

# REAL ESTATE

SECTION H » SUNDAY, SEPTEMBER 19, 2010 » THE TENNESSEAN »

## BUILDER SPOTLIGHT

### Taylor Made Plans, LLC

650-8956  
www.taylormadeplans.com

Taylor Made Plans creates custom additions, renovations and infill home designs that preserve the historic integrity of neighborhoods while offering the modern amenities homeowners expect today, within budget.



Taylor

"I serve as the personal advocate for my clients, developing custom plans that include even the most meticulous details to ensure that they get what they desire in their home," Lynn Taylor said. "Clients continue to return because they trust my insight, appreciate my straightforward and transparent approach, and love my design."

Years in business: 11

#### How did you get started in the home design business?

I began working in 1984 for an architectural firm, while getting an associate's degree in architectural engineering from Nashville State Community College, which was then called Nashville State Technical Institute. I then began working part-time developing house designs in the late 1980s.

But what really changed my life was when I moved into historic East Nashville in September 1993 and began to focus on designing additions and renovations for historic homes and some brick ranches. This experience led me to start my own company in January 2000. What I discovered is that I love old houses and understand instinctively the principles of historic designs. I am proud to say that I received my 11th design award this year.

#### You blend historic charm and modern convenience. How do you accomplish that?

I have always said that much of what I do is problem solving. There are several things I have to take into consideration in my work: the needs and budget of the homeowner, historic zoning and the bones of the house itself.

I begin by looking at the existing structure of the house. Most people do not want their addition to stick out like a sore thumb. We have all seen those houses and know immediately where the old structure starts and the new one begins.

I create additions that blend with the historic nature of the home, so I have tremendous respect for what is there and take my cues from it. My background in technical construction helps me understand the height, massing and details of the existing house.

The features that matter most to today's homeowners are the kitchen, baths and the family rooms. These are the rooms

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Buying a new home in an established neighborhood, such as the Hadden Hall development at McKay's Mill in Franklin, raises your property value because surrounding homes also are new. PHOTOS BY SHELLEY MAYS / THE TENNESSEAN

## BUY NEW FOR A SAFE BET

Avoid hassles of unexpected repairs that may come up in older homes

By Bill Lewis | FOR THE TENNESSEAN

Some home buyers dream of purchasing a foreclosure for pennies on the dollar. Others crave the charm and character of an older house. But if you want a blank slate; a place where nobody else has lived before and a decreased risk of unexpected expenses, a newly built home is your best bet.

### WHY NEW HOMES ARE WORTH A SERIOUS LOOK

**1. MODERN CONVENIENCES:** The refrigerator, the oven and the dishwasher, pictured in this Hadden Hall model home, are new and offer the latest features.

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"Even if the price may be a little higher on the front end, you'll save money in the long run," said Bridget Wright Thompson, with the Jones Company.

A previously lived-in house might need unexpected repairs that may not be covered by a warranty. Roofs can develop leaks. Heating and air-conditioning systems don't last forever. And while foreclosures can be amazing bargains, they're also a big gamble.

"There are so many nightmares when you go down (the foreclosure) path," said Thompson. "The people may have taken everything, including the toilets."

When you buy a newly built house, you don't face those issues. The roof, the floors and everything in between are all brand-new. And if anything does go wrong, most builders provide a long-term warranty that can cover the cost of repairs for years, said Geoff Hart with Beazer Homes.

"(Our warranty) is almost like thinking of an insurance policy," Hart said. "It's just the peace of

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# Infill homes add to appeal of neighborhoods

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clients most often ask me to revise or add onto in a historic home. Historic kitchens had very few items in them and baths were very small. These are the rooms where people live most today, and they want them to be up to date.

Where can your designs be found?

I have designed homes throughout Middle Tennessee. I do not work in just one ZIP code and love when assignments take me to new locations. I even designed an addition and renovation for a historic home in Smith Grove, Ky. In addition, I sell stock plans to homeowners, builders and municipalities throughout Tennessee and other states, including Arkansas, Georgia and

Texas.

**Builders often use your designs to construct infill homes on vacant lots in Nashville's urban neighborhoods. How does that strengthen those neighborhoods?**

Every neighborhood has an architectural rhythm. Vacant lots break up the rhythm of the block, like a missing tooth. I believe the

most important elements to consider when designing an infill home are the height, massing and setback of other homes in the neighborhood, whether they're historic or modern. In addition, the floor line must align with the adjacent homes. Infill homes strengthen neighborhoods, assuming that they are quality design and construction.

— BILL LEWIS, FOR THE TENNESSEAN