

DAVIDSON A.M.

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DAVIDSON PERSONALITIES

Designer wins national award

Lynn Taylor's new but old house wins 'infill' category in competition.

By LINDA BRYANT

Staff Writer

If there were an *American Idol* show for infill housing in urban neighborhoods, Nashville-based home designer Lynn Taylor probably would be a finalist. A Taylor-made home in East Nashville recently won The Great American Home Award in the infill category from *The Old House Journal* and the National Trust for Historic Homes.

The winning home is a 1½-story Craftsman at 1505 Garland Ave. built by Gann Construction.

Besides being a feather in Taylor's cap, the award is a blue ribbon for Nashville's booming infill housing scene in neighborhoods such as Edgefield, Sylvan Park, Belle Meade Links, Lockeland Springs and Green Hills.

Taylor said she made it a goal to win a national award just a few months ago but was flabbergasted when it happened so fast.

"If you're going to dream, you might as well dream big. Every year I set goals for my business. I believe you have to write your goal down and then ask for it."

Last fall, Taylor made another big score with her precisely drafted designs and home plans, which usually replicate historic homes in existing older neighborhoods.

She was one of three national winners of 16,000 entries in The Oxygen Network's "Oh, Get the Money" contest. The network liked her business plans so much they gave her \$25,000 to expand it.

Steve Neighbors, president of The Home Company of Middle Tennessee, said infill housing is often thought of as building on vacant urban lots. But it also includes replacing a torn-down structure with a new home or development.

He praised Taylor's clever blend of old and new.

"I think Lynn's designs are popular because people like the historic facades, but they also like the openness of interior plans, which are more modern.

"She's created designs that people can accept and like living in. Her designs work well in all kinds of neighborhoods and are very marketable."

Taylor's niche projects are scattered all over town but proliferate in historic neighborhoods with conservation or historic zoning overlays that require all new construction or home additions to blend with the character of the neighborhood.

Emily Evans has kind words for Taylor's work in the Belle Meade Link neighborhood, which adopted conservation zoning in 2003.

"Lynn works in a way that's sensitive to the house that's being renovated, as well



PHOTOS BY MANDY LYNN / STAFF

Taylor's winning design The living room of a Garland Avenue home designed by Lynn Taylor, which was the winner of The Great American Home Award in the infill category from *The Old House Journal* and the National Trust for Historic Homes.



Lynn Taylor of Taylor Made Plans

Learn more about Lynn

Lynn Taylor's home design business, Taylor Made Plans, is at 1617 Holly St. The Web site is taylorformedplans.com For more information call 600-8556.



The exterior of the Lynn Taylor-designed home on Garland Avenue that won the infill category of The Great American Home Award.

What is the Great American Home Award?

The Great American Home Award is a national competition for residential rehabilitation projects in the United States. Established in 1989, the contest began recognizing new homes built in established neighborhoods this year. To find out more about The Great American Home Award, visit the National Trust for Historic Homes at nationaltrust.org/historic_homeowner/gaha/.

as to the ones that surround it," Evans said.

"I think Lynn has somewhat altered the business model for home renovation. She streamlines things, moves very quickly and works really, really hard."

Taylor attributes quite a bit of her success to finding a trade that takes advantage of her specific talents and to keeping her area of focus very small and tight.

"It's a niche within a niche," she said. She also gives East Nashville credit. As the preservation of historic neighborhoods was gradually embraced in neighborhoods such as Lockeland Springs and Edgefield, she realized she could contribute to neighborhood revitalization with her own skills.

"East Nashville really changed my life in 1993 when I moved over here. It opened up so many doors for me."

Taylor's next goal is to be able to travel and speak nationally about some of her favorite subjects — attic buildouts, the renovation process from plans to construction, interacting with historic commissions, and starting a neighborhood conservation or historic overlay. ■

Demand for infill lots on the rise

By LINDA BRYANT

Staff Writer

What is infill?

The term infill is used in a broad sense to define residential, industrial and commercial development projects that take advantage of land availability close to urban centers.

The land may already be vacant or become vacant when a home or commercial building is torn down for redevelopment.

An infill project can be a high rise, such as the upcoming 31-tower Victorian condominiums in downtown Nashville, or the modest, affordable homes built in the Hope Gardens area of North Nashville.

It can be hard to design plans for infill projects because the inner city

Another Taylor Made Plans design



Before

Lynn Taylor designed this addition to the rear of Beth Haley's home at 1205 Ferguson Ave.

After

