



Kevin Chastine, AICP, Planner II
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May 8th, 2015

Gallatin Historic District Commission Members:

- Thomas Richey, Chair
- Roger Matchett, Secretary
- John Garrott, Vice Chair
- Johnny Wilson
- Kenneth Thomson

RE: Tuesday, May 12th, 2015 Gallatin Historic District Commission Meeting

Dear Commissioners:

Please find the following items enclosed with this letter:

1. Agenda for the Tuesday May 12th, 2015 Gallatin Historic District Commission meeting.
2. Minutes for the Tuesday April 14th, 2015 Gallatin Historic District Commission meeting.
3. Certificate of Appropriateness – Staff Report – 126 North Westland Avenue

The Historic District Street Report assignments are as follows:

- **Kenneth Thomson:** East Eastland Street, Wemyss Street, North Pardue Avenue
- **Thomas Richey:** North Hume Avenue
- **Roger Matchett:** Perrolee Street
- **John Garrott:** East Main Street
- **Johnny Wilson:** North Westland Avenue, East Main Street

Please call me as soon as possible if you are unable to attend Tuesday's meeting.

Sincerely,


Kevin Chastine, AICP
Planner II

Enclosures



AGENDA

The Gallatin Historic District Commission invites all members of the public to their regularly scheduled meeting on Tuesday, May 12th, 2015 at 4:30 p.m. in the **History Room, Room 109** of Gallatin City Hall located at 132 West Main Street. The agenda for this meeting is set as follows:

1. Approve Minutes – April 14th, 2015 GHDC Meeting
2. Certificate of Appropriateness - 126 North Westland Avenue - Porch Violation
3. Discussion of Monthly Historic Preservation Articles
4. Woodson Terrace Historic District Street Reports
5. East Main Street Historic District Street Reports
6. Other Business

There is no Gallatin Historic District Commission meeting scheduled for the month of June. The next meeting will be held on Tuesday, July 14th, 2015 at 4:30 p.m. The submittal deadline for that meeting agenda is Tuesday, June 30th, 2015. Please contact the Gallatin Planning Division at 451-5796 for more information.

MINUTES OF THE
GALLATIN HISTORIC DISTRICT COMMISSION

April 14, 2015

MEMBERS PRESENT

Tom Richey, Chair
Johnny Wilson
Kenny Thomson

STAFF PRESENT

Kevin Chastine, Planner II
Marianne Mudrak, Board Secretary

MEMBERS ABSENT

Roger Matchett
John Garrott, Vice Chair

OTHERS

None

A regular meeting of the Gallatin Historic District Commission was held on April 14, 2015 in the History Room of Gallatin City Hall. Chair Tom Richey called the meeting to order at 4:30 p.m. A copy of the meeting agenda is attached to these minutes as Exhibit A.

Approve Prior Minutes

Chair Richey presented the minutes from the March 10, 2015 Historic District Commission meeting. Mr. Wilson motioned to approve the minutes as presented. Mr. Thomson seconded the motion and the motion passed by unanimous vote.

Item 1 – 126 North Westland Avenue – Porch Violation - Update

Mr. Chastine said a letter sent to the resident at 126 North Westland Avenue brought no response; therefore, he contacted the property owner. The property owner, as stated by the Sumner County Assessor website, informed Mr. Chastine that he no longer owned the property. After some research Mr. Chastine found the new property owner and sent them the violation letter. The letter explained that no one contacted the Historic District Commission or applied for a building permit prior to beginning work on the house at 126 North Westland Avenue.

Item 2 – Potential Projects – Woodson Terrace HD

Mr. Chastine said Ms. Rosemary Bates is selling her home and an interested party would like to make some changes to the property. She informed the potential buyers that they must contact the Historic District Commission with the proposed plans.

Mr. Chastine said another property owner spoke to him about putting up a fence for their children. He told the property owner to present the plans to the Historic District Commission.

Item 3 - Discussion of Monthly Historic Preservation Articles

Chair Richey said he is focusing the next article on historic homes that no longer exist and their importance. He has formed a committee, including himself, Mr. Thomson and Mr. Matchett. He presented a publication of a Savannah Tour Brochure and pointed out old photos of historic buildings that no longer exist, compared to photos of the new existing structure in the same location. He indicated that he may consider using the same approach to the monthly historic preservation articles.

Item 4 - Woodson Terrace Historic District Streets Reports

There were no issues to report.

Item 5 - East Main Street Historic District Street Reports

There were no issues to report.

Item 6 - Other Business

1. A brief discussion was held on the Rock Apartments. Mr. Chastine said he could not find any information indicating that these apartments are Section 8 housing. Chair Richey asked if the Fire Department has been notified of the issues. Mr. Chastine replied that he has not contacted the Fire Department regarding the issues at the apartment house. Chair Richey said, since neighbors have raised concerns, there has been increase police patrol in the area.
2. Chair Richey suggested that a careful watch be kept on the two (2) auto repair facilities to be sure they keep in compliance and do not create an adverse effect on the neighborhood.
3. Chair Richey asked for an update on letters being sent to local realtors. Mr. Chastine said the letters are ready and should go out in the next two (2) weeks.

Item 7 - Move to Adjourn

There was no other business to discuss; therefore, Chair Richey adjourned the meeting at 5:15 p.m.

Respectfully submitted:

Marianne Mudrak, Board Secretary

Approved:

Tom Richey, Chair

Roger Matchett, Secretary

ITEM 2

ITEM 2: 126 North Westland Avenue 5/12/15 GHDC MEETING

Applicant requests approval for a patio roof extension that extends from the front door out into the front yard. The property is located at 126 North Westland Avenue, which is located in the Woodson Terrace Historic District.

Attachment	2-1	Certificate of Appropriateness Application
Attachment	2-2	126 North Westland Avenue Property Survey Information
Attachment	2-3	Photographs of Porch

APPLICABLE WOODSON TERRACE HISTORIC DISTRICT DESIGN GUIDELINES

1.2.1 Definition: A change in building material; the addition or elimination of any architectural feature or a structure; a repair that reconstructs any part of an existing building; an addition that extends or increases floor area or height of any building; or construction of an appurtenance.

1.2.2 General Principles

These guidelines shall apply only to the exteriors of buildings and to areas of lots clearly visible from public rights-of-way.

Proposals for exterior work to be done on public façades - front and street related elevations shall be more carefully reviewed than to be done on other façades. Non-public façades shall mean those façades not visible from the street.

The distinguishing original qualities or character of a building, structure, or site and its environment shall not be destroyed. The removal or significant alteration of any historic material or distinctive architectural features should be avoided.

Changes, which may have taken place in the course of time, are evidence of the history and development of a building, structure, or site and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected.

Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure, or site shall be treated with sensitivity.

Deteriorated architectural features shall be repaired rather than replaced when economically feasible. In the event that replacement is necessary, the new material should match the material being replaced in composition, design, color, texture, and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historic, physical, or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.

1.2.4 Architectural Features

Original features should be retained if at all possible

Architectural features of any period or style not original to the building should not be introduced.

If artificial siding materials are used, soffits, eaves, and porch ceilings should not be concealed and the material should replicate the original feature.

1.2.5 Materials

Original building materials include wood, brick, stone, terra cotta, and stucco.

Original roof materials include slate, metal, wood shingles, and on twentieth century buildings, asphalt shingles.

Original building and roofing materials should be retained. If replacement is necessary, it should be with original materials, whenever economically feasible, or close visual approximations of the original in both color and content.

1.2.6 Color

The Woodson Terrace Historic District design guidelines do not review and regulate paint colors on wood and vinyl siding.

1.2.8 Porches

Original architectural features and shape – outline, roof height, and roof pitch – should be retained. Original porch materials and architectural features should be maintained. If different materials are substituted, they should be a close visual approximation of the original.

1.3.1 Definition:

The construction of any freestanding structure on any lot, or addition to existing structure.

1.3.2 General Principles

The guidelines shall apply only to the exteriors of buildings and to the areas of lots visible from public rights-of-way. The public façades – front and street-related elevations – of proposals for new buildings shall be more carefully reviewed than other façades.

New construction should be consistent with existing buildings along a street in terms of height, scale, setback, and rhythm; relationship of materials, texture, details, and color; roof shape; orientation; and proportion and rhythm of openings.

1.3.3.8 Additions to Existing Buildings

New additions to existing buildings should be kept to a minimum and should be compatible in scale, materials, and texture; additions should not be visually jarring or contrasting.

Additions to the front of a building should be consistent with the architectural style of the existing structure.

Additions may be located to the rear of existing buildings in ways which do not disturb the public façades. The creation of an addition through enclosure of a front façade porch is inappropriate and should be avoided.

APPLICABLE SECRETARY OF INTERIOR'S STANDARDS FOR REHABILITATION

5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterized a property shall be preserved.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. New addition and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

ANALYSIS

Applicant requests approval for a roof extension that extends from the front door out into the front yard. The property is located at 126 North Westland Avenue, which is located in the Woodson Terrace Historic District. This property is currently zoned Residential 10 with an H1 historic zoning overlay (R10, H1).

Historical Data

The property at 126 North Westland Avenue contains a one and a half story red brick Colonial Revival style cottage constructed circa 1935. The house is 100 percent red brick, with aluminum siding on all three (3) front elevation roof dormers and in the gable ends of the roof.

All windows on the front elevation are eight-over-eight double hung windows with no shutters. The house is characterized by a side gable roof an asphalt shingled roof with a three (3) gable roof dormers on the front elevation of the house. The centrally located front entrance is covered by an arched canopy supported by wooden brackets.

Project Description

The current owners of the house at 126 North Westland Avenue have submitted a Certificate of Appropriateness for approval of the extended front patio roof that was constructed prior to the submission of the project to the Gallatin Historic District Commission and the Gallatin Building Codes department for review of compliance with the Woodson Terrace Historic District Design Guidelines and applicable building codes.

The applicant also replaced the existing asphalt shingle roof with a like material as well as replaced the downspouts with a like product. The replacing of the asphalt shingle roof and downspouts with like materials is not required to come before the Gallatin Historic District Commission for review of compliance with the Woodson Terrace Historic District Design Guidelines.

The extended patio roof is tied to the residence by being constructed on top of the original arched canopy over the front door. The roof is wider than the entrance and extends outward to cover a portion of the sidewalk that extends from the front porch to North Westland Avenue. The roof extension is characterized by a very shallow gable roof that is sheathed with asphalt shingles to match the roof material of the residence. The roof extension is supported by two (2) wooden

piers. The front elevation of the roof extension has a decorative wood arch between to the two (2) wooden piers. The fascia and soffits are sheathed with white vinyl siding while the wooden components of the roof extension are painted white.

The design guidelines for the Woodson Terrace Historic District establish a number of parameters for an addition to be made to an existing residence as well as maintaining original and distinctive architectural elements. The patio roof extension, as constructed, does meet the Woodson Terrace design guidelines in regards to height, relationship of materials, color, and roof shape of the house as well as Secretary of the Interiors Standards #10.

However, the patio roof extension does not meet a number of design guidelines and Secretary of the Interior Standards #5 and #9. The key guidelines that have not been satisfied are as follows:

- *The distinguishing original qualities or character of a building, structure, or site and its environment shall not be destroyed. The removal or significant alteration of any historic material or distinctive architectural features should be avoided.*
 - The patio roof extension has potentially damaged and covered the majority of the original arched canopy over the front entrance.
- *Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure, or site shall be treated with sensitivity.*
 - The patio roof extension has covered over the original arched canopy over the front entrance.
- *Original architectural features and shape – outline, roof height, and roof pitch – should be retained.*
 - The patio roof extension does not follow the arched roof pattern of the original arched canopy.
- *Original porch materials and architectural features should be maintained.*
 - The patio roof extension has potentially damaged and covered the majority of the original arched canopy over the front entrance.
- *New additions to existing buildings should be kept to a minimum and should be compatible in scale, materials, and texture; additions should not be visually jarring or contrasting.*
 - The patio roof extension projects far beyond the front porch steps and is therefore out of scale with the original entrance and size of the front porch. The scale and depth of the roof extension are visually contrasting to the original design of the residence.

Due to the fact that the addition does meet some standards of the design guidelines and there may be an opportunity to reconfigure the roof extension to be less contrasting and visually jarring, Staff would recommend the Historic Commission to discuss potential changes to the roof extension during the May 14, 2015 meeting and if no consensus is reached, then to defer the project to the July 14, 2015 GHDC meeting.

RECOMMENDATION

Staff recommends the Historic Commission to discuss potential changes to the roof extension during the May 14, 2015 meeting and if no consensus is reached, then to defer the project to the July 14, 2015 GHDC meeting.

ATTACHMENT 2-1



Planning Division
Historic District Commission

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

I (we) the undersigned do hereby respectfully make application for a Certificate of Appropriateness for the following plans and proposals to be undertaken within the boundaries of the Historic District.

Location 126 West Land Gallatin TN 37066
Owner Esacor Properties
Owner's Address 216 Centerville Dr. ISS BUCKLEWOOD TN 37027
Project Number _____ Certificate Number _____

Type of Work (please check)

- Exterior Alteration or Repair
- New Construction
- Demolition of Structures
- Relocation of Structures
- Other _____

See Page 2 and 3 of this application form for additional information to be submitted.

Signature: Applicant's Signature _____
Address _____
Phone Number _____

The application, including all additional information, must be completed no later than fourteen (14) days prior to the next regularly scheduled meeting of the Historic District Commission

Return Application to: Gallatin Historic District Commission
City of Gallatin Planning Division
132 West Main Street
Gallatin, Tennessee 37066

Date Received by Planning Division 4/28/15 Received by PRC

Date Approved / /

Work Summary

Please check areas of proposed work and explain below as needed.

<u>Type of Work Proposed</u> (Check all that apply)	<u>Detailed on Drawings</u> (Check as appropriate)	<u>Explain Below</u>
DEMOLITION _____	_____	_____
REHABILITATION OF EXISTING BUILDINGS		
Foundations _____	_____	_____
Masonry _____	_____	_____
Siding _____	_____	_____
Roof <u>New shingles</u>	_____	_____
Gutters/Downspouts <u>Replaced</u>	_____	_____
Chimney _____	_____	_____
Doors/Entrances _____	_____	_____
Windows _____	_____	_____
Porch _____	_____	_____
Cornice/Frieze _____	_____	_____
Ornamentation _____	_____	_____
Awning/Canopy _____	_____	_____
Storefront _____	_____	_____
Color/Painting _____	_____	_____
Other (explain below) _____	_____	_____
ADDITIONS		
Room addition _____	_____	_____
Garage _____	_____	_____
Porch/Deck <u>Extended front porch out-</u>	_____	_____
Greenhouse _____	_____	_____
Dormer _____	_____	_____
Skylight _____	_____	_____
Chimney _____	_____	_____
Other (explain below) _____	_____	_____
NEW STRUCTURE _____	_____	_____

ATTACHMENT 2-1

Type of Work Proposed
(Check all that apply)

Detailed on Drawings
(Check as appropriate)

Explain Below

SITE WORK

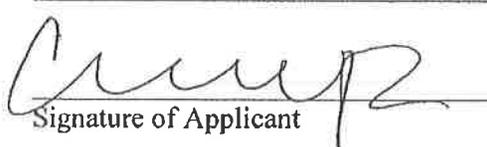
Fence/Wall	_____	_____	_____
Site Lighting	_____	_____	_____
Street Furniture	_____	_____	_____
Special Features	_____	_____	_____
Parking	_____	_____	_____
Walls/Patios	_____	_____	_____
Other (explain below)	_____	_____	_____

GRAPHICS/SIGNAGE _____

MAINTENANCE _____
(Explain below)

EMERGENCY REPAIR _____
(Explain below)

EXPLAIN PROPOSED WORK (attach continuation sheets as needed): _____


Signature of Applicant

4-28-15
Date

Have you consulted the commission's guidelines for your project? _____ Yes / No

ATTACHMENT 2-2

Woodson Terrace Historic District, Gallatin, Tennessee

THC#: SU 1246

COUNTY: Sumner

QUAD: Gallatin (313 NW)



PROPERTY INFORMATION:

Historic/Common Name:

Property Location: 126 N Westland Avenue

HISTORIC BACKGROUND:

Date of Construction: ca. 1935

Other Information: This Colonial Revival style dwelling was constructed ca. 1935 according to the Tax Assessor's Office and Sanborn maps of the city of Gallatin.

ARCHITECTURAL SUMMARY:

At this location is a one-and a half story, Colonial Revival house. The house has a continuous poured concrete foundation, a side gable roof of asphalt shingles, an interior brick chimney and an exterior of brick veneer. On the main (E) façade is a brick patio covered with an arched canopy supported by wood brackets. The patio also has ca. 1960 wrought iron handrails. The main entrance has a ca. 1990 metal six-panel door

ATTACHMENT 2-2

with an original five-light transom and four-over-one sidelights. The windows are four-over-four, six-over-six and eight-over-eight double-hung wood sash windows with brick sills. On the main façade are three gable roof dormers with aluminum siding and six-over-six wood sash windows. On the N façade is a gable roof lateral wing with aluminum siding and brick veneer, jalousie windows and an original fifteen-light glass and wood door. Aluminum siding and one rectangular louvered vent comprise the side gable fields. On the rear (W) façade is an original full-width wing.

NATIONAL REGISTER ASSESSMENT:

This property was constructed ca. 1935 and would be considered a contributing property if Woodson Terrace is proposed for National Register listing.

WOODSON TERRACE HISTORIC DISTRICT
Gallatin, Tennessee

DATE: 11/8/95

ADDRESS OF PROPERTY: 126 N. Westland

TAX MAP: 113 M-²J " PARCEL NO.: 17

PROPERTY OWNER: Jeffrey Hall

DESCRIPTION OF PROPERTY: Colonial Revival brick, 1 1/2 story,
3 front-facing dormers, 8 over 8 windows, sidelights
and transom, asphalt roof, circa 1935

