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Agenda Gallatin Historic District Commission

**Tuesday, April 09, 2013
History Room – Room 109**

**4:30 PM
City Hall**

**1. APPROVE PRIOR MINUTES
February 12, 2013**

[Item 1 minutes](#)

**2. Certificate of Appropriateness Application - 128 North Hume Avenue
Monica Ayala**

PC0126-13

Applicant requests approval of the construction of a new fence that will meet an existing fence and connect to the back of the house.

[Item 2 Ayala - 128 N. Hume Avenue](#)

3. Real Estate Agent Notification Letters - Update

4. Discussion of Monthly Historic Preservation Articles

5. Discussion of Potential Project at 792 East Main Street

6. Woodson Terrace Historic District Street Reports

7. East Main Street Historic District Street Reports

8. Other Business

- MOVE TO ADJOURN**

MINUTES OF THE
GALLATIN HISTORIC DISTRICT COMMISSION

February 12, 2013

MEMBERS PRESENT

Tom Richey, Chair
John Garrott, Vice Chair
Kenneth Thomson
Johnny Wilson

STAFF PRESENT

Kevin Chastine, Planner II
Marianne Mudrak, Board Secretary

MEMBERS ABSENT

Roger Matchett, Secretary

OTHERS

None

A regular meeting of the Gallatin Historic District Commission was held on February 12, 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 January 8, 2013 Historic District Commission minutes with one correction. Mr. Wilson motioned to approve the minutes as corrected. Mr. Thomson seconded the motion and the motion passed by unanimous vote.

Item 2

Historic District Design Guidelines Update

Mr. Chastine stated that the layout for the Woodson Terrace Guidelines is now in a better format. Mr. Chatine said he is at the fine tuning stage, with only photographs and some text editing remaining to be completed. Mr. Chastine said the target date for completion is the end of May.

Item 3

Real Estate Agent Notification Letters

Mr. Chastine said the real estate agent notification letters had been placed in the mail earlier today.

Item 4
Electronic Agendas

Mr. Chastine explained that the Planning Commission now uses electronic agenda for their meetings. Mr. Chastine asked how the Historic District Commission members felt about the possibility of electronic agendas, sometime in the near future. All members were open to the use of electronic agendas. Chair Richey requested the electronic agendas be made available at least one (1) week prior to the scheduled meeting time.

Item 5
Discussion of Monthly Historic Preservation Articles

Chair Richey said the next phase of the Historic Preservation Articles would showcase historic buildings and businesses just off the public square.

Chair Richey said citizens have volunteered to write articles for publication on certain historic residences in the City.

Item 6
348 East Eastland Drive – Unapproved Changes

Mr. Chastine said the homeowners at 348 East Eastland Drive have built a new chimney on the home. Mr. Chastine said although the new chimney is an improvement, he would send a letter to the homeowner, reminding them that they must come to the Historic District Commission before any changes are made to a home in the Historic District.

Mr. Chastine added a CofA must be completed for the Historic Commission records.

Item 7
Woodson Terrace Historic District Streets Reports

Mr. Thomson said the home at 123 North Westland has debris on their front porch, including a couch. Mr. Chastine said he would notify the codes inspector.

Item 8
East Main Street Historic District Street Reports

There were no violations to report

Item 9
Other Business

Chair Richey asked Mr. Chastine for a status on letters to property owners informing them that their properties may be eligible for local landmark designation. Mr. Chastine said the letters are ready to printed and mailed and should go out next week.

Chair Richey listed the 2013 priorities for the Historic District, discussed at a previous meeting. Chair Richey said historic design guidelines, historic preservation articles, and oral histories were all discussed and asked if the other members were in agreement with the list.

Without objection, the Historic District Commission members agreed to the list of priorities for 2013.

Chair Richey appointed a committee to include Mr. Garrott and Mr. Thomson to look into oral histories. Chair Richey said the committee should meet off-site at first and then bring the information to a regular Historic District Commission meeting.

Item 10
Move to Adjourn

With no further business to discuss, Chair Richey adjourned the meeting at 5:30 p.m.

Respectfully submitted:

Marianne Mudrak, Board Secretary

Approved:

Tom Richey, Chair

Roger Matchett, Secretary

**ITEM 2: 128 North Hume Avenue
4/9/13 GHDC MEETING**

Applicant requests approval of a Certificate of Appropriateness in order to construct a six (6) foot tall wooden fence along approximately 140 feet of the southern property line from the rear corner of the lot to the rear corner of the house. The property is located at 128 North Hume Avenue and is located within the Woodson Terrace Historic District. (PC0126-13)

Attachment	2-1	Certificate of Appropriateness Application
Attachment	2-2	Property Data from 2003 Woodson Terrace Historic District Survey
Attachment	2-3	Wooden Picket Fence Detail
Attachment	2-4	Existing Conditions Information
Attachment	2-5	City of Gallatin Zoning Ordinance Section 12.01.020

DEFINITIONS FROM THE CITY OF GALLATIN ZONING ORDINANCE

Structure – An object constructed or installed by man, including but not limited to buildings, signs, towers, smokestacks, and overhead transmission lines.

APPLICABLE WOODSON TERRACE HISTORIC DISTRICT DESIGN GUIDELINES

1.2.2 General Principles – Deteriorated architectural features shall be repaired rather than replaced whenever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture, and other visual qualities.

1.2.4 Architectural Features – Original features should be retained if at all possible. The replacement of irreparable features should be with close visual approximations of the originals. The replacement of missing original features should be based on accurate duplication, or should be close visual approximations of the originals based on historic, physical, or pictorial documentation. 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.

1.2.14.1 Fences

Low retaining walls in front yards should be kept where they exist. Introduction of retaining walls where none existed should be avoided.

New or reclaimed iron fencing may be appropriate for properties with pre-1900 houses. Iron fencing is generally not appropriate for later houses.

Wood-picket fences are appropriate in front or rear yards of houses.

Board fences, usually taller, with wider boards set close together, can be appropriate around rear and side yards.

Chain link or woven fences are generally inappropriate for front or visible side yards. They may be used in rear yards. If a portion of a rear fence is visible from the street, it should be camouflaged with hedge or vine.

High, solid walls are generally inappropriate.

1.2.5.1 Masonry

Masonry repointing should be done with care to match the original mortar color. The use of Portland cement should be avoided when repointing old brick.

Original tooling configuration and joint width should be maintained.

Cleaning should be done with the gentlest means possible. Since sandblasting causes severe damage to brick and mortar, its use should be avoided.

Painting of stone is inappropriate.

1.3 New Construction

1.3.2. General Principles

The public façades- front and street-related elevations – of proposals for new buildings shall be more carefully reviewed than other façades.

1.3.3.10 Appurtenances

Appurtenances related to new buildings, including driveways, sidewalks, lighting, fences, and walls, shall be visually compatible with the environment of the existing buildings and sites to which they relate.

APPLICABLE SECRETARY OF INTERIOR'S STANDARDS FOR REHABILITATION

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.

ANALYSIS

Applicant requests approval of a Certificate of Appropriateness in order to construct a six (6) foot tall wooden fence along approximately 140 feet of the southern property line from the rear corner of the lot to the rear corner of the house. The property is located at 128 North Hume Avenue and is located within the Woodson Terrace Historic District. This property is currently zoned Commercial Services (CS) with an H1 historic zoning overlay (CS, H1).

Historical Data

The property contains a one-story, vinyl siding, bungalow form dwelling that was constructed in approximate 1901 and updated to the current bungalow style circa 1925. The house is topped by an asphalt shingle sheathed side gable roof and a shallow shed roof that extends outward over the front and side porch. The front elevation is arranged symmetrically with two (2) one-over-one double hung windows and a centrally located glass front door, which is topped with a transom.

According to the 2003 Woodson Terrace Historic District Survey, this home would be considered a contributing property if Woodson Terrace is proposed for National Register listing since it is more than 50 years old.

Wooden Fence

The proposed wooden fence will be installed along the southern property line at the side of the property at a height of six (6) feet tall. The applicant submitted a detail of the dog-eared style wooden fence to the Planning Division. The all of the western and northern property lines have existing fences from neighboring properties. Also, a portion of the southern property line has a wooden fence and the portion adjacent to the residence and garage is a chain link fence. The applicant is wishing to install, at maximum, 140 feet of wooden fencing from the southwest corner of the property to a location adjacent to the southwest corner of the existing residence. By

installing the proposed fencing the rear yard will be enclosed due to the other existing fences. The applicant has indicated that they use a clear stain/sealant on the fence in order to maintain the natural wood finish, which is similar to the adjacent fencing and other fences within the Woodson Terrace Historic District.

The Woodson Terrace Historic District Design Guidelines states, in Section 1.2.14.1 Fences, that wooden board fences may be appropriate in rear and/or side yards. Staff supports the applicant's request since it complies with the height requirements of the Woodson Terrace Historic District's Design Guidelines for new construction of fences as well as the City of Gallatin Zoning Ordinance requirements for fencing height (Section 12.01.020.C.5). In Staff's opinion, the fence will not adversely affect the surrounding property owners.

It is important to note that the City of Gallatin does not require building permits for the installation of fences on residential property.

Staff appreciates the applicant's effort to comply with the Woodson Terrace Historic District Design Guidelines.

RECOMMENDATION

Staff recommends approval of the installation of the six (6) foot tall wooden fence, as indicated on the Certificate of Appropriateness application, this staff report, and accompanying attachments, as submitted.

HISTORIC AND ARCHITECTURAL INVENTORY
Woodson Terrace Historic District, Gallatin, Tennessee

THC#: SU 1186

COUNTY: Sumner

QUAD: Gallatin (313 NW)



PROPERTY INFORMATION:

Historic/Common Name:

Property Location: 128 N. Hume Avenue

HISTORIC BACKGROUND:

Date of Construction: ca. 1900

Other Information: This house was constructed ca. 1900 according to the Tax Assessor's Office and Sanborn maps of the city of Gallatin and remodeled into the Bungalow style ca. 1925.

ARCHITECTURAL SUMMARY:

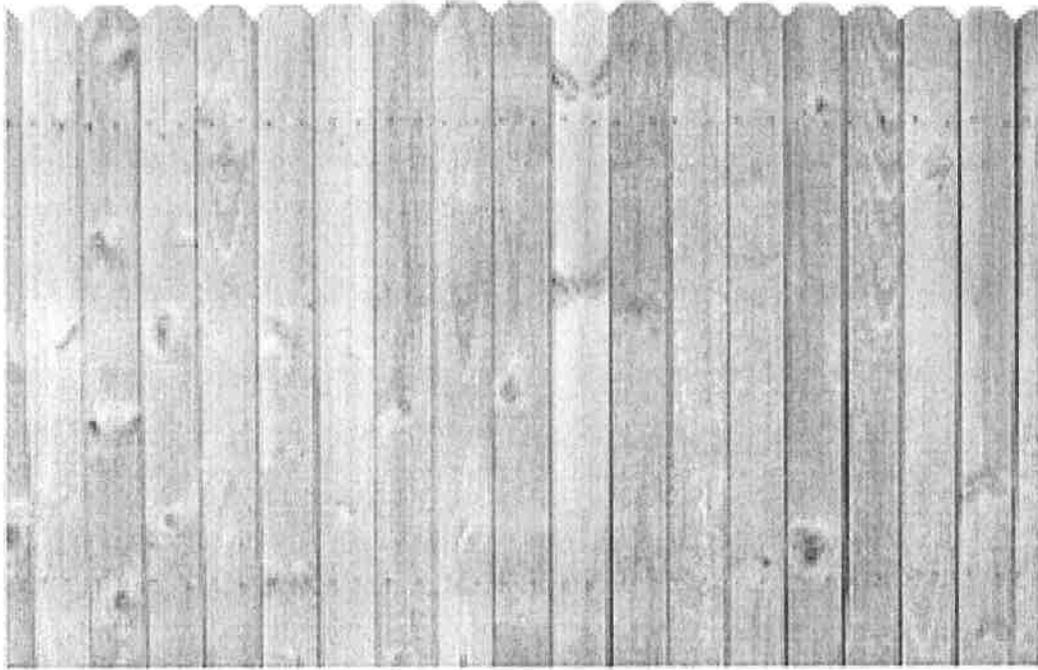
At this location is a one-and a half story frame, rectangular plan Bungalow. The dwelling has a continuous foundation, a side gable roof of asphalt shingles and exterior of vinyl siding. On the main (E) façade is a wraparound porch with Doric columns. The main

entrance has an original one-light glass and wood door with an aluminum storm door. Windows are ca. 1980 one-over-one double-hung vinyl sash. At the eaves are knee brace brackets. At the roofline is a shed roof dormer with three-light fixed windows. Other details include a secondary entrance on the main façade with an original fifteen-light glass and wood door, a shed roof bay on the N façade with a triple set of one-over-one vinyl windows and a shed roof rear addition ca. 1970. At the rear is a ca. 1980 gambrel roof storage shed.

NATIONAL REGISTER ASSESSMENT:

This property was constructed ca. 1900 and would be considered a contributing property if Woodson Terrace is proposed for National Register listing.

ATTACHMENT 2-3



12.01.020 Fences, Walls, and Hedges

Notwithstanding other provisions of this Ordinance, fences, walls, and hedges may be permitted in any required yard or along the edge of any yard as follows:

- A. Fences, walls, and hedges must comply with Section 12.01.010, Visibility at Intersections.
- B. No fence or wall shall be installed so as to block or divert a natural drainage flow on to or off of any other land.
- C. Appearance – Fences and walls shall comply with the following standards:
 - 1. Customary Materials – Fences and walls shall be constructed of materials customarily used and manufactured as common fence or wall materials, including solid wood, brick, masonry, stone, chain link, wrought iron, decorative metal materials, or products designed to resemble these materials. Chain link fencing approved as part of a Site Plan or Final Master Development Plan shall be vinyl coated and colored dark green, brown or black.
 - 2. Prohibited Materials – Fences and walls constructed of debris, junk, rolled plastic, sheet metal, plywood, or other waste materials are prohibited in all zone districts, unless such materials have been recycled and reprocessed into building materials marketed to the general public and designed for use as fencing or wall materials.
 - 3. Finished Side to Outside – All fences and walls shall be oriented with the “good” or “finished” side facing outward (i.e. one side has visible support framing and the other does not) rather than facing the interior of the lot. This provision may be varied by the Zoning Administrator in situations where the unfinished side will not be visible to the public or other properties, or where other unusual circumstances exist. This provision shall not preclude the placement of a shadowbox type fence.
 - 4. Uniformity of Materials – Fencing and wall segments located along a single lot side shall be of uniform height, material, type, color, and design and shall be uniform for the entire length of the fence or wall, except where a fence or wall segment transitions from one yard to another or from one height to another.
 - 5. Height Requirements
 - a. In residential and mixed use zone districts, fences and walls shall not exceed a height of four (4) feet in a required front yard and six (6) feet in a required side and rear yard. Any fence installed in a front yard shall be of no greater than 50 percent opacity (that is, it shall obscure no more than 50 percent of the view into the land). If a fence is constructed on top of a retaining or other wall or berm, the combined height of the fence and wall shall not exceed the maximum height that would apply to a fence or wall alone, in relation to the grade on the highest side of the wall.
 - b. In commercial and industrial districts, fences and walls shall not exceed a height of six (6) feet in a required front yard and ten (10) feet in a required side or rear yard. If a fence is constructed on top of a retaining or other wall

or berm, the combined height of the fence and wall shall not exceed the maximum height that would apply to a fence or wall alone, in relation to the grade on the highest side of the wall.

- c. Fences or walls provided to meet the requirements outlined in Section 13.04, Transitional Bufferyard Design Standards, may be exempted from the height and location standards as necessary to meet the requirements of that section when approved as part of an overall landscape and bufferyard plan.
 - d. The Zoning Administrator may approve driveway entry features, including, but not limited to, decorative columns and gates, at a height greater than the height specified in Section 12.01.020.C.5 a through c.
6. Maintenance Required – All fences and walls shall be maintained in good repair and in a safe and attractive condition, including but not limited to replacement of missing, decayed, or broken structural and decorative elements.

12.01.030 Accessory Structures

No accessory structures shall be erected in any required front yard. Accessory structures such as detached garages and storage buildings may be located at any point at least five (5) feet behind the principal structure, and a minimum of four (4) feet from all side and rear property lines. No accessory structures are permitted in any easements. A garage may be connected to the principal residence but must adhere to the prescribed yard setbacks for the zoning district.

12.02 Preliminary Master Development Plan and Final Site Development Plan Requirements and Approval

As required by this Ordinance, the establishment of certain zoning districts shall be conditioned upon the application for and approval of a preliminary master development plan after public hearing as specified in Section 15.07 of this Ordinance. This section outlines the plan requirements and the process for preliminary master development plan and final master development plan review and approval.

12.02.010 Preliminary Master Development Plan Required

- A. Pre-application Conference: Prior to the filing of the application for a zoning amendment requiring the approval of a preliminary master development plan, the applicant shall confer with the City Planning and Engineering staff to determine whether the applicant is proceeding under the proper section of this ordinance, to consider the desirability or necessity of amending the application or previously approved preliminary master development plan, to clarify the issues to be addressed with the application, and to discuss any other issue that may aid in the disposition of the project.
- B. Preliminary Master Development Plan Information: A preliminary master development plan shall be prepared and submitted to the Planning Commission as part of the application for a zoning amendment. The preliminary master plan shall be