

From: [Morgan Stengel](#)
To: [Historical Commission](#)
Cc: [Zeigler, Robin \(Historical Commission\)](#)
Subject: 1512 Dallas - Preservation Permit
Date: Wednesday, March 10, 2021 11:58:34 AM

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Hello Historical Commission!

I am writing in regard to the demolition at 1512 Dallas which is scheduled for a public hearing on March 17. I am the direct, next door neighbor at 1514 Dallas, and frankly, am very troubled by the activity next door. I do not intend to delay the developer's progress but felt the need to document my concerns.

I moved to Dallas Ave in 2019 and joined a wonderful and proud community. I have always viewed the historical overlay and design guidelines as a positive in preserving the character of our street and community (not all Nashvillians have this comfort). One day I may harbor ambitions to expand my house and know there are strict rules in place governing the design and process to the benefit of my neighbors on Dallas Ave and the Belmont-Hillsboro neighborhood.

I understand my neighbor has every intention to rebuild and flip the house, and I welcome his improvements to the street – I can reasonably expect his efforts and investment will have a positive impact on all of our home values. However, I am deeply troubled, after watching the renovation (turned demolition), to learn this work was done without a permit from the Historical Commission. I hope the public hearing on the 17th can give me and my neighbors assurance that the balance of work and design are within the historical guidelines governing our street. Our houses are only about 15-20 feet apart, so I am eager to see this eyesore next door resolved, and quickly (I am living next to a laydown field and remnant wall!).

I hope that my neighbor will understand that the residents of Dallas Ave are deeply invested in their street and community. From our perspective, after learning of the unpermitted demolition, we feel this developer has come in with no investment in the community or outreach to neighbors, and has seemingly disregarded the rules put in place to preserve the character of our street. After all, I am the one that has to live next door to this dumpster fire - so it's natural to harbor a little resentment while this project is delayed under a Metro Stop Work Order due to the developer's actions.

I hope this public hearing will demonstrate this demolition was an innocent misstep out of the gate – and not a case of “ask for forgiveness, not permission.” My greatest concern is that the work going forward is appropriately permitted and in conformance with the Historical Overlay design guidelines.

Dream Homes has recently completed their historical renovation down the street with exceptional speed and respect for the community, and I am hoping for the same next door. I look forward to the Historical Commission resolving this bump in the road with my neighbor and wish him great success in the completion of his project.

Morgan

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From: [Elizabeth Haney](#)
To: [Historical Commission; Zeigler, Robin \(Historical Commission\)](#)
Subject: 1512 Dallas Avenue
Date: Friday, March 12, 2021 10:26:13 AM

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This is what 1512 looked like before the walls came down. You can see why we are frustrated.

Eli Haney

