



AGENDA

The Gallatin Historic District Commission invites all members of the public to their regularly scheduled meeting on Tuesday, July 14th, 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 – May 12th, 2015 GHDC Meeting
2. Certificate of Appropriateness – 248 North Hume Avenue - Fence
3. Certificate of Appropriateness - 143 North Westland Avenue – Porch
4. Discussion - Foxland Harbor Golf and Country Club – Pool and Fitness Center
5. Discussion - 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 August 11th, 2015 at 4:30 p.m. The submittal deadline for that meeting agenda is Tuesday, July 28th, 2015. Please contact the Gallatin Planning Division at 451-5796 for more information.

MINUTES OF THE
GALLATIN HISTORIC DISTRICT COMMISSION

May 12, 2015

MEMBERS PRESENT

Tom Richey, Chair
John Garrott, Vice Chair
Roger Matchett, Secretary
Kenny Thomson

STAFF PRESENT

Kevin Chastine, Planner II
Marianne Mudrak, Board Secretary

MEMBERS ABSENT

Johnny Wilson

OTHERS

None

A regular meeting of the Gallatin Historic District Commission was held on May 12, 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.

Item 1 - Approve Prior Minutes

Chair Richey presented the minutes from the April 14, 2015 Historic District Commission meeting. Mr. Thomson motioned to approve the minutes as corrected. Mr. Matchett seconded the motion and the motion passed by unanimous vote.

Item 2 – Certificate of Appropriateness – 126 North Westland Avenue – Porch Violation

Mr. Chastine presented the staff report and said the applicant requests approval of a roof extension that extends from the front door out into the front yard. The property is located in the Woodson Terrace Historic District and is currently zoned Residential 10 with an H1 historic zoning overlay (R10, H1). The property is a one and a half story red brick Colonial revival style cottage constructed circa 1935 and is 100 percent 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 and asphalt shingled roof.

Mr. Chastine said the applicant replaced the existing asphalt shingle roof with a like material as well as replaced the downspouts with a like product. Replacing like materials does not require application to the Gallatin Historic District Commission for review of compliance with the Woodson Terrace Historic District Design Guidelines.

Mr. Chastine said the current extended patio roof is tied to the residence by being constructed over 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 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 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.

Mr. Chastine added that 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 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 listed in the staff report.

Mr. Chastine said staff recommends the Historic Commission discuss potential changes to the roof extension and if no consensus is reached, defer the project to the July 14, 2015 Gallatin Historic District Commission meeting.

Chair Richey asked if the Commission had 30 days to respond to the request for a Certificate of Appropriateness. Mr. Chastine said a vote to defer would be the response as long as the vote specifies why this item is being deferred and the new meeting date. Since staff has not had an opportunity to review this project, Chair Richey suggested that the item be deferred.

Mr. Matchett said he would not be in favor of approval. He asked why the owner was not present. Mr. Chastine said the owner was informed of the meeting.

Mr. Matchett said he is having difficulty seeing how the project could be salvaged.

Chair Richey added that the key architectural feature of the home has been covered by the new porch addition. He said this home is a contributing house to the neighborhood if the district applies for National Historic Register.

Mr. Matchett motioned to deny the request for a Certificate of Appropriateness based on staff review and not meeting a number of the Woodson Terrace Historic District guidelines and not meeting #5 and #9 of the Secretary of Interior Standards. Mr. Thomson seconded the motion and the motion passed by unanimous vote.

Chair Richey instructed Mr. Chastine to send a letter to inform the owner of the Board's decision.

Item 3 – Discussion of Monthly Historic Preservation Articles

Chair Richey said a list of historic homes, no longer existing in the City, will be presented to the Committee for review. Those homes will be in future preservation articles. Mr. Chastine asked if Chair Richey intended to use photos of what is now on the properties that once held the former historic buildings.

Item 4 – Woodson Terrace Historic District Street 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

Mr. Garrott said work has begun on the apartment house that is to become a part of the Sumner County Museum. A brief discussion was held on the original use of the building.

Chair Richey asked Mr. Chastine if the letters and guidelines went out to realtors. Mr. Chastine said the letters did go out.

Mr. Thomson asked if language could be added to the guidelines to cover building colors. Mr. Chastine said it would be difficult to do that objectively, unless the original colors of the building can be proven.

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:

Thomas Richey, Jr., Chair

Roger Matchett, Secretary

ITEM 1

ITEM 1: 248 North Hume Avenue 7/14/15 GHDC MEETING

Applicant requests approval of a Certificate of Appropriateness in order to construct a four (4) foot tall cedar split rail fence, approximately 225 feet long, along the southern property line from the front corner of the lot to the rear corner of the lot. The property is located at 248 North Hume Avenue and is located within the Woodson Terrace Historic District. (H-872-15)

Attachment	1-1	Certificate of Appropriateness Application
Attachment	1-2	Property Data from 2003 Woodson Terrace Historic District Survey
Attachment	1-3	Project Description
Attachment	1-4	Proposed Fence Detail and Images
Attachment	1-5	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.

1.3 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 four (4) foot tall cedar split rail fence, approximately 225 feet long, along the southern property line from the front corner of the lot to the rear corner of the lot. The property is located at 248 North Hume Avenue and is located within the Woodson Terrace Historic District. This property is currently zoned Residential-10 (R10) with an H1 historic zoning overlay (R10, H1).

Historical Data

The property contains a one-story, brick, ranch style dwelling that was constructed in 1958 according to the Tax Assessor's Office and Sanborn Insurance Maps of Gallatin. The house is topped by an asphalt shingle sheathed hipped roof. The street facing elevation is actually a side elevation with two (2) nine-over-nine double hung windows located symmetrically within the wall. The front door is actually located facing the southern property boundary.

According to the 2003 Woodson Terrace Historic District Survey, this home would be considered as a non-contributing property if Woodson Terrace is proposed for National Register listing since it is was less than 50 years old at the time of the survey. This house should be reevaluated if the Woodson Terrace neighborhood was ever proposed for listing within the National Register of Historic Places.

Existing Fences

The property owner is proposing a new fence along the southern property boundary only, because there are existing fences along the northern and western property boundaries. Along the northern property boundary there is a stone wall that stretches nearly the entire length of the property. Along the western property boundary there is an existing privacy fence. Due to these existing fences the property owner is only requesting a fence along the southern property boundary.

Proposed Wooden Fence

The proposed wooden fence will be installed along the southern property line at the side of the property at a height of four (4) feet tall. The applicant submitted a detail of the cedar split railed fence to the Planning Division. The applicant is wishing to install, at maximum, 225 feet of the

cedar split rail fencing from the southeast corner of the property to the southwest corner of the property. The property owner has issues with adjacent neighbors driving through his yard as well as them coming into his yard and cutting parts of his grass. By installing the proposed fencing will enclose the entire yard and provide a physical barrier to stop the existing issues mentioned previously.

As proposed the fence does meet the general fence requirements for the City of Gallatin as found in the Gallatin Zoning Ordinance Section 12.01.020.

The standards for fencing with the Woodson Terrace Historic District Design Guidelines are found in **Section 1.2.14.1 Fences**. The Design Guidelines do not have any specific standards regarding a split rail fence. The guidelines only address picket fences and board fences, which are both recommended with restrictions on height and location. The only applicable design guideline is **Section 1.2.14 Appurtenances** that states fences *“should be visually compatible with the environment to which they are related”*.

Due to there being no split rail fences along Hume Avenue or within the Woodson Terrace Historic District, it is staff’s opinion that the cedar split rail fence is not *“visually compatible with the environment.”*

Therefore, Staff recommends the approval of this Certificate of Appropriateness with the cedar split rail fence changed out for a wooden picket fence or board fence that maintains the four (4) foot height.

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

RECOMMENDATION

Staff recommends approval of the installation of a four (4) foot tall wooden fence (picket or board) in the location as indicated on the Certificate of Appropriateness application, this staff report, and accompanying attachments, as submitted.



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 East Main Street Historic District.

Location 248 NORTH HUME AVENUE
Owner BRADLEY PFRANGER
Owner's Address 248 NORTH HUME AVENUE
Project Number _____ Certificate Number _____

Type of Work (please check)

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

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

Signature Required: Applicant's Signature [Signature]
Address 248 NORTH HUME AVENUE
Phone Number (318) 518-3801

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

Return Application to: Gallatin Historic District Commission
City of Gallatin Planning Division
132 West Main Street, Room 201
Gallatin, TN 37066

Date Received by Planning Division ___/___/___ Received by _____

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 _____	_____	_____
Gutters/Downspouts _____	_____	_____
Chimney _____	_____	_____
Doors/Entrances _____	_____	_____
Windows _____	_____	_____
Porch _____	_____	_____
Cornice/Frieze _____	_____	_____
Ornamentation _____	_____	_____
Awning/Canopy _____	_____	_____
Storefront _____	_____	_____
Color/Painting _____	_____	_____
Other (explain below) _____	_____	_____
ADDITIONS		
Room addition _____	_____	_____
Garage _____	_____	_____
Porch/Deck _____	_____	_____
Greenhouse _____	_____	_____
Dormer _____	_____	_____
Skylight _____	_____	_____
Chimney _____	_____	_____
Other (explain below) _____	_____	_____
NEW STRUCTURE _____	_____	_____

ATTACHMENT 1-1

Type of Work Proposed
(Check all the 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)	_____	_____	_____

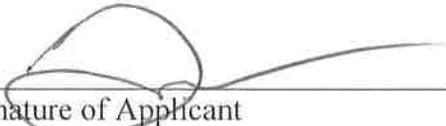
GRAPHICS/SIGNAGE _____

MAINTENANCE _____
(Explain below)

EMERGENCY REPAIR _____
(Explain below)

EXPLAIN PROPOSED WORK (attach continuation sheets as needed):

PLEASE SEE ATTACHED EXPLANATION.


Signature of Applicant

7/1/2015
Date

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

THC#: Not surveyed

COUNTY: Sumner

QUAD: Gallatin (313 NW)



PROPERTY INFORMATION:

Historic/Common Name:

Property Location: 248 N. Hume Avenue

HISTORIC BACKGROUND:

Date of Construction: ca. 1958

Other Information: This Ranch style dwelling was constructed ca. 1958 according to the Tax Assessor's Office and Sanborn maps of the city of Gallatin.

ARCHITECTURAL SUMMARY:

At this location is a one-story Ranch style dwelling built ca. 1958.

NATIONAL REGISTER ASSESSMENT:

This property was constructed ca. 1958 and would be considered a non-contributing property if Woodson Terrace is proposed for National Register listing.

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

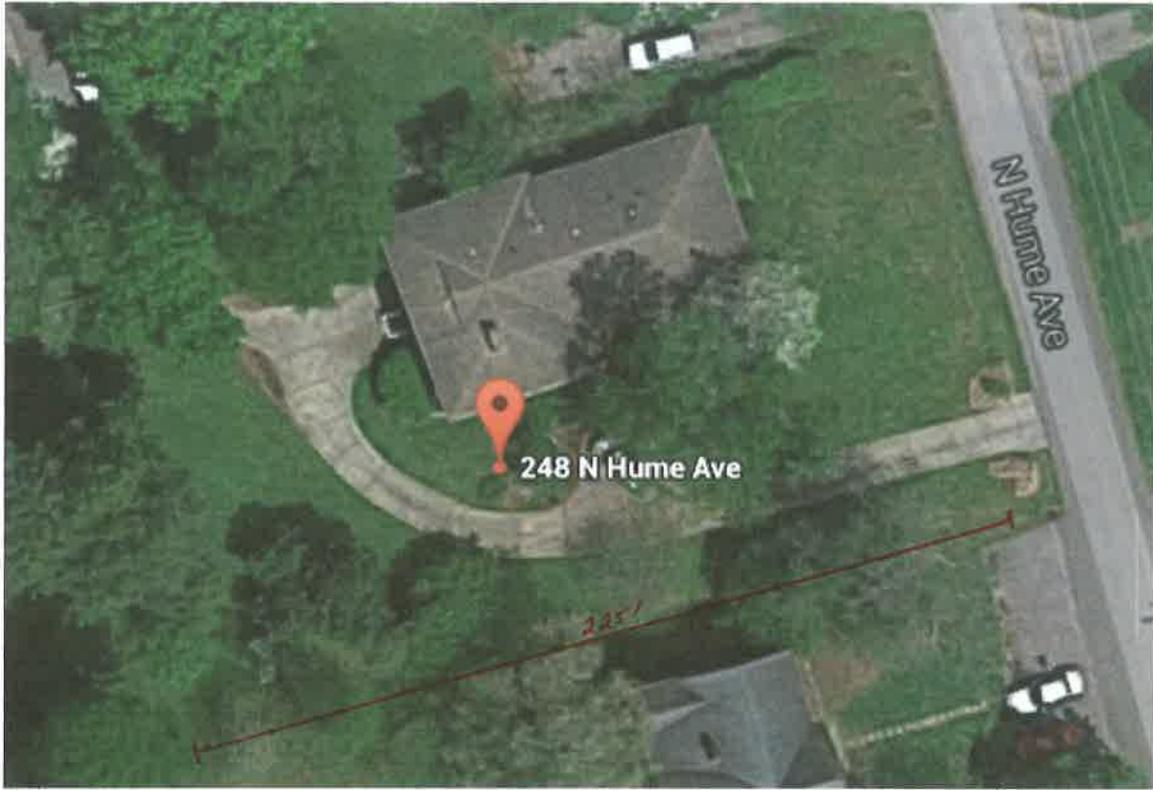
EXPLAIN PROPOSED WORK:

As the property owner at 284 North Hume Avenue here in the lovely city of Gallatin, I am proposing to build a four-foot cedar fence (please see attached photos) on the southern border of my property. I already have a stone wall stretching nearly the entire length of my northern boundary and a privacy fence to the west. The proposed fence would maintain its four-foot height for the entire length of the yard (approximately 225 feet). This fence would serve as a permanent physical boundary between the two properties and since it is made of cedar, would retain the natural component of the surrounding foliage.

ATTACHMENT 1-4



ATTACHMENT 1-4



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

ITEM 2

ITEM 2: 143 North Westland Avenue 7/14/15 GHDC MEETING

Applicant requests approval to remove a glass enclosed patio and replace the existing wooden piers with eight (8) foot tall battered piers. The property is located at 143 North Westland Avenue, which is located in the Woodson Terrace Historic District. (H-874-15)

Attachment	2-1	Certificate of Appropriateness Application
Attachment	2-2	Property Data from 2003 Woodson Terrace Historic District Survey
Attachment	2-3	Photograph of Existing Glassed in Porch
Attachment	2-4	Drawing of Proposed Battered Piers

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. The enclosing of side porches may be considered appropriate if the visual openness and character of the original porch is maintained. NOTE: Porch architectural features may include: columns, railings, balustrades, brackets, friezes, ceilings, floors, and steps.

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.

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 to remove a glass enclosed patio and replace the existing wooden piers with eight (8) foot tall battered piers. The property is located at 143 North Westland Avenue, which is located in the Woodson Terrace Historic District. This property is currently zoned Residential 10 (R10) with an H1 historic zoning overlay (R10, H1).

Historical Data

The property at 143 North Westland Avenue contains a one and a half story red brick Tudor Revival form house constructed circa 1939. The house is 100 percent red brick, with a continuous stone foundation and a multi-gabled roof sheathed in asphalt shingles. The windows are original six-over-six double-hung wood sash with fixed wood shutters and brick sills. The front façade is characterized by a front gable wing with an exterior brick chimney with a window flanking each side of the chimney. There is also a gable wall dormer with a six-over-six double hung window located above the main entrance, which is under a flat roof porch with simple wooden piers supporting the roof and full height glass panels enclosing the front porch.

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.

Project Description

The current owners of the house at 143 North Westland Avenue have submitted a Certificate of Appropriateness for the removal of the glass panels that enclose the front porch and the simple wooden piers that support the flat roofed porch. The owner is requesting to replace the wooden piers with eight (8) foot tall battered columns.

The proposed columns are eight (8) feet and three (3) inches tall and will have a simple base and capital along with a raised panel in the center of the column. The base and capital of the column is proposed to be a PVC product while the body of the column is proposed to be constructed of Smartside Material, which is a synthetic wood look material that is water resistant.

The column has a design appearance similar to that of a craftsman style column or pier that would be found on a front porch. The house at 143 North Westland is not a craftsman style house, but is more in line with the Tudor style. The house has no real architectural details to state the house is off a Tudor style. The house has a Tudor appearance due to its form – the multi gable roof and front elevation chimney are examples of this form.

The existing flat roof porch is not an original design feature of the house, which means nor are the simple wooden piers and glass panels. Given this is the case, the removal of the glass panels and the wooden piers will not be damaging or removing any original material or design features. Since this project will not be removing any original design features or material, Staff recommends the Commission to approve the removal of the glass panels, simple wooden piers, and the construction of the proposed battered piers to support the flat roof porch.

RECOMMENDATION

Staff recommends the Historic Commission approve the removal of the glass panels and simple white wooden piers on the front porch and construct battered piers to support the flat roof porch as submitted in the staff report attachments.



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 N Westland ^{Ave.} Gallatin TN 37060
Owner Carlos Reyes
Owner's Address 401 Cummings Ln. Gallatin TN 37060
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 [Signature]
Address 401 Cummings Ln. Gallatin TN 37060
Phone Number 615-618-7044

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 ___/___/___ Received by _____

Date Approved ___/___/___



Planning Division
Historic District Commission

CERTIFICATE OF APPROPRIATENESS CHECKLIST

Woodson Terrace Historic District

The Gallatin Historic District Commission has approved this checklist for the homeowners in the Woodson Terrace Historic District. If you are planning any of the actions listed below, you should apply for a Certificate of Appropriateness. You can obtain an application form and submit the application form to the Planning Division in Room 201 of the Gallatin City Hall located at 132 West Main Street.

The checklist below is not all-inclusive. The Commission may require a Certificate of Appropriateness for actions that its members have not anticipated and listed herein. If you have questions about whether your project will require a Certificate, call the Planning Division office at 451-5796.

NEW CONSTRUCTION

- Construction of any freestanding structure on any lot or addition to an existing structure (such additions would include carports, porches, and decks)
- Installation of pre-fabricated storage buildings, garages, or carports

ARCHITECTURAL FEATURES

- Replacement of irreparable architectural features with anything other than exact reproductions of the originals (examples of architectural features include but are not limited to pendants, brackets, fascias, friezes, architraves, and bargeboards)
- Replacement of missing original architectural features
- Introduction of architectural features

MATERIALS

- Replacement of building material (wood, brick, stone, etc.) with a different type of building material
- Repointing of masonry
- Sandblasting of brick and mortar
- Painting of stone
- Installation of vinyl siding



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 _____	_____	_____
Gutters/Downspouts _____	_____	_____
Chimney _____	_____	_____
Doors/Entrances _____	_____	_____
Windows _____	_____	_____
Porch _____	_____	_____
Cornice/Frieze <u>wood</u>	<u>take all glass off, put 3 columns on drawing all-</u>	_____
Ornamentation _____	_____	_____
Awning/Canopy _____	_____	_____
Storefront _____	_____	_____
Color/Painting <u>X</u>	<u>cream paint.</u>	_____
Other (explain below) _____	_____	_____
ADDITIONS		
Room addition _____	_____	_____
Garage _____	_____	_____
Porch/Deck _____	_____	_____
Greenhouse _____	_____	_____
Dormer _____	_____	_____
Skylight _____	_____	_____
Chimney _____	_____	_____
Other (explain below) _____	_____	_____
NEW STRUCTURE _____	_____	_____



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 N Westland^{Av.} Gallatin TN. 37060
Owner Carlos Reyes
Owner's Address 401 Cummings Ln. Gallatin TN 37060
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 [Signature]
Address 401 Cummings Ln. Gallatin TN 37060
Phone Number 615-618-7044

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 __/__/__ Received by _____

Date Approved __/__/__

LANDSCAPING

Major pruning (particularly topping) of trees in front yards and side yards, which front the public right of way (emergency pruning necessitated by storm damage will **not** require a Certificate of Appropriateness)

LIGHTING

Installation or replacement of freestanding lamp posts in front yards

APPURTENANCES

- Removal of low retaining walls in front yards
- Construction of low retaining walls in front yards
- Installation of any fence, which is visible from the street
- Construction of high, solid walls
- Installation of satellite dishes in front or side yards which are adjacent to a street
- Installation of satellite dishes which are **larger** than six feet in diameter
- Installation of satellite dishes constructed of polished metal or other reflective surfaces

RELOCATION

Moving of a building from one site in the historic district to another within the district or removing a building from the district

DEMOLITION

Tearing down of a building within the district



Planning Division
Historic District Commission

CERTIFICATE OF APPROPRIATENESS CHECKLIST

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- Replacement of missing original architectural features
- Introduction of architectural features

MATERIALS

- Replacement of building material (wood, brick, stone, etc.) with a different type of building material
- Repointing of masonry
- Sandblasting of brick and mortar
- Painting of stone
- Installation of vinyl siding

ROOFS

- Replacement of roofing material with a different type of roofing material
- Modification of roof pitch, configuration, or architectural features (architectural features include but are not limited to overhangs, cornices, rafters, brackets, finials, pendants, vents, and chimneys)
- Modification of the size and shape of dormers
- Introduction of dormers where none previously existed
- Installation of skylights

PORCHES

- Modification of original architectural features and shape: outline, roof height, and roof pitch (architectural features include but are not limited to columns, railings, balustrades, brackets, friezes, ceilings, floors, and steps)
- Replacement of porch materials with a different type of material
- Enclosing any side or front porch

DOORS

- Modification of the size, shape, and architectural features of exterior door openings (door architectural features include but are not limited to panels, trim hoods, transoms, side lights, and number and configuration of lights)
- Replacement of front doors with any other style of door
- Introduction of new exterior door openings
- Filling in of original door openings
- Introduction of storm doors with are not painted to match the door frame

WINDOWS

- Modification of the size, shape, and architectural features of existing windows (window architectural features include but are not limited to the number and arrangement of panes, sash, trim, aprons, hoods, and lintels)
- Installation of storm windows, which are not painted to match sash color
- Introduction of shutters where none had previously been installed
- Replacement of shutters when the new shutters do not duplicate the size and shape of the originals
- Introduction of new window openings
- Filling in of original window openings

ATTACHMENT 2-1

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		
Gutters/Downspouts		
Chimney		
Doors/Entrances		
Windows		
Porch		
Cornice/Frieze	<input checked="" type="checkbox"/>	take all glass off, put 3 columns on drawing all-
Ornamentation		
Awning/Canopy		
Storefront		
Color/Painting	<input checked="" type="checkbox"/>	Cream paint.
Other (explain below)		
ADDITIONS		
Room addition		
Garage		
Porch/Deck		
Greenhouse		
Dormer		
Skylight		
Chimney		
Other (explain below)		
NEW STRUCTURE		

1-5

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): We would like to remove glass on front porch. Also we would like to remove wooden beams and re replace them with more elaborate columns. There is a drawing that renders what exactly we would like to do.


Signature of Applicant

6-17-15
Date

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

Woodson Terrace Historic District, Gallatin, Tennessee

THC#: SU 1249

COUNTY: Sumner

QUAD: Gallatin (313 NW)



PROPERTY INFORMATION:

Historic/Common Name:

Property Location: 143 N. Westland Avenue

HISTORIC BACKGROUND:

Date of Construction: ca. 1939

Other Information: This Tudor Revival style dwelling was constructed ca. 1939 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, Tudor Revival dwelling. The dwelling has a continuous stone foundation, a multi-gabled roof of asphalt shingles, a main façade brick chimney and an exterior of brick veneer. On the main (W) façade is a partial-width front gable enclosed porch with a poured concrete floor, square wood posts and glass panels. The main entrance has an original six-panel wood door with an aluminum storm

ATTACHMENT 2-2

door and a simple wood cornice. The windows are original six-over-six double-hung wood sash with fixed wood shutters and brick sills. On the main façade is a gable roof dormer with a six-over-six wood sash window. On the rear façade is a shed roof full-width dormer with aluminum siding and concealed windows. There are paired six-over-six wood sash windows and apex vents in the gable fields and a ca. 1970 aluminum carport on the rear façade with wrought iron posts.

NATIONAL REGISTER ASSESSMENT:

This property was constructed ca. 1939 and would be considered a contributing property if Woodson Terrace is proposed for National Register listing.

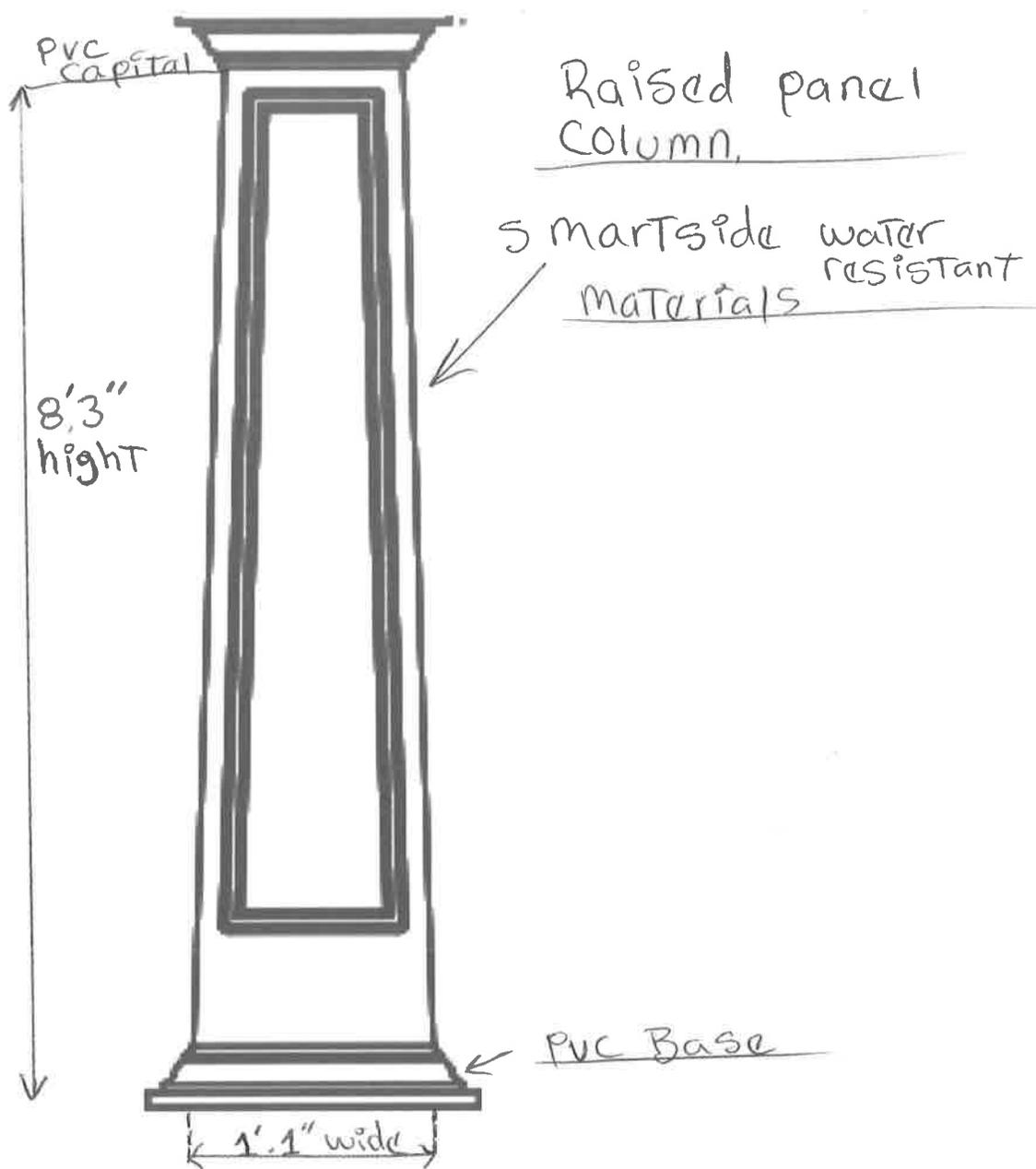
ATTACHMENT 2-3

143

143



ATTACHMENT 2-4

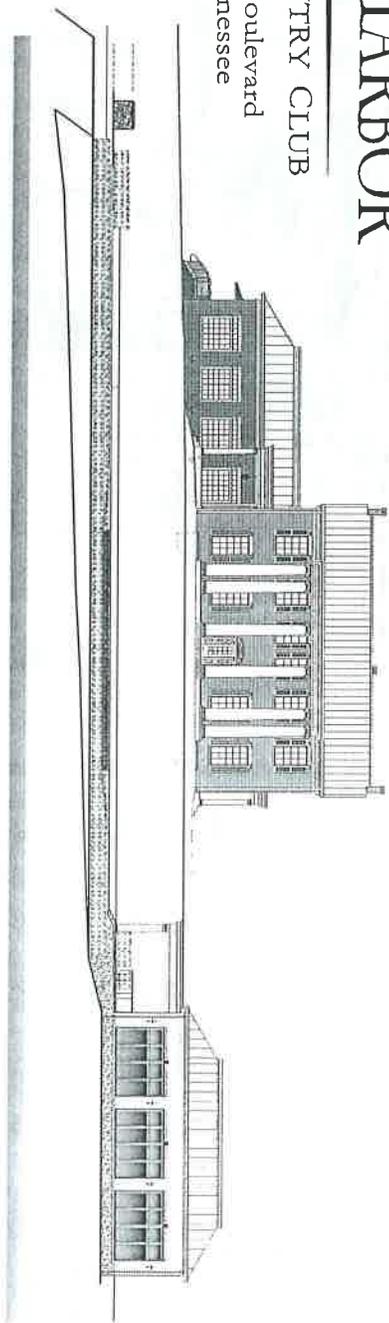




Pool and Fitness Center For:

FOXLAND HARBOR

GOLF AND COUNTRY CLUB
1445 Foxland Boulevard
Gallatin, Tennessee



DRAWING INDEX

COVER	DESCRIPTION
C01	EXISTING CONDITIONS AND CONSTRUCTION LOCATION PREVENTION AND SEWERAGE CONTROL PLAN
C10	SITE LAYOUT AND UTILITY PLAN
C20	SITE GRADING PLAN
C20	SITE DETAILS
C20	LANDSCAPING PLAN
C20	SITE LIGHTING PHOTOGRAPHIC ANALYSIS
A01	OVERALL FLOOR PLAN - POOL AND FITNESS CENTER
A02	FLOOR PLAN - FITNESS CENTER
A02	THREE-VIEW ELEVATION AND SECTION - POOL AND FITNESS CENTER
A02	WALLING ELEVATION - POOL AND FITNESS CENTER

CONSTRUCTION SCHEDULE

POOL AND FITNESS CENTER	START	FINISH
FOUNDATION	SEP 2014	MAY 2015

PROPERTY OWNER

Foxland Harbor Golf and Country Club, LLC
1445 Foxland Blvd
Gallatin, TN 37066
POC: Joe Godfrey
615.451.0909 | jg@foxland.com

ISSUED FOR PLANNING REVIEW

AMENDED
PRELIMINARY MASTER
DEVELOPMENT PLAN
REVISED
FINAL MASTER
DEVELOPMENT PLAN

REVISED
23 JUNE 2015

ITEM 3

LOCATION MAP

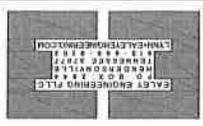


GRAPHIC SYMBOLS

	ROOM NUMBER		SECTION REFERENCE
	WINDOW NUMBER		DETAIL NUMBER
	ROOM ON SPACE NUMBER		DETAIL REFERENCE
	TOILET ACCESSIONS		SHEET NUMBER
	EQUIPMENT		ELEVATION INDICATOR
	WALL TYPE		REFERENCE CIRCLE
	BATH		LATEX OR ROOM NUMBER
	STONE T&L		INSULATION
	CONCRETE		RIGID INSULATION
	CONCRETE BLOCK		STYROFOAM BOARDING
	BRICK		ACOUSTICAL TILE
	ROOM WOOD		STEEL SMALL SCALE
	FRESH WOOD		MARBLE
	PLYWOOD		
	STEEL JOIST SCALE		
	STEEL SMALL SCALE		
	MARBLE		

ABBREVIATIONS

AC	ACROBAT	AD	ADDITIONAL	AE	AREA
AD	ADDITIONAL	AG	AGREEMENT	AI	ALIGNED
AE	AREA	AL	ALIGNED	AM	AMOUNT
AF	AREA	AN	ANNEX	AO	AREA
AG	AGREEMENT	AP	APPROXIMATE	AP	APPROXIMATE
AH	AREA	AR	AREA	AS	AREA
AI	ALIGNED	AT	AREA	AV	AREA
AJ	AREA	AW	AREA	AX	AREA
AK	AREA	AY	AREA	AZ	AREA
AL	ALIGNED	BA	AREA	BB	AREA
AM	AMOUNT	BC	AREA	BD	AREA
AN	ANNEX	BE	AREA	BF	AREA
AO	AREA	BG	AREA	BH	AREA
AP	APPROXIMATE	BI	AREA	BJ	AREA
AQ	AREA	BK	AREA	BL	AREA
AR	AREA	BM	AREA	BN	AREA
AS	AREA	BO	AREA	BP	AREA
AT	AREA	BQ	AREA	BR	AREA
AV	AREA	BS	AREA	BT	AREA
AW	AREA	BU	AREA	BV	AREA
AX	AREA	BW	AREA	BX	AREA
AY	AREA	BY	AREA	BZ	AREA
AZ	AREA	CA	AREA	CB	AREA
BA	AREA	CC	AREA	CD	AREA
BB	AREA	CE	AREA	CF	AREA
BC	AREA	CG	AREA	CH	AREA
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BO	AREA	CC	AREA	CC	AREA
BP	AREA	CD	AREA	CD	AREA
BQ	AREA	CE	AREA	CE	AREA
BR	AREA	CF	AREA	CF	AREA
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BV	AREA	CI	AREA	CI	AREA
BW	AREA	CJ	AREA	CJ	AREA
BX	AREA	CK	AREA	CK	AREA
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CC	AREA	CO	AREA	CO	AREA
CD	AREA	CP	AREA	CP	AREA
CE	AREA	CQ			



**REVISED MASTER POOL & FITNESS CENTER
GALLATIN, TENNESSEE**

SCALE

1
2
3
4
5

**SITE
EXISTING
CONDITIONS
AND EJCPC
PLAN**

C01

SITE CONSTRUCTION NOTES

1. THE NECESSARY PERMITS FOR THE WORK SHOWN ON THESE SHEETS SHALL BE OBTAINED BY THE CONTRACTOR PRIOR TO COMMENCEMENT OF ANY WORK ON THIS PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR THE COST OF ANY REQUIRED PERMITS. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR THE COST OF ANY REQUIRED PERMITS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR THE COST OF ANY REQUIRED PERMITS.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR THE COST OF ANY REQUIRED PERMITS.
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9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR THE COST OF ANY REQUIRED PERMITS.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR THE COST OF ANY REQUIRED PERMITS.

PROJECT GENERAL NOTES:

1. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO COMMENCEMENT OF ANY WORK ON THIS PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR THE COST OF ANY REQUIRED PERMITS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR THE COST OF ANY REQUIRED PERMITS.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR THE COST OF ANY REQUIRED PERMITS.
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10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR THE COST OF ANY REQUIRED PERMITS.



EROSION/SILTATION FENCE MAINTENANCE

1. MAINTAIN ALL EROSION/SILTATION FENCES AT ALL TIMES AFTER EACH RAINFALL EVENT AT LEAST DAILY DURING PROLONGED RAINFALL.
2. DO NOT ALLOW ANY OBSTRUCTIONS TO THE FENCE.
3. DO NOT ALLOW ANY OBSTRUCTIONS TO THE FENCE.
4. DO NOT ALLOW ANY OBSTRUCTIONS TO THE FENCE.
5. DO NOT ALLOW ANY OBSTRUCTIONS TO THE FENCE.
6. DO NOT ALLOW ANY OBSTRUCTIONS TO THE FENCE.
7. DO NOT ALLOW ANY OBSTRUCTIONS TO THE FENCE.
8. DO NOT ALLOW ANY OBSTRUCTIONS TO THE FENCE.
9. DO NOT ALLOW ANY OBSTRUCTIONS TO THE FENCE.
10. DO NOT ALLOW ANY OBSTRUCTIONS TO THE FENCE.

EROSION/SILTATION CONTROL NOTES

1. AREAS AND TIME OF EXPOSURE OF UNPROTECTED SOILS SHALL BE KEPT TO A MINIMUM WHATEVER FEASIBLE.
2. EROSION/SILTATION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT CONSTRUCTION.
3. EROSION/SILTATION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT CONSTRUCTION.
4. EROSION/SILTATION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT CONSTRUCTION.
5. EROSION/SILTATION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT CONSTRUCTION.
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