

Dear Commissioners,

I am writing to wholeheartedly support staff recommendation regarding the property located at 1512 Dallas Ave.

My wife and I purchased our house on Ferguson Ave in 2004 and unbeknownst to us, neighbors had been working alongside council woman Ginger Hausser to establish the Belmont-Hillsboro Conservation Zoning Overlay. While I supported the overlay, I never anticipated just how important it would be these 17 years later. As entire streets of historical homes are razed and replaced around Nashville, I'm grateful to those with the foresight to protect the historical character of my neighborhood.

I understand the developer argues that collapse of the chimney justifies his actions, but what happened at 1512 Dallas Ave is inexcusable. It is the responsibility of developers to take all necessary precautions to preserve the existing structure. Had the developer met his obligations, the house would still be standing.

While it is indeed troubling to lose a historical structure, I fear that allowing development to proceed in lieu of reconstruction would have a more dangerous long-lasting effect. Developers would be disincentivized from taking the necessary care to maintain building integrity. Or even worse, they might purposefully engineer a house's collapse as we all know that it is more cost effective to demolish and rebuild.

As Nashville attracts thousands of new residents each year, the replacement of architecturally and historically important houses with new construction is a foregone conclusion. Ensuring compliance with the rules that govern conservation zoning is the best way to protect what remains of the historical character of our city.

Thank you for considering my thoughts on this case.

A handwritten signature in black ink that reads "Lance Thomas". The signature is written in a cursive, flowing style.

Lance Thomas
1518 Ferguson Ave