



Kevin Chastine, AICP, Planner II  
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January 7, 2014

Gallatin Historic District Commission Members:

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

**RE: Tuesday, January 14th, 2014 Gallatin Historic District Commission Meeting**

Dear Commissioners:

Please find the following items enclosed with this letter:

1. Agenda for the Tuesday, January 14<sup>th</sup>, 2014 Gallatin Historic District Commission meeting
2. Minutes from November 12th, 2013 GHDC Meeting
3. GHDC Meeting Dates for 2014
4. National Register Eligibility Form for Gallatin High Gymnasium and Football Stadium

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, January 14th, 2014 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 Prior Minutes
2. Review of Meeting Dates for 2014
3. Local Landmark design guidelines for Opera House
4. National Register Nomination for Gallatin Football Stadium
5. Discussion of Monthly Historic Preservation Articles
6. Woodson Terrace Historic District Street Reports
7. East Main Street Historic District Street Reports
8. Other Business

The next Gallatin Historic District Commission meeting is scheduled for February 11th, 2014 at 4:30 p.m. The submittal deadline for that meeting agenda is Tuesday, January 28th, 2014. Please contact the Gallatin Planning Division at 451-5796 for more information.

MINUTES OF THE  
GALLATIN HISTORIC DISTRICT COMMISSION

November 12, 2013

MEMBERS PRESENT

Tom Richey, Chair  
Kenneth Thomson  
Johnny Wilson

STAFF PRESENT

Bill McCord, City Planner  
Kevin Chastine, Planner II  
Marianne Mudrak, Board Secretary

MEMBERS ABSENT

Roger Matchett, Secretary  
John Garrett, Vice Chair

OTHERS

None

A regular meeting of the Gallatin Historic District Commission was held on November 12<sup>th</sup>, 2013 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.

Item 1  
Approve Prior Minutes

Chair Richey presented the minutes from the October 8<sup>th</sup>, 2013 Historic District Commission. Mr. Wilson motioned to approve the minutes as presented. Mr. Thomson seconded the motion and the motion passed by unanimous vote.

Item 2  
628 East Main Street – Brian Thomas – PC0208-13 – Applicant requests approval of a Certificate of Appropriateness to construct a detached garage.

Mr. Chastine presented the staff report and stated the applicant is requesting approval to build a detached garage. Mr. Chastine said the property is currently zoned Residential 10 with an H1 historic zoning overlay (R10, H1). Mr. Chastine said the home is a one and one half story red brick cottage constructed in 1932. Mr. Chastine said the home is 100 percent red brick, with four-over-four double hung windows, soldier courses atop each first floor window, and an asphalt shingled roof.

Mr. Chastine said the proposed garage is 30 feet wide and 30 feet deep, for a total square footage of 900 square feet, covered with vinyl siding on all four (4) elevations. Mr. Chastine said there would be a single one-over-one double hung window on the left elevation and one (1) door.

Mr. Chastine said Staff recommends the Historic District Commission approve the Certificate of Appropriateness for a detached garage at 628 East Main Street, with the conditions listed in the staff report, because the project meets Design Guidelines in Section 1.3 of the East Main Street Design Guidelines and Secretary of Interior Standards 9 and 10.

Mr. Thomson motioned to approve the Certificate of Appropriateness with the following conditions:

1. The Gallatin Historic District Commission determined the architectural design of the proposed garage is compatible with the existing residence and thereby approving the use of vinyl siding.
2. The applicant shall apply for and receive a building permit from the Gallatin Codes Department prior to beginning construction of the detached garage.

Mr. Wilson seconded the motion.

A brief discussion was held regarding the color of the vinyl siding. Mr. Thomson motioned to amend the motion to require the vinyl siding of the garage match the stucco cream color on the home.

Mr. Wilson seconded the motion and the motion passed by unanimous vote.

The Historic District Commission voted on the original motion and the motion as amended passed by unanimous vote with the following conditions:

1. The Gallatin Historic District Commission determined the architectural design of the proposed garage is compatible with the existing residence and thereby approving the use of vinyl siding.
2. The applicant shall apply for and receive a building permit from the Gallatin Codes Department prior to beginning construction of the detached garage.
3. The vinyl siding shall match the cream colored stucco of the home.

### Item 3

Gallatin Opera House Design Guidelines – City of Gallatin – CP0204-13 – Applicant requests approval of new local landmark design guidelines for the Gallatin Opera house located at 126 East Main Street.

Mr. Chastine presented the staff report and stated the basic guidelines for this property were never adopted by Gallatin City Council. Mr. Chastine said the property is zoned Core Commercial with an H1 historic zoning overlay (CC, H1). Mr. Chastine said the owner is in agreement with the proposed guidelines.

Mr. Chastine said Staff recommends the Historic District Commission recommend approval of the Local Landmark Design Guidelines, for the Gallatin Opera House, 126 East Main Street, to the Gallatin City Council.

Mr. Richey suggested the property be referred to as the Shamberger Opera House, since Mr. Shamberger was the original owner of the property, beginning in 1905.

Without objection, Chair Richey instructed Mr. Chastine to change the reference from Gallatin Opera House to Shamberger Opera House.

A brief discussion was held on making some form and language changes to the design guidelines.

Mr. Thomson motioned to recommend approval the Local Landmark Design Guidelines to Gallatin City Council.

Mr. Wilson seconded the motion and the motion passed by unanimous vote.

Item 4

366 North Hume Avenue – Gary Stiles – PC0209-13 – Applicant requests approval of a Certificate of Appropriateness to construct an attached garage.

Mr. Chastine presented the staff report and stated the applicant is requesting approval to construct an attached garage. Mr. Chastine said the property is currently zoned Residential 10 with an H1 historic zoning overlay (R10, H1).

Mr. Chastine said the proposed garage is 24 feet wide and 23 feet deep for a total square footage of 442 square feet. Mr. Chastine said the entire home is now sheathed in light blue vinyl siding. Mr. Chastine said the siding on the home would be replaced and the garage would also be sheath with vinyl siding.

Mr. Chastine said Staff recommends the Historic District Commission approve, the attached garage, with the following conditions, because the project meets Design Guidelines in Section 1.3 of the Woodson Terrace Design Guidelines and Secretary of Interior Standards 9 and 10.

Mr. Wilson motioned to approve the Certificate of Appropriateness with the following condition:

1. The applicant shall receive a building permit for the project prior to beginning construction of the garage.

Mr. Thomson seconded the motion.

Chair Richey motioned to amend the motion to require the home and garage be sheathed in the same vinyl siding.

Mr. Wilson seconded the motion and the motion passed by unanimous vote.

The Historic District Commission voted on the original motion and the motion as amended passed by unanimous vote and with the following conditions:

1. The applicant shall receive a building permit for the project prior to beginning construction of the garage.
2. The home and garage shall be sheathed in the same vinyl siding.

Item 5

Discussion of Monthly Historic District Preservation Articles

Chair Richey said he had no report on the preservation articles, other than he is working on completing the next article.

Item 6

Woodson Terrace Historic District Street Reports

There were no violations to report.

Item 7

East Main Street Historic District Street Reports

There were no violations to report.

Item 8

Other Business

Chair Richey thanked Mr. McCord, City Planner for attending the meeting.

Item 9

Move to Adjourn

With no further business to discuss, Chair Richey adjourned the meeting at 5:15 p.m.

Respectfully submitted:

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Marianne Mudrak, Board Secretary

Approved:

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Tom Richey, Chair

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Roger Matchett, Secretary



**2014**

**GALLATIN HISTORIC DISTRICT COMMISSION  
MEETING AND SUBMITTAL SCHEDULE**

<b><u>Submittal Deadline</u></b>	<b><u>Meeting Dates</u></b>
Tuesday, December 17, 2013*	Tuesday, January 14, 2014
Tuesday, January 28, 2014	Tuesday, February 11, 2014
Tuesday, February 25, 2014	Tuesday, March 11, 2014
Tuesday, March 25, 2014	Tuesday, April 15, 2014*
Tuesday, April 29, 2014	Tuesday, May 13, 2014
.....	<b>June: No Meeting</b>
Tuesday, June 24, 2014	Tuesday, July 15, 2014*
Tuesday, July 29, 2014	Tuesday, August 12, 2014
Tuesday, August 26, 2014	Tuesday, September 9, 2014
Tuesday, September 23, 2014	Tuesday, October 14, 2014
Tuesday, October 28, 2014	Tuesday, November 11, 2014
.....	<b>December: No Meeting</b>
Tuesday, December 30, 2014	Tuesday, January 14, 2015

**\* Denotes deviation from normal scheduling**

**Submittals:**

Submittals are due by 4:30 p.m. in the Gallatin Planning Department and must be received 14 days prior to the meeting, unless otherwise noted.

**Meetings:**

Meetings begin at 4:30 p.m. in the History Room, Room 109, First Floor, Gallatin City Hall.

**General Notes:**

The Gallatin Historic District Commission does not meet in June or December.

The Planning Department Staff cannot call special meetings. If an applicant desires a Special-Called meeting of the Gallatin Historic District Commission, the applicant is responsible for coordinating the meeting. For more information visit the City of Gallatin website, [www.gallatinonthemove.com](http://www.gallatinonthemove.com)



# Tennessee Historical Commission

## National Register of Historic Places Information Packet



Peggy.Nickell  
615/532-1550, ext. 128  
[Peggy.Nickell@tn.gov](mailto:Peggy.Nickell@tn.gov)

Christine Mathieson  
615/532/1550, ext. 125  
[Christine.Mathieson@tn.gov](mailto:Christine.Mathieson@tn.gov)

Tennessee Historical Commission,  
2941 Lebanon Road, Nashville, Tennessee 37214  
615/532-1550  
<http://www.tn.gov/environment/history/>

## INTRODUCTION

The National Register of Historic Places is the nation's list of cultural resources considered worthy of preservation. Our office can tell you if the building you are interested in is listed in the National Register, or if it is included in a survey of historic buildings. If your building has other historic buildings surrounding it, it could be in a historic district. If you think your building is in a historic district, but you do not know its name, provide our office with the name of some surrounding streets.

The first step in determining whether your property is eligible for the National Register of Historic Places is to complete the Tennessee Historical Commission National Register Information Form. Send the completed form to our office along with current photographs of the exterior (all sides and additions) and the interior, a sketch/plan of the property showing the main building and outbuildings, and a statement that explains why the property is historically or architecturally important. Photographs can be 35 mm or digital. Including a sketched floor plan of the building with the dates of major changes to the building will help us evaluate the property. For properties with multiple buildings on the site, a sketched site plan should be included.

Send the completed information to one of the staff listed on the front page. The staff will review your information, make a preliminary determination of eligibility, and assist you with the National Register process. We may also want to come and look at your building. See the links in the box below for additional information on the National Register of Historic Places.

This form is intended for individual buildings. If you are interested in nominating a site or a historic district, there is additional information at the end of the packet.

**Note: if this information packet is more than one year old, call our office at (615) 532-1550 to see if an updated information packet is available. Changes in Federal regulations or staff policy may make this packet outdated.**

Two documents that will help you when completing this Information Packet can be accessed at <http://www.nps.gov/nr/publications/index.htm> They are *Researching a Historic Property* and two brochures on the National Register: *My Property is Important to America's Heritage* and *The National Register of Historic Places*.

This program receives Federal funds from the National Park Service. Regulations of the U.S. Department of the Interior strictly prohibit unlawful discrimination in departmental federally assisted programs on the basis of race, color, national origin, age or disability. Any person who believes he or she has been discriminated against in any program, activity or facility operated by a recipient of Federal assistance should write to: Director, Equal Opportunity Program, U.S. Department of the Interior, National Park Service, P.O. Box 37127, Washington, D.C. 20013-7127 and Linda T. Wynn, Title VI Coordinator, Tennessee Historical Commission, 2941 Lebanon Road, Nashville, TN 37214.

DEPARTMENT OF ENVIRONMENT AND CONSERVATION

TENNESSEE HISTORICAL COMMISSION

NATIONAL REGISTER OF INFORMATION APPLICATION

PROPERTY NAME

Historic Gallatin High School (& Football Stadium)  
Current Gallatin High School Green Wave Stadium & Original Gymnasium

PROPERTY ADDRESS

Street 695 East Main Street  
City Gallatin County Sumner

OWNERS(S) OF PROPERTY

Names(s) Sumner County Board of Education  
Street 695 East Main Street  
City Gallatin State TN Zip Code 37066  
Telephone (615) 451-5200 Email \_\_\_\_\_  
Source of Information (Information must be from legal records – e.g., tax records, deeds)  
Register of Deeds Office, Sumner County, Tennessee

PROPERTY USE (example: residence, school, warehouse)

Historic Sumner Training School for Boys, Hawkins School, Central High School, & Gallatin High School.  
Current Gallatin High School Green Wave Football Stadium & Sumner County Board of Education Archives.

DATE OF CONSTRUCTION

Original land property of existing site sold to Sumner Training School for Boys in 1909. Current, existing football field established 1914. This property has belonged to Sumner Training School for Boys, Hawkins School (for boys), Central High School, and Gallatin High School. Original Gallatin High School construction began April, 1931 & complete March, 1932.

ARCHITECT/BUILDER

Unknown.  
Source of Information  
N/A

*Include dates or approximate dates of all changes.*

**NUMBER OF STORIES**

Historic Three stories (Main Floor, Second Floor, & Basement)  
Current Three stories (Main Floor, Second Floor, & Basement. Most of original high was torn down in 1996, with remaining section consisting of the original Gymnasium.

**WALL COVERING**

(example: weatherboard, brick veneer, stucco)  
Historic Exterior –Brick/Brick veneer  
Current Exterior – Brick/Brick Veneer

**CONSTRUCTION**

(example: log, frame, brick)  
Historic Brick  
Current Brick

**ROOF SHAPE**

(example: gable roof, asphalt shingles, hip roof, metal)  
Historic \_\_\_\_\_  
Current \_\_\_\_\_

**TRIM – TYPE AND MATERIAL** (example: wood porch ornamentation, limestone window lintels)

Historic \_\_\_\_\_  
Current \_\_\_\_\_

**FLOOR PLAN** (example: rectangular, L-shaped, irregular)

Historic Rectangular  
Current Rectangular

**WINDOWS**

Historic \_\_\_\_\_  
Current \_\_\_\_\_

**ORIGINAL INTERIOR FEATURES** (example: fireplaces, staircases, wainscoting)

Historic Multiple staircases & Trophy Cases  
Current Staircases & Remains of Original Gymnasium

**MAJOR ALTERATIONS AND DATE** (example: rear addition ca. 1925; windows replaced ca. 1960; Interior changes ca. 1919)

A new two-story brick building (with basement) was erected ca. 1932 where the Gallatin Green Wave Football Field is located. In 1937, the Gallatin Rotary Club installed the stands on the home side of the football field using steel beams and railroad ties left over from the rail line coming through Gallatin. In ca.1939-1940 so many merchants were going to the games it encouraged the Gallatin Lions Club to install lights on the football field so more people could attend the games. In August, 1957 the high school was struck by lightning and caught fire on the day of registration. Renovations to repair the school took place from 1951-1952.

This school was used for a four-year high school through December, 1973, then used for a ninth grade annex until 1984. All but the original gymnasium (& cafeteria area) was torn down in 1996. The original gymnasium & original football stadium remains today, with the football stadium still functioning as "The Wave Yard" also known as home of the mighty Green Wave.

**OTHER BUILDINGS ON PROPERTY – TYPE AND DATE OF CONSTRUCTION** (example: garage-1940; barn – 1920; smokehouse – 1860)

Property sold to Sumner County Board of Education in 1928. Other buildings include the former Gallatin Junior High School, which is currently used as the Sumner County Board of Education office(s). Also on the property is the E.B. Wilson High School which serves a diverse population as an alternative school (night classes) for those who are unable to attend a traditional school.

**ACREAGE OF PROPERTY** Twenty acres (+/-)

**SITE FEATURES** (example: rural, city lot, wooded lot, etc.)

Property is in the city limits of Gallatin, TN adjacent to the historical District of Gallatin, about ½ mile from the town square.

**IS THE PROPERTY THREATENED?** (Explain briefly: by neglect, new roads, etc.)

Property is of "concern" due to age of improvements, some neglect, and normal wear & tear.

**SIGNIFICANCE** Check the box by the criterion under which you believe your property is eligible. Refer to brochures for the criteria.

- Criterion A (history)
- Criterion B (person)
- Criterion C (architecture)
- Criterion D (archaeology)

**Write a brief history of the property and why it is important. Use separate pages and include your sources of information.**

The existing property of the Green Wave Stadium, and remains of the original Gallatin High School, was the location of the first four year high school in Sumner County, Tennessee (ca. 1914), with the property first sold to an educational institution (Sumner Training School) in 1909. The remaining gymnasium was once a gorgeous facility and has great potential to be a beautiful gym again in the near future. The current football field and stadium has over 100 years of history, with football being somewhat of a "religion" in Gallatin for several decades. The stadium is in need of some cosmetic improvements, but the metal frames in the stands built in the late 1930's are still sturdy with 20+ years of usefulness. Several thousand people have walked the halls & graduated Gallatin High School over the years and there is a special pride we take in "GHS". Gallatin is the county seat of Sumner County and Gallatin High School has been an integral part of the community since inception. Our goal is to continue to embrace & protect the over a century year old legacy of what is now Gallatin High School, and the Gallatin Green Wave tradition.

Application Prepared By: Richie Harville

Street 267 Grandview Circle

City Gallatin

Telephone (615) 517-8607

Email Richie.harville@gmail.com

State Tennessee

Date December 31, 2013

Zip Code 37066