

Development Activities Meeting

This report created by the Neighborhood Planner and included with staff reports to City Boards and/or Commissions.

Logistics	Stakeholders
Project Name/Address: 2308 E. Carson St.	Groups Represented (e.g., specific organizations, residents, employees, etc. where this is evident): South Side Community Council (SSCC) Project Development Team Local Review Committee (LRC) South Side Chamber of Commerce Residents
Parcel Number(s): 12-L-227	
ZDR Application Number: DCP-ZDR-2020-09274	
Meeting Location: via Zoom	
Date: December 17, 2020	
Meeting Start Time: 6:00pm	
Applicant: Jeremy Raymer	
Boards and/or Commissions Request(s): Historic Review Commission approval for mural (previously completed).	

How did the meeting inform the community about the development project?

Ex: Community engagement to-date, location and history of the site, demolition needs, building footprint and overall square footage, uses and activities (particularly on the ground floor), transportation needs and parking proposed, building materials, design, and other aesthetic elements of the project, community uses, amenities and programs.

Shown facade of project on side of building with before and after artwork; explained reason behind the art; shown examples of other murals on E. Carson St.

Input and Responses

Questions and Comments from Attendees	Responses from Applicants
Historic guidelines don't speak to murals specifically; acknowledged the mural is in right placement on side of building but didn't go through correct process.	
Murals we have had in the past had a community process. We haven't created a community process. We have a committee. We talked about what that process should be.	
Murals have been removed in the past.	

Questions and Comments from Attendees	Responses from Applicants
Who reviews the art before it goes up?	
The art is supposed to be reviewed by the Art Commission before it goes up.	
An explanation was given what the art means in the presentation. Maybe a plaque can accompany it to explain the art.	Yes, we have gotten that feedback. We could put a plaque up based on your guidelines
Have ones you have done in past gone before the Art Commission?	No. I never got a Certificate of Appropriateness before either.
Who commissioned the mural?	Basically, I funded and paid for it. I used the highest quality materials. About 7 to 10 years without fading or degradation.
We have several others done after the fact. SSCC is in the process of notifying property owners of the historic property guidelines.	
Did Richie Chupcka approve this?	
No, it is not his property but he certainly has an opinion.	
I think we should standardize a plaque for all public art moving forward for our business district. Who is going to maintain it? I don't want it to become an eyesore. It costs money to keep it in perpetuity.	I would be willing to be responsible to maintain it for say 5 years minimum. As a worst case scenario, maybe a moratorium that the wall be painted over and returned to gray after 2 or 3 years. If amendable, I could do a guarantee of 10 years that the artwork would last.
Was the original paint on the façade covering up graffiti?	No, it doesn't look like it was. They might have had a vinyl sign before that.
Regardless of the decision on this mural, how do we prevent such murals in the future? This is another example of avoiding permission in favor of extending apologies.	
One just removed from Farmers National Bank at 18th and Carson.	
	Zolin Cook with Steiner Realty. I manage the property and am aware of façade requirements in the business district. I was unaware of the any requirements on the side wall. I had discussed with Jeremy before the mural was painted

Questions and Comments from Attendees	Responses from Applicants
	<p>whether it was allowed, if permits were required. We did believe we were in compliance and I apologize we didn't follow the process before painting the mural. Steiner Realty (manager) and the owner for whom we manage the building are supportive of maintaining the historical façade, arched, wood windows, etc.</p>
<p>Is the painter local?</p> <p>Is this his story?</p>	<p>No, he is in Nashville.</p> <p>Yes. That was his mother.</p>
<p>The historic district guidelines govern beyond the front façade to include any exterior façade visible from the public right-of-ways.</p> <p>Again, nothing written about murals in the guidelines. The district guidelines are trying to protect historic properties. That is why we stand up against unpainted masonry because it is actually detrimental if not painted with the right products and causing lasting damage. Brick doesn't need much maintenance but when you paint it, it needs repainted every 10-15 years.</p> <p>These side walls were never really meant to be exposed. I personally support well-thought out and through the process murals.</p>	

Planner completing report: Anthony Kobak