

Belmont-Hillsboro News

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BHN Tour of Homes showcases the art of urban living

By Gary Bynum, chairman, BHN Tour of Homes 2003

Belmont-Hillsboro Neighbors' Tour of Homes committee has spent six months organizing this year's Tour of Homes. This year's theme, "The Art of Urban Living," will focus on the unique qualities that make our neighborhood so appealing. The Belmont-Hillsboro Neighbors Home Tour Committee is eager to showcase the nine beautiful homes included in this year's Tour.

Most of the homes have completed total renovations, but one is new. The house at 2013 Linden Avenue, built in 1998, received the 1999 award for Best Example of Urban Infill from the Metropolitan Nashville Historic Society. It's a new house that looks old.

House styles include foursquare, bungalow, Victorian cottage, and the recent-vintage "reproduction" bungalow. The houses on this year's tour are

- 1920 18th Avenue South
- 1933 20th Avenue South
- 2017 20th Avenue South
- 1409 Ashwood Avenue
- 2227 Belmont Boulevard
- 2504 Belmont Boulevard

- Historic Belmont-Hillsboro Neighborhood Tour of Homes
- Saturday, October 4th
- 11:00 AM to 5:00 PM

- 1716 Blair Boulevard
- 2013 Linden Avenue
- 2407 Oakland Avenue

Tickets for the Tour are \$10 per person. On the day of the tour, tickets will be available at the home at 2227 Belmont Boulevard. You may purchase advance tickets at Fire Finch in Hillsboro Village, 1818 21st Ave South; Helios ArtGlassWorks, 3108 Belmont Boulevard; or Hillsboro Hardware, 2204 21st Avenue South.

The annual Tour of Homes is tBHN's primary fund raising event. Proceeds from the event help fund a variety of BHN projects:

- one/Barnes Scholarship Fund
- Annual Spring Cleanup Day
- The 15th Avenue Neighborhood Watch
 - CrimeWatch Program
 - Design, purchase, and placement of historical signs
 - Tree planting on Belmont Boulevard
 - Graffiti Removal
 - Oversight on zoning issues everywhere in the neighborhood

Art gets down to earth in Home Tour

We're celebrating the Art of Urban Living with a Sidewalk Chalk Art Contest during the BHN Tour of Homes. The contest is open to anyone aged 12 and up and weather permitting, will take place on Ashwood Ave. between Belmont Blvd and 15th Ave. Hours are noon to 3:00 PM.

Entry to the contest is free. There will be 1st, 2nd and 3rd place winners selected from 2 groups:

- ages 12-17
- age 18 and over

Contestants will have one sidewalk square as a canvas. Entries will be judged on creativity and success in

filling the square in a balanced and complete way.

Prizes are as follows:

- 1st place: \$100
- 2nd place \$50
- 3rd place \$25

Space is limited, and is available on a first-come, first-served basis. BHN will provide plenty of colored chalk. Participants are encouraged to bring any other tools or supplies needed to create their masterpieces. For more information about the Sidewalk Chalk Art Contest, please contact Diana Cherry (463-8455 or dtcherry@comcast.net).



Volunteers for tour still needed

The BHN Home Tour committee is still looking for neighborhood volunteers who are able to work on the day of the Tour of Homes. If you've never done it before, this is a great way to meet your neighbors and get involved with the neighborhood.

What volunteers do

We need people who would like to assist homeowners by serving as docents and as ticket sellers. There will be 2 shifts from which to choose, 11 am to 2 pm, and 2 pm to 5 pm.

What volunteers get

All volunteers are invited to attend the volunteer breakfast hosted by Mad Platter restaurant chef Michael Fenswick and his wife Carla. You are also invited to attend the post-tour celebration that will be held immediately following the tour at the home of David McMahan.

If you are interested, please contact Keith Durbin at keith@durbin.ws or Diana Cherry at dtcherry@comcast.net. ☎

\$500 grant given to BHN from The Village Fund

Belmont-Hillsboro Neighbors has been given a \$500 grant for general support by Village Real Estate Services. The philanthropic initiative of Village Real Estate Services is The Village Fund of the Tides Foundation.

Besides giving grants, The Village Fund addresses a wide range of causes from youth enrichment (Community Impact) to smart land use (Nashville Greenways) to preserving a "sense of place" (Historic Nashville). The Fund is supported by donations of Community Builders, agents, and customers of Vil-

lage Real Estate. (Read more about the Village Fund at villagerealestate.com.)

Belmont-Hillsboro Neighbors thanks all associated with this generous gift:

- Mark Deutschmann, Village Chief Manager
- Joan C. Richardson, the Village Fund Coordinator
- Virginia Deberberg, Village Real estate agent-sponsor
- Idelisse Malave, Executive Director, Tides Foundation ☎

B&B celebrates 10 years in BHN

One of the homes on the Belmont-Hillsboro Tour of Homes this year is the Hillsboro House Bed and Breakfast. Located at the corner of Portland and 20th (1933 20th Avenue South), the Hillsboro House is celebrating its tenth year in business. Owner Andrea Beudet thanks BHN neighbors and friends for ongoing support and participation by referring visiting family members to the B&B for lodging.

Andrea purchased the home in 1989 with no intention of converting it to a B&B. However, council rep Stewart Clifton introduced a bill to allow B&Bs in historic neighborhoods. She recognized this as a perfect match for her: restore the house and recoup some of her investment.

This year drop in and help launch Hillsboro House's second decade in BHN. ☎

Metro cuts a wide swath—collecting brush

If you live between 21st Avenue South and I-65, these dates are for you. Remaining brush collection dates for 2003-2004 are as follows:

- September 22 to October 19, 2003
- December 15, 2003 to January 18, 2004
- February 16 to March 21, 2004
- April 19 to May 14, 2004

Set your brush out where your trash is collected, either in the alley or at the curb.



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Meet re-elected Council rep Hausser

by Judy Isenhour, BHN

Think about working your regular job, then having a second job that demanded 20 hours a week, and required you to go to six extra meetings a week. Ginger Hausser, newly re-elected Council representative for the 18th district, estimates her council duties require that much time, on average. But she likes going in and seeing a problem and coming up with a solution. She describes herself as kind of a policy wonk.

On July 19 she answered questions for "Belmont-Hillsboro News."

Why did you run for Metro Council?

In 1998 some folks who had known me from my research work in the legislature, my involvement in some other campaigns, and from the Hillsboro-West End

Neighborhood Association talked to me. They felt like my background in government would be helpful as a new council member. After that point I met with Betty Nixon and Stewart Clifton and tried to understand as much as possible about what the job was like. I made the decision that I had a contribution to make.

What did you think your contribution would be?

I thought my broader understanding of how government works would be helpful. Now I feel that my broader understanding of government is frankly not as useful, at least in my 1st term, because most of agenda and policy setting comes from the administration.

What was your best accomplishment?

The overlay for Eakin Elementary and fact that the neighborhood felt so strongly. There were 700 names on the petition to save Eakin. This was a case where Metro needed an education: it needed to recognize that it didn't make good financial sense to tear down something and replace it with something of less value.

The zoning issue I'm most proud of is Harris-Teeter. It was my first zoning issue. In '99 when we got into that we were lucky that H.G. Hill owned that property. They were so gracious along with Harris-Teeter working with the designer. They all agreed that important points were keeping green space and

work Manual Zeitlin locally, Kim Hawkins, and the Harris-Teeter architect. We ended up with a show-place.

What will be your greatest challenge next term?

Belmont University. I can kind of figure out how we can balance the need for Belmont University to grow and the need for the Belmont-Hillsboro Neighborhood to be maintained, stay livable, and keep its quality of life. But it will require a great deal of partnership: the neighborhood, me, the university, and Metro.

On a larger scale, looking at the city: continuing the improvement we're seeing in academic results in our schools; maintaining middle class support for our investment in schools.

Ginger Hausser, 18th district Metro Council representative, sees the greatest challenges in her next term revolving around Belmont-Hillsboro Neighborhood.

What's your day job?

I work at Community Research Associates. We provide training and technical assistance in public safety across the country. I work on the terrorism awareness board. Our company has trained over 70,000 1st responders since '97 on terrorism. It all started after the Oklahoma City event. The federal government realized we are not at all prepared. We use a lot of experts like retired fire chiefs.

How many neighborhood organizations are in your district?

Hillsboro-West End and Belmont-Hillsboro Neighbors are the two neighborhood associations I work with. There's a small area where Sunnyside and BHN overlap. And there are also merchant groups: 12th Avenue and Hillsboro Village. The merchants on West End (Coffee Beanery, Tin Angel) have been working for the past 6 months. They're also in 18th District.

Do you plan to run for anything else?

I don't know. I haven't said no to anything. I haven't said yes. I may go to the Peace Corp to escape. Really, though, I hope I'll be making a contribution somehow, through neighborhood involvement, non-profit, government, policy. There's a whole variety of ways to make a contribution. ☐



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Forrest Hills Apt. still controversial

by Gene TeSelle, BHN

1999

Four years ago, Jack Grace proposed the redevelopment of the Forrest Hills Apartments (2601 Hillsboro Pike, at the I-440 interchange), which he had purchased from the Condra estate for \$5 million. The total area is about 7.9 acres. Employing several planners and architects, he proposed an increase of density—239 units, while the current zoning permits 158—in exchange for good design. Many people appreciated the design. But there was opposition from adjacent neighbors; several changes of plan caused confusion; and the Hillsboro-West End neighborhood organization was concerned about increased traffic on Woodlawn and Westwood.

2000

Then in 2000 developer Ron Sohr proposed an eleven-story luxury condominium development, which would be within the existing zoning (number of units, ratio of height to side yards, etc.). BHN voted to oppose this development, however, since it was inappropriate to the type of homes in the neighborhood. In any case, the developer had trouble getting the needed purchase commitments to satisfy his lender, and eventually he abandoned the project.

2003, plan A

This summer BHN was approached by a Houston firm, the Bomasada Group, which wanted to build a 289-unit complex made up largely of one-bedroom apartments, with a parking garage in the center, hidden by the apartment buildings. This, too, would require rezoning to a higher density. The developers said that the cost of land acquisition (Jack Grace was asking \$7.1 million) required this kind of density. The project got such opposition at a public meeting on July 24—again the number of units and the traffic impacts—that the developers changed their plan.

2003, plan B

John Gilbert of Bomasada called Melinda Newpher, who had done an earlier environmental assessment of the property, to let her know that Bomasada would move ahead with redevelopment of the property

without a zone change. The firm made the same announcement a few days later in the *Nashville Post*. Their plan, they said, was to market the apartments to students at Vanderbilt, Belmont, and David Lipscomb Universities. There would be 148 furnished units—each with three bedrooms, since the Zoning Ordinance allows no more than three unrelated persons to live in a single unit. They made a point of saying that, with 444 residents, there would be more cars than under the earlier plan. Surfacing would no longer be brick; trees would be cut down for parking lots, which would be located between the apartments and neighboring yards; and no fence would surround the property.

Neighbors have had several reactions. For a few days it appeared that plan B, which includes students residents, was an intimidation tactic to get the neighbors to agree to the earlier proposal. But when the official statement of the plan was made public, it seemed clear that Bomasada's attitude was, "Well, they asked for this by turning down our other plan."

Plan B may be the only way Bomasada can "make the numbers come out" if they pay \$7.1 million to Jack Grace. But no one is forcing Bomasada to buy the property, and they could develop it in other ways. Bomasada has proposed only these two alternatives, in effect a choice between two unsatisfactory projects.

Belmont-Hillsboro Neighbors is accustomed to developers doing what they want to do under existing zoning, and the general attitude is to accept this rather than make questionable agreements. BHN will be sure that the developers comply with codes, with no exceptions and no variances. ■

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How to Join BHN

If you would like to join (or renew your membership), please send your name, address, phone number, email address, and \$15 household membership dues (\$10 for individual) to Belmont-Hillsboro Neighbors, Inc.

P.O. Box 120712

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Email questions to info@belmont-hillsboro.org
or call the hotline at 386-3711.