through until the next federal government funding cycle in September/October 2020. J. Whitson stated interim period will be a time to assess public reaction to the design guidelines and help the Commission to formulate the final guidelines.

It is a major issue how to handle teardowns. Are there historically significant homes that should never be torn down? R. Farris feels "never" is too strict and there should be a review process for the homes that are identified as historically significant. Ms. Cottone stated the consultant can advise on creating demolition guidelines that will help the Commission manage this. The Commission can require the replacement home to have the same or greater quality of materials and design.

Motion to recommend to Board of Commissioners to engage Thomason & Associates to prepare Interim Design Guidelines for the City-wide Conservation Overlay.

Motion to approve: Duke Second: Blackburn Vote: All aye

3. Establish Dates for Upcoming Meetings

Wednesday, October 30th at 3:00 pm

Wednesday, November 13th at 3:00 pm

Monday, November 25th at 3:00 pm

4. Adjourn

Motion to Adjourn at 2:42 pm: Wall Second: Farris Vote: All Aye

Other Business: None Scheduled

Chairman Mal Wall

City Manager Beth Reardon