

From: [Buck Snyder](#)
To: [Historical Commission; Walker, Tim \(Historical Commission\); Cash, Thomas \(Council Member\)](#)
Subject: Design Guideline Consolidation
Date: Monday, March 15, 2021 5:07:50 PM
Attachments: [Letter to MHZC - 190916.pdf](#)

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Hello Nashville Historic Dept.

I am writing to add a vote of solidarity to a letter written by Mr. Martin Wieck which is attached hereto.

I believe Mr. Wieck makes some very sensible points in his letter and I can support all of his statements from a practical standpoint.

Overall, I am in favor of the consolidation project, but with a document this large, fine tuning is necessary and can only be foreseen by the (relatively few) professionals who are recurring applicants. Please consider the letter from Mr. Wieck with the utmost sincerity and on behalf of all professionals in the real estate, development, and design industry -for reasons beyond me, few of us will find time or make the effort to advocate for change in advance of the implications arriving at our door. This letter speaks for a number of stakeholders.

Thank you for your consideration,

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Buck Snyder

Central Builders, LLC

615-473-1716

buck@CentralBuildersLLC.com

From: [Cheyenne Smith](#)
To: [Zeigler, Robin \(Historical Commission\)](#)
Subject: Consolidation Project Feedback
Date: Tuesday, March 16, 2021 8:42:28 AM

Attention: This email originated from a source external to Metro Government. Please exercise caution when opening any attachments or links from external sources.

Hi Robin,

I will be out of town and out of pocket on a family spring break trip during this month's meeting when the consolidation project is being discussed so I wanted to share a few thoughts and words of support for the consolidation project.

While I don't personally live in a historic overlay, I share an alley with the Lockeland Springs overlay and as a Residential Designer I have worked with you and the rest of the staff on almost 150 properties over the years and have no doubt that all of you have the best interests in mind for all of the neighborhoods. Perhaps I operate differently than others but I design to the historic guidelines just as I would building codes and part of that is educating and communicating with homeowners on how to incorporate and work within the guidelines to meet both their needs and MHZC's needs. So basically, whatever the guidelines are, I will do my best to make them work with the specific project and to this date that's always been attainable with staff.

As I was looking through the list of all of the neighborhood districts in an effort to list the ones that I typically work within, I realized there were more than I ever thought and while I have worked in most of them, having a consolidated list to work from would be helpful in my conversations with homeowners so that I know I'm not misspeaking and confusing the minute differences between each neighborhood. And even then, the staff has always done a wonderful job of keeping me on track because I tend to work with them from the very beginning. So, all of that to say that I don't see how consolidating all of the guidelines would be a negative since the staff treats each property on an individual basis and makes their decisions based on the specifics of that property anyway.

The changes that I'm looking most forward to, should these guidelines be approved, are regarding the DADU's as many of the guidelines are being changed to be less stringent. Specifically, allowing interior lot DADU's to be 25' tall max. rather than being limited to the height of the principal dwelling. There are many 17'-19' ish homes that can't have second level living spaces because of the 2' ridge raise limitation which in most cases I am supportive of. So to allow those homes the ability to build a taller DADU would be nice. It's a strange analogy since most of these guidelines are directed towards the upper middle class but the adage, "The rich get richer and the poor get poorer" comes to mind since those folks that buy the lesser expensive starter homes are both penalized by not being able to build up or can't both build a garage and apartment above whereas their neighbor with a slightly larger historic home could make their house larger and build a DADU with garage below and apartment above. I have 8 potential clients that I have been sending monthly updates to for the last year in anticipation for this change alone so for that reason I know it's highly desired by the average homeowner in my small sampling of projects.

The only negative that I don't love about these changes is that it doesn't apply to corner lots. I understand the primary reason that they don't but if there were some exception to this guideline that would be helpful. Perhaps if these corner lots weren't on the corner of a primary street and didn't cause an obstruction and safety issue or something. It wouldn't even have to be the 25' max. If 21' to 23' were allowed then that's plenty of room for a garage below and apartment above. A 25' height is obviously more comfortable but I have designed projects that were built and have a 21' height and they function better than not having one at all. I also understand that everyone has to consider precedent and that this could be a challenging thing to do on a case by case basis.

Regardless of the corner lot exclusion, I feel having all of the guidelines in one place as well as the proposed changes are all beneficial for the average homeowner and would allow for maintaining the integrity and preservation of all of these wonderful historic homes.

I hope that other homeowners and designer/architects feel that these changes are more beneficial than not and that the commission will consider accepting these changes as you and the staff have recommended.

Thank you for your time in listening to my ramblings and if anyone has any questions or needs clarification to my comments I'm always here to be a resource if needed.

Cheyenne

Cheyenne Smith
Residential Designer



615-430-6985 | cl