



**Agenda  
Gallatin Historic District Commission**

**Tuesday, November 12, 2013  
HISTORY ROOM, ROOM 109**

**Historic District Commission - 4:30 p.m.  
CITY HALL**

1. **APPROVE PRIOR MINUTES**
2. **628 EAST MAIN STREET  
BRIAN THOMAS** **PC0208-13**  
  
Applicant requests approval of a Certificate of Appropriateness to construct a detached garage.
3. **GALLATIN OPERA HOUSE DESIGN GUIDELINES  
CITY OF GALLATIN** **PC0204-13**  
  
Applicant requests approval of new local landmark design guidelines for the Gallatin Opera House located at 126 East Main Street.
4. **366 NORTH HUME AVENUE  
GARY STILES** **PC0209-13**  
  
Applicant requests approval of a Certificate of Appropriateness to construct an attached garage.
5. **Discussion of Monthly Historic District Preservation Articles**
6. **Woodson Terrace Historic District Street Reports**
7. **East Main Street Historic District Street Reports**
8. **Other Business**  
  
There is no Gallatin Historic District Commission meeting scheduled for the month of December. The next Gallatin Historic District Commission meeting is scheduled for January 14, 2014 at 4:30 p.m. The submittal deadline for that meeting agenda is Tuesday, December 31, 2013. Please contact the Gallatin Planning Department at 451-5796 for more information.
9. **MOVE TO ADJOURN**

MINUTES OF THE  
GALLATIN HISTORIC DISTRICT COMMISSION

October 8, 2013

MEMBERS PRESENT

Tom Richey, Chair  
Roger Matchett, Secretary  
Kenneth Thomson  
Johnny Wilson

STAFF PRESENT

Kevin Chastine, Planner II  
Marianne Mudrak, Board Secretary

MEMBERS ABSENT

Johnny Garrett, Vice Chair

OTHERS

Applicant  
Paige Brown, Gallatin Chamber

A regular meeting of the Gallatin Historic District Commission was held on October 8, 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 September 9, 2013 Historic District Commission. Mr. Wilson motioned to approve the minutes with one correction. Mr. Matchett seconded the motion and the motion passed by unanimous vote.

Without objection Chair Richey moved Item 4, Gallatin Opera House, to the first item on the agenda.

Item 4

Discuss and Development of potential design standards for Gallatin Opera House

Mr. Chastine said Ms. Anna Stephens, owner of the Gallatin Opera House, requested to add a wooden storefront cornice instead of an awning to the front façade of the building. Ms. Stephens provided photos of the proposed addition to the front of the building. Ms. Stephens said there is a need for shade at the front to help with the strong sun that shines through the front windows and fades any furniture in that location. Ms. Stephens said she has already replaced rotted wood on the front facade.

Mr. Chastine said the design guidelines created by Mr. Matchett and the Historic District Commission in 1997, were never adopted by City Council. Mr. Chastine said the Board

Item 4

Discussion of Monthly Historic Preservation Articles

Chair Richey said he did not find many historic churches in Gallatin. Chair Richey said he would base the next articles on other historic buildings and include any churches.

Item 5

Woodson Terrace Historic District Street Reports

There were no violations to report.

Item 6

East Main Street Historic District Street Reports

There were no violations to report.

Item 7

Other Business

There was no other business to discuss.

Item 8

Move to Adjourn

With no further business to discuss, Chair Richey adjourned the meeting at 5:45 p.m.

Respectfully submitted:

\_\_\_\_\_  
Marianne Mudrak, Board Secretary

Approved:

\_\_\_\_\_  
Thomas Richey, Chair

\_\_\_\_\_  
Roger Matchett, Secretary

# ITEM 2

## ITEM 2: 628 East Main Street 11/12/13 GHDC MEETING

**Applicant requests approval of a detached garage located at 628 East Main Street, which is located in the East Main Street Historic District. (PC0208-13)**

Attachment	2-1	Certificate of Appropriateness Application
Attachment	2-2	Detached Garage Site Plan
Attachment	2-3	Detached Garage Architectural Elevations
Attachment	2-4	628 East Main Street Property Survey Information

### APPLICABLE EAST MAIN STREET HISTORIC DISTRICT DESIGN GUIDELINES

#### 1.3 NEW CONSTRUCTION

##### 1.3.2 General Principles

The guidelines shall apply only to the exteriors of buildings and, predominately, to areas of lots clearly 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.

##### 1.3.3.1 Height

New buildings must be constructed to the same number of stories and to a height, which is compatible with the height of adjacent buildings.

##### 1.3.3.2 Scale

The size of a new building; its mass in relation to open spaces; and its windows, doors, openings, and porches should be visually compatible with the surrounding buildings.

##### 1.3.3.4 Roof Shape

The roofs of new buildings shall be visually compatible, by not contrasting greatly with the roof shape and orientation of surrounding buildings.

##### 1.3.3.5 Proportion and Rhythm of Openings

The relationship of width to height of windows and doors, and the rhythm of solids to voids in new buildings shall be visually compatible with surrounding buildings.

##### 1.3.3.6 Relationship of Materials, Texture, Details, and Material Color

The relationship and use of materials, texture, details, and material color of a new building's public façades shall be visually compatible with and similar to those of adjacent buildings, or shall not contrast conspicuously.

##### 1.3.3.9 Outbuildings

Garages and storage buildings should reflect the character of the existing house and surrounding buildings and should be compatible in terms of height, scale, roof shape, materials, texture, and details. If vinyl siding is used, it should be compatible to the architectural style of the house. No metal or vinyl storage buildings, garages, or carports are allowed. Garages, if clearly visible from the street, should be situated on the lot as historically traditional for the neighborhood. The location and design of outbuildings should not be visually disruptive to the character of the surrounding buildings.

### 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.

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**

**The applicant requests approval of a detached garage located at 628 East Main Street, which is located in the East Main Street Historic District. This property is currently zoned Residential 10 with an H1 historic zoning overlay (R10, H1).**

### ***Historical Data***

The property at 628 East Main Street contains a one and a half story red brick cottage that was constructed in 1932. The house is 100 percent red brick, with four-over-four double hung windows, soldier courses atop each first floor window, and an asphalt shingled roof. The house is characterized by a side gable roof with a projecting double gable over the centrally located front entrance and adjacent bank of three (3) windows. A bank of four (4) windows are located to the right of the front entrance. The larger front projecting gable is sheathed in white stucco and has a pair of windows centered within the gable end. The front entrance is recessed into a small porch that is covered by a brick arch with limestone keystone. To the very right of the front elevation is an open air patio that is recessed under the roof overhang and framed by a brick arch with limestone accents at the keystone and the launching points of the arch.

### ***Project Description***

The current owners of the house at 628 East Main Street have submitted a Certificate of Appropriateness for the approval of a two (2) car detached garage. The garage will be sited at the northeast corner of the property, which is located at the end of the current asphalt driveway. The driveway, approximately 167 feet long, leads straight back from East Main Street along the right side of the house. The garage is sited so that it sits nearly 13 feet off of the rear property line and six (6) feet from the side property line. These distances from the property lines exceed the minimum requirement of four (4) feet, which is found within Section 12.01.030 of the Gallatin Zoning Ordinance. The location of the garage and its proximity to the residence can be seen in the included site plan, which is Attachment 3-2.

The proposed garage is 30 feet wide and 30 feet deep for a total square footage of 900 square feet. The wall height of the garage is ten (10) feet and the ridge line height is approximately 19 feet. The front elevation of the garage consists of two (2) separate garage doors, each 12 feet and three (3) inches wide. The left elevation has one (1) door and a single one-over-one double hung window. The right and rear elevations have no other door or window openings.

The applicant has shown the garage to be sheathed in vinyl siding on all four elevations. Section 1.3.2 General Principles, of the East Main Street Design Guidelines states that the guidelines shall apply only to the exteriors of buildings and, predominately, to areas of lots clearly visible from public rights-of-way. The proposed location of the garage is at the back of the property and about 10 feet lower than the height of the public right-of-way of East Main Street. Due to low visibility of the garage the primary elevation for the Historic Commission to

review is the front elevation. The East Main Street design guidelines do not strictly prohibit the use of vinyl siding, so the Historic Commission must determine if, according to Section 1.3.3.9 Outbuildings, the architectural style of the garage is compatible to the house. If the design of the garage is found to be compatible then vinyl siding is an approvable material.

The proposed garage meets design guidelines 1.3.2 and 1.3.3.1 through 1.3.3.6 in terms of height, scale, roof shape, proportions, and compatibility of relationships of material, texture and details.

#### **RECOMMENDATION**

Staff recommends the Historic District Commission approve, with the following conditions, the detached garage at 628 East Main Street 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.

1. The Gallatin Historic District Commission shall make a determination of whether or not 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.

# 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 East Main Street Historic District.

Location 628 East Main St Gallatin TN 37066  
Owner Brian Thomas 478-0794\*  
Owner's Address \_\_\_\_\_  
Project Number \_\_\_\_\_ Certificate Number \_\_\_\_\_

Type of Work (please check)

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

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

Signature Required: 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 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

RECEIVED  
OCT 30 2013  
GALLATIN PLANNING & ZONING

Date Received by Planning Division 10/30/13 Received by RKC

Date Approved 1/1

# 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		
Ornamentation		
Awning/Canopy		
Storefront		
Color/Painting		
Other (explain below)		
ADDITIONS		
Room addition		
Garage	X	
Porch/Deck		
Greenhouse		
Dormer		
Skylight		
Chimney		
Other (explain below)		
NEW STRUCTURE		

APPROVED  
 10/20/2013  
 JANNING  
 ZONING

# 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	_____	_____	_____
Walks/Patios	_____	_____	_____
Other (explain below)	_____	_____	_____

GRAPHICS/SIGNAGE \_\_\_\_\_

MAINTENANCE \_\_\_\_\_  
(Explain below)

EMERGENCY REPAIR \_\_\_\_\_  
(Explain below)

EXPLAIN PROPOSED WORK (attach continuation sheets as needed): \_\_\_\_\_

*Build a Detached Garage. Plans ATTACHED*

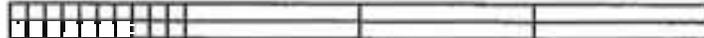
*Brian T...*  
Signature of Applicant

*11-5-13*  
Date

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

RECEIVED  
OCT 30 2013  
CALVERTON PLANNING  
& ZONING

40 0 40 80 120



GRAPHIC SCALE -- FEET

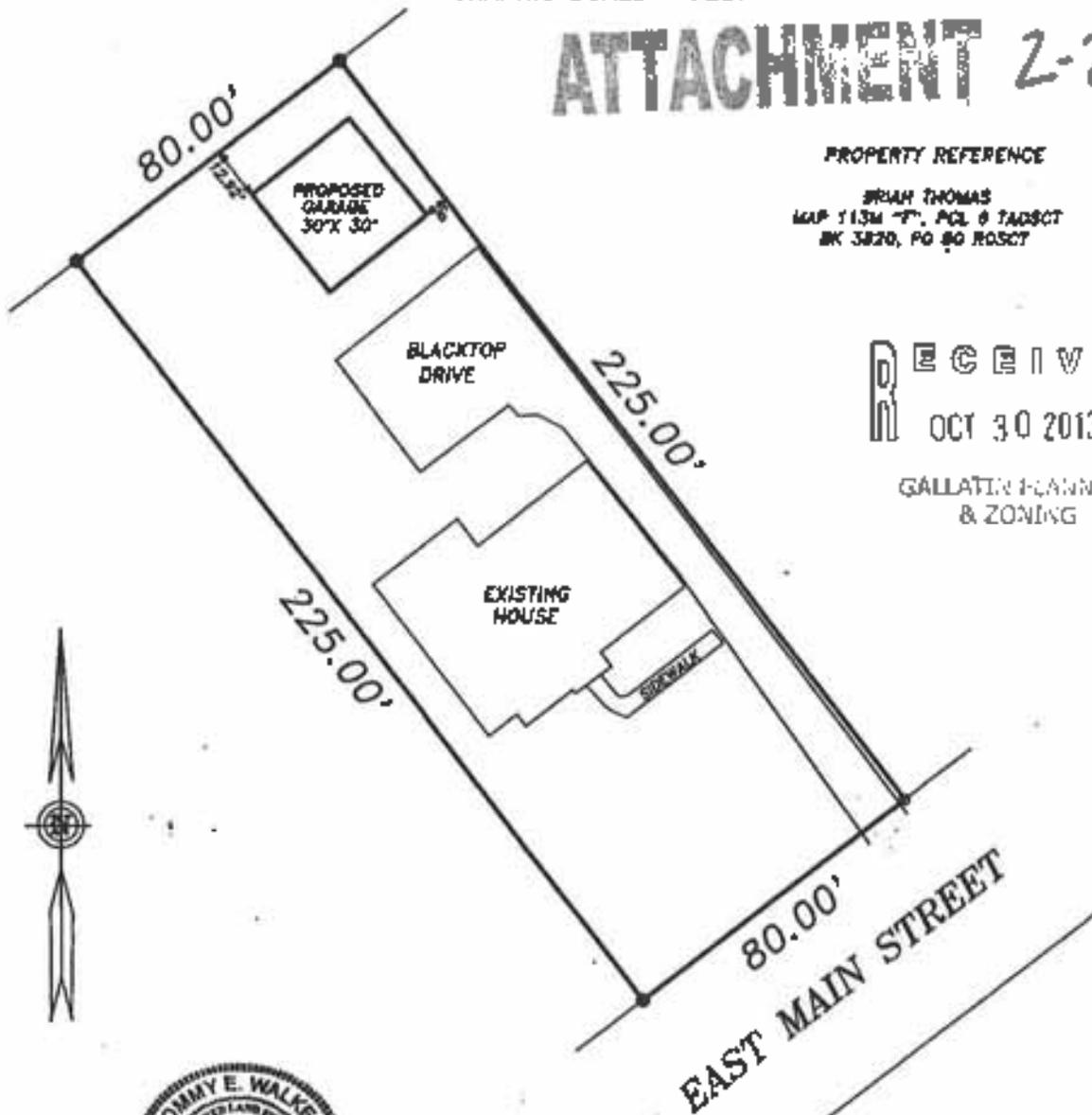
# ATTACHMENT 2-2

PROPERTY REFERENCE

BRIAN THOMAS  
MAP 113M "F", PCL 9 TADSCOT  
BK 3820, PG 80 ROSCT

RECEIVED  
OCT 30 2013

GALLATIN PLANNING  
& ZONING



**TOMMY E. WALKER, R.L.S.**  
P.O. BOX 495  
RIDGETOP TENNESSEE 37152  
615/859-0198

PROPOSED GARAGE LOCATION FOR

**528 MAIN STREET EAST  
CITY OF GALLATIN**

SCALE 1" = 40'	DRAWN BY T.E.W.	APPROVED T.E.W.	DATE 10/31/13
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**3RD CIVIL DISTRICT**

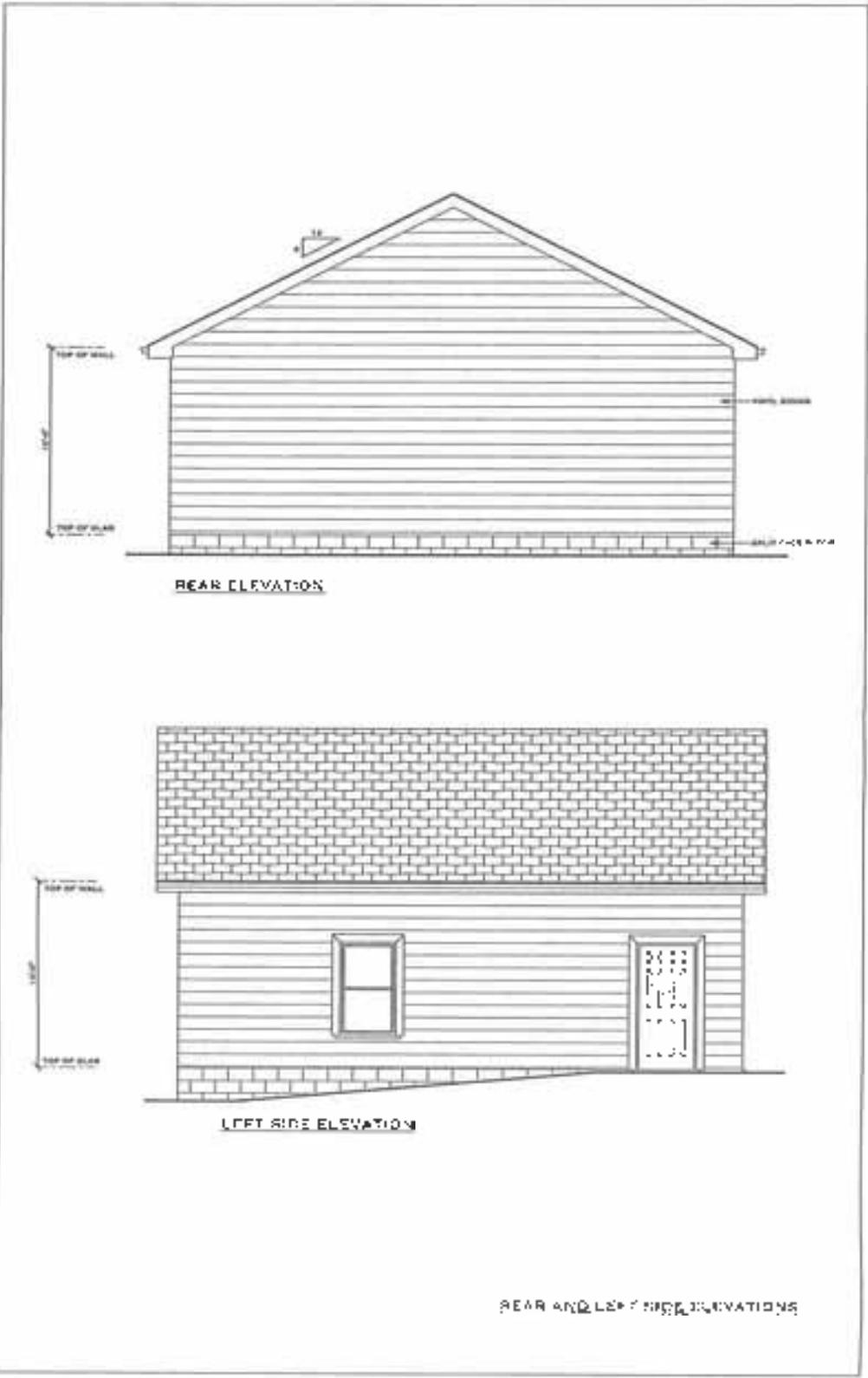
**SUMNER COUNTY  
TENNESSEE**

DRAWING NO.  
HANEMAN

*PC0208-13*



**ATTACHMENT 2-3**



**REAR ELEVATION**

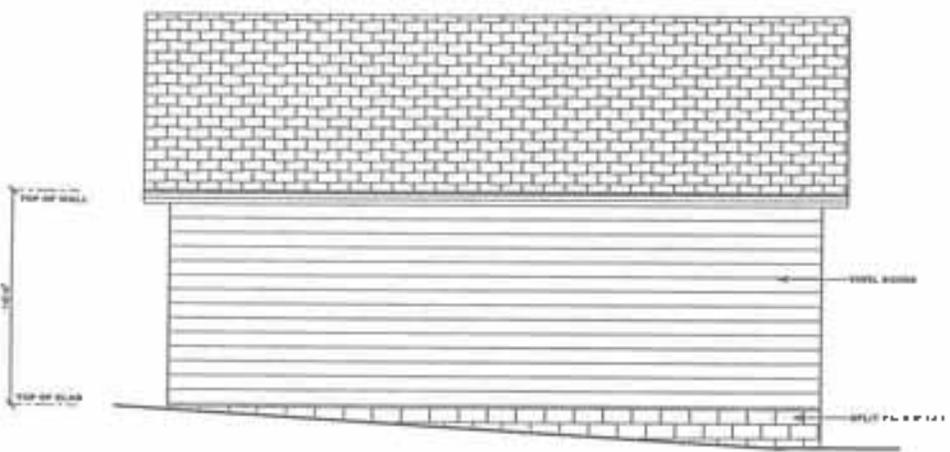
**LEFT SIDE ELEVATION**

**REAR AND LEFT SIDE ELEVATIONS**

Architectural 2-3



FRONT ELEVATION



RIGHT SIDE ELEVATION

FRONT AND RIGHT SIDE ELEVATIONS



# ITEM 3

## ITEM 3: Gallatin Opera House Design Guidelines 11/12/13 GHDC MEETING

**Applicant requests approval of new Local Landmark Design Guidelines for the Gallatin Opera House located at 126 East Main Street. (PC0204-13)**

Attachment	3-1	Local Landmark Design Guidelines
Attachment	3-2	Local Landmark Application
Attachment	3-3	2003 Historic Resource Survey Information
Attachment	3-4	City Council Ordinance

### **ANALYSIS**

The applicant is requesting approval of new Local Landmark Design Guidelines for the Gallatin Opera House located at 126 East Main Street. This property is currently zoned Core Commercial with an H-1 historic zoning overlay (CC, H1).

#### ***Historical Data***

The property at 126 East Main Street contains a two-story, brick veneer, commercial building was constructed circa 1905. The build was built by William George Schamberger and housed the Schamberger Opera on the second floor, with retail spaces occupying the ground level storefronts. The second floor opera continued to be utilized as a theater until the mid-20<sup>th</sup> century. A more detailed architectural description of the building is provided in Attachment 3-3.

#### ***Local Landmark Designation***

The Schamberger Opera house was listed on the National Register of Historic Places as a contributing structure to the Gallatin Commercial Historic District in 1984. The building remains a contributing structure to the Gallatin Commercial Historic District, per a 2003 historic resource survey funded by a grant from the Tennessee Historical Commission. A copy of the pages relating to the Opera House is provided as Attachment 3-3.

The property owners in 1997, Donna and Freeman Thompson, decided to have the building at 126 East Main Street designated as a local landmark. The designation, adding an H-1 overlay zone to the property, progressed through the Planning Commission and City Council until it was passed on 2<sup>nd</sup> reading at the February 4, 1997 City Council meeting. Although the H-1 overlay was in place on the building, there were no design guidelines approved at that time.

#### ***Project Description***

The current owner of the building at 126 East Main Street contacted Staff several months ago regarding an update to the storefront cornice area of this building. As Staff investigated the project they realized there were no design guidelines for the Historic Commission to utilize to consider the proposed project. Section 10.02.030.C of the Gallatin Zoning Ordinance states that, "No application may be considered by the Gallatin Historic District Commission until such time as said guidelines have received approval of the Mayor and Alderman."

After reading Section 10.02.030 C Staff submitted a Request for Legal Opinion to the Gallatin City Attorney regarding the Commission's ability to review the proposed project. The City Attorney told Staff that design guidelines had to be in place before the project could be reviewed by the Historic District Commission. At this point in time Staff began searching for some unofficial design guidelines that the Historic Commission said were written at the time of the H-1 overlay, but were never approved by City Council. Staff found these guidelines and provided them to both the property owner and Historic Commission members for their review and comments.

During the regularly scheduled Gallatin Historic District Commission meeting on October 8<sup>th</sup>, 2013 the current property owner, Anna Stephens, and the Commission discussed potential updates to the Gallatin Opera House design guidelines. After agreeing on certain updates of text, formatting, and grammatical corrections the design guidelines are ready for consideration and vote by the Commission. The design guidelines will next go to City Council, with a recommendation from the Historic District Commission, for final consideration and possible approval.

#### **RECOMMENDATION**

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.

# ATTACHMENT

3-1

## DESIGN GUIDELINES FOR GALLATIN OPERA HOUSE 126 EAST MAIN STREET GALLATIN, TENNESSEE

### INTRODUCTION

These guidelines have been prepared for the current and future owners of the locally designated historic landmark at 126 East Main Street, known as the Gallatin Opera House.

In addition to being of value to the property owner and professionals which may be involved with the property, these Guidelines are intended to give objectivity to the work of the Gallatin Historic District Commission.

### HISTORIC DISTRICT COMMISSION DUTIES

In brief, no building or structure within this property may be created, altered, changed, removed, demolished, or site altered until a Certificate of Appropriateness has been granted whether or not a building permit is required.

**Requirements** - In considering an application for a Certificate of Appropriateness, the Commission has no specific requirements as to architectural form or style. The Commission recognizes that change is inevitable and in many cases desirable. The Commission asks only that all new work introduced, and changes to the structure already in place be appropriate, be competently designed and show respect to the property as whole and its immediate neighbors. It seeks especially to avoid the false, the quaint, or the cure.

### DEFINITIONS

Additions are anything that adds square footage to the structure. Additions should not replicate the historic structure. Additions shall be built so one can find the details existing of the historic structure.

Alterations are changes to the exterior of the existing structure that is not minimum maintenance.

Certificate of Appropriateness is a document issued by the Gallatin Historic District Commission certifying that the Commission has reviewed the described proposal and determined that it meets all applicable standards of the Commission.

Minimum Maintenance is any work to repair, the same way it originally existed, using like materials. Minimum Maintenance does not require a Certificate of Appropriateness.

Primary Façade, the most important of the building elevations, is the facade which faces East Main Street. In terms of historic preservation, the architectural details and materials of this façade receive the most specific attention.

Secondary Facades are the side and rear elevations.

# ATTACHMENT 3-1

## A. ADDITIONS

1. Additions to the existing structure should not replicate the historic structure. Additions shall be built so one can find the original details existing on the historic structure, i.e. sizes of openings of windows and doors, roof shape, window moldings, cornices, and upper façade cornice details, and types of finish materials.
2. Additions shall be to the secondary facades or roof.
3. Any rooftop addition should be setback from the front and side elevations so that the addition is not visible from the public right-of-way below.
4. No sandblasting will be permitted on wood or masonry surfaces.

## B. ALTERATIONS

Changes to the exterior of the building that are not minimum maintenance are:

1. Doors - should be related to the historic style of the structure.
2. Roof material - a change from the material that exists to a new material.
3. Windows - should be related to the historic style of the structure.
4. Secondary Façade Architectural Details – replacement, removal, or repair of things unique to the historic use of the structure, a former opera house; such as a crane for lifting stage equipment, raised roofline to accommodate stage equipment, or any other exterior detail associated with the opera house function.
5. Exterior brick and trim - the exterior wall materials should maintain the original materials of the structure.

# ATTACHMENT 3-2

## LANDMARK NOMINATION FORM

1. NAME OF PROPERTY:

Historic GALLATIN OPERA HOUSE

Common \_\_\_\_\_

2. ADDRESS OF PROPERTY:

Street and Number 120 EAST MAIN ST., GALLATIN, TN Zip Code 37066

3. CLASSIFICATION:

Category: Site   Building Structure Object District  
Ownership: Public   Private Both

4. OWNER OF PROPERTY:

Name DONNIE AND FREEMAN THOMPSON

Mailing Address 120 EAST MAIN ST., GALLATIN, TN 37066

Telephone 452-1763

5. CRITERIA UNDER WHICH THE PROPERTY IS NOMINATED:

Please circle the appropriate letter(s)

- A. Embodies distinctive characteristics of a type, period or method of construction
- B. Represents work of a master
- C. The structure is associated with a significant person, or
- D. The structure is associated with a specific event marking an important moment or a pattern of events or historical trends

6. DESCRIPTION OF THE PROPERTY:

Date(s) of construction 1897

Name of architect, if known \_\_\_\_\_

Name of builder, if known \_\_\_\_\_

Please provide a brief description of the present and original (if known) physical appearance of the property.

SEE ATTACHED PHOTOS.

LOCAL HISTORIC DISTRICT APPLICATION FORM

Local Historic District Application  
(City Name) Historic Zoning Commission  
Address of the Commission  
City Name

\*\*\*\*\*

- 1. Name of Historic <sup>Landmark</sup> District: GALLATIN OPERA HOUSE
- 2. Is the district listed on the National Register of Historic Places? YES
- 3. Location of the district: 126 EAST MAIN ST.

4. Total Number of Buildings within the proposed Historic District Boundaries: (An inventory of Building in the district must accompany this application) \_\_\_\_\_

5. Brief description of the <sup>Landmark</sup> district: A single structure located @ 126 EAST MAIN ST.

6. Brief summary of the historical significance: \_\_\_\_\_

The original use was as Gallatin Buggy and Implement. The upper floor was utilized as a Theater for live productions. In more modern times, the upper floor was converted to a boarding house and various retail uses including Clark Drug on the First Floor.

7. Reasons for listing <sup>Landmark</sup> district: To preserve the historic character of the building.

# ATTACHMENT 32

Who will represent applicant before the Historic Zoning Commission and City Council? (Representative should have authority to commit applicant to changes that may be suggested by the commission.)

Applicant (Organization): Donnie & Freeman Thompson

Applicant's Address: 120 East Main, Gallatin, TN 37066

Telephone: 452-1763  
Name of representative: FREEMAN THOMPSON

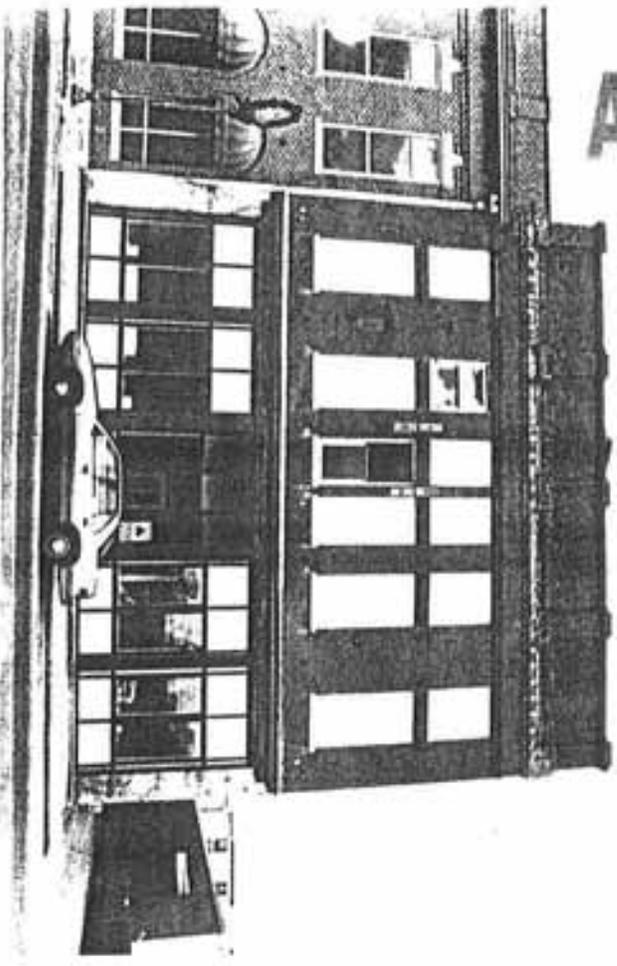
(Representative will represent applicant before the Historic Zoning Commission.)

Address: \_\_\_\_\_

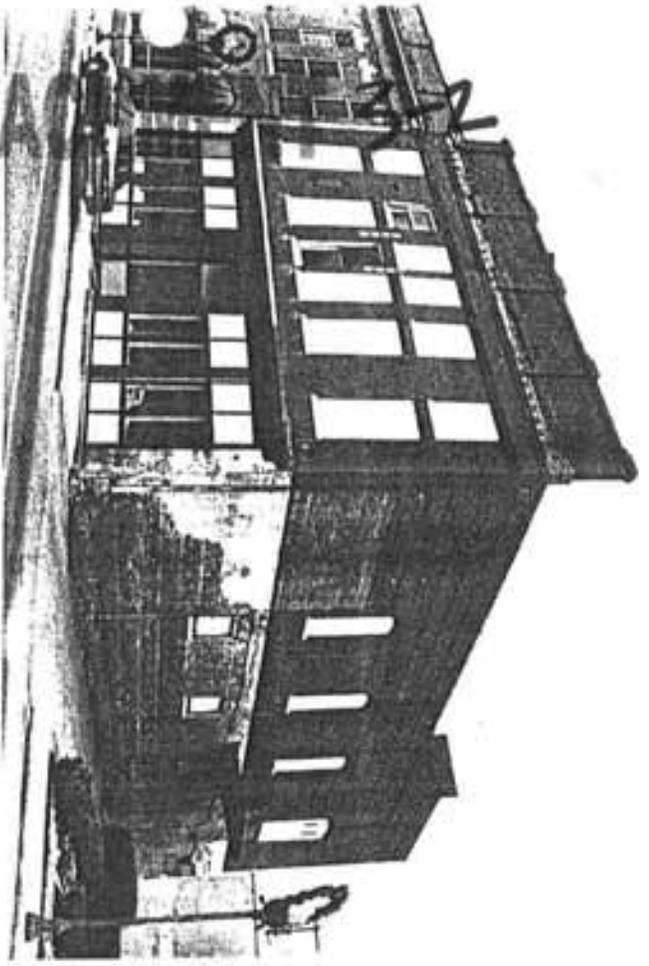
Telephone \_\_\_\_\_ Date: \_\_\_\_\_

Signature of Applicant/Representative: \_\_\_\_\_





ATTA



C-LINE #5254  
JANUARY 1938



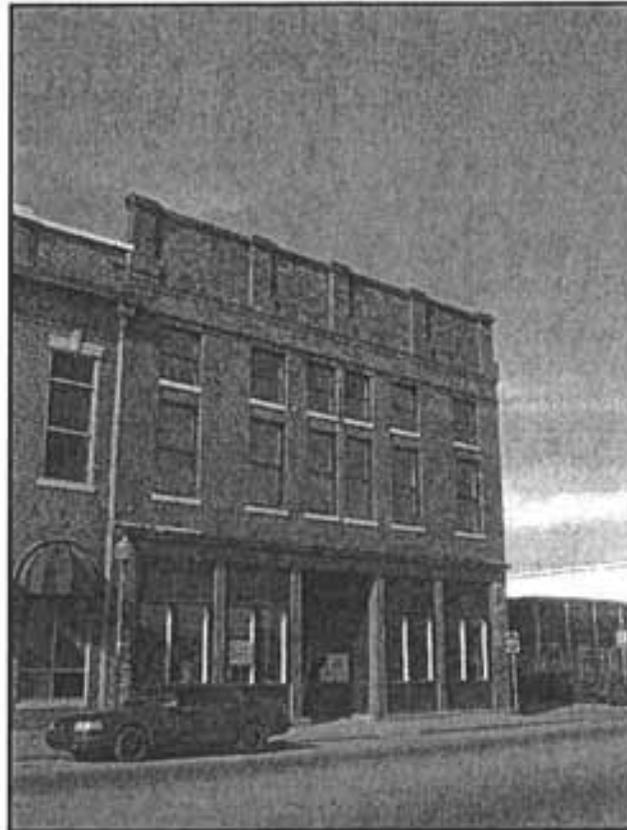
# ATTACHMENT 3-3

## HISTORIC AND ARCHITECTURAL INVENTORY Gallatin Commercial Historic District, Sumner County, Tennessee

THC#: SU 1303

COUNTY Sumner

QUAD: Gallatin (313 NW)



### PROPERTY INFORMATION:

Historic/Common Name: Schamberger Opera House (Historic)

Property Location: 126 E. Main St

### HISTORIC BACKGROUND:

Date of Construction: 1905

**Other Information:** The Schamberger Opera House was built at this location in 1905 by owner William George Schamberger. The building housed retail businesses on the first floor and a theater on the second floor. The building continued to be used as a theater until the mid-20<sup>th</sup> century.

# ATTACHMENT 3-3

## **ARCHITECTURAL SUMMARY:**

At this location is a two-story brick commercial building constructed in 1905. The building has a cast concrete foundation, a flat roof of asphalt and an exterior of stretcher bond brick. The storefront was remodeled in 2004 with frame bulkheads, wood and glass display windows and a transom with wood panels. The main entrance is recessed with a two-light glass and wood door. On the second story are six window bays with one-over-one wood sash windows added in 2004. The windows have original concrete sills. Above these windows is an attic story with one-over-one wood sash windows added in 2004. Above the attic story is a brick belt course. Above this belt course is a corbelled brick cornice with terra cotta egg and dart molding. At the roofline are five projecting brick piers. The interior was remodeled in 2004 with added wall, ceiling and floor finishes. Above the storefront is an original sheet metal cornice.

## **NATIONAL REGISTER ASSESSMENT:**

Constructed in 1905, this building housed the Shamberger Opera House for several decades. The building's storefront was remodeled in 2004 but the overall historic design of the building is evident and it is included as contributing to the district.

# ATTACHMENT

3-4

ORDINANCE NO. 01311-59

**ORDINANCE ESTABLISHING LOCAL HISTORIC LANDMARK DESIGN GUIDELINES  
FOR THE GALLATIN OPERA HOUSE – LOCATED AT 126 EAST MAIN STREET – PER  
SECTION 10.02.030 OF THE ZONING ORDINANCE OF THE CITY OF GALLATIN,  
TENNESSEE**

WHEREAS, the Gallatin Historic District Commission, pursuant to Section 10.02.030 of the Gallatin Zoning Ordinance has reviewed and recommended approval of local landmark design guidelines, attached hereto as Exhibit A; and

WHEREAS, notice and public hearing before the Gallatin City Council has or will occur before final passage of this amendment pursuant to Section 15.07.060 of the Gallatin Zoning Ordinance.

NOW THEREFORE BE IT ORDAINED BY THE CITY OF GALLATIN, TENNESSEE that local landmark design guidelines are established for the Gallatin Opera House, attached hereto as Exhibit A.

BE IT FURTHER ORDAINED BY THE CITY OF GALLATIN, TENNESSEE, that this Ordinance shall take effect upon final passage, the public welfare requiring such.

PASSED FIRST READING:

PASSED SECOND READING:

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MAYOR JO ANN GRAVES

ATTEST:

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CONNIE KITTRELL  
CITY RECORDER

APPROVED AS TO FORM:

---

JOE H. THOMPSON  
CITY ATTORNEY

# ITEM 4

## ITEM 4: 366 North Hume Avenue 11/12/13 GHDC MEETING

**Applicant requests approval of an attached garage located at 366 North Hume Avenue, which is located in the Woodson Terrace Historic District. (PC0209-13)**

Attachment	4-1	Certificate of Appropriateness Application
Attachment	4-2	Detached Garage Location Map
Attachment	4-3	Detached Garage Drawings
Attachment	4-4	366 North Hume Avenue Property Survey Information

### APPLICABLE WOODSON TERRACE HISTORIC DISTRICT DESIGN GUIDELINES

#### 1.3 NEW CONSTRUCTION

##### 1.3.2 General Principles

The guidelines shall apply only to the exteriors of buildings and, predominately, to areas of lots clearly 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.

##### 1.3.3.1 Height

New buildings must be constructed to the same number of stories and to a height, which is compatible with the height of adjacent buildings.

##### 1.3.3.2 Scale

The size of a new building; its mass in relation to open spaces; and its windows, doors, openings, and porches should be visually compatible with the surrounding buildings.

##### 1.3.3.4 Roof Shape

The roofs of new buildings shall be visually compatible, by not contrasting greatly with the roof shape and orientation of surrounding buildings.

##### 1.3.3.5 Proportion and Rhythm of Openings

The relationship of width to height of windows and doors, and the rhythm of solids to voids in new buildings shall be visually compatible with surrounding buildings.

##### 1.3.3.6 Relationship of Materials, Texture, Details, and Material Color

The relationship and use of materials, texture, details, and material color of a new building's public façades shall be visually compatible with and similar to those of adjacent buildings, or shall not contrast conspicuously.

##### 1.3.3.7 Orientation

The site orientation of new buildings shall be consistent with that of adjacent buildings and shall be visually compatible. Directional expression shall be compatible with surrounding buildings, whether that expression is vertical, horizontal, or non-directional.

##### 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.

##### 1.3.3.9 Outbuildings

Garages and storage buildings should reflect the character of the existing house and surrounding buildings and should be compatible in terms of height, scale, roof shape, materials, texture, and details. If vinyl siding

is used, it should be compatible to the architectural style of the house. No metal or vinyl storage buildings, garages, or carports are allowed. Garages, if clearly visible from the street, should be situated on the lot as historically traditional for the neighborhood. The location and design of outbuildings should not be visually disruptive to the character of the surrounding buildings.

#### **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.
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**

**The applicant requests approval of an attached garage located at 366 North Hume 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 366 North Hume Avenue contains a one story ranch influenced single family residence that was constructed circa 1940. The house is asymmetrical in design with a side gable roof that is covered with asphalt shingles. The residence is sheathed in a light blue vinyl siding. The front façade (North Hume Avenue) is composed of a just off center six-panel front door, with a tripartite living room window to the left of the front entrance. A shed roof type porch roof extends outward over the front entrance and the living room window. The shed roof is supported by three (3) square wooden posts. The other three (3) windows on the front façade are two-over-two double hung horizontal wood sash windows with fixed metal shutters.

#### ***Project Description***

The current owners of the house at 366 North Hume Avenue have submitted a Certificate of Appropriateness for the approval of a two (2) car garage to be attached to the northern elevation of the existing house. The garage will be sited at the end of a secondary, gravel driveway that exists to the right side of the residence.

The proposed garage is 24 feet wide and 23 feet deep for a total square footage of 552 square feet. The garage will have one (1) garage door that will measure 16 feet by seven (7) feet. There will be no other windows or external doors in the garage. The roof pitch is 5/12 and the drawing indicates the ridge line of the garage will be below the ridgeline of the existing roof on the residence. The ridgeline of the house is 19 feet and the ridgeline of the garage is approximately 16 feet, so the garage will be between two (2) feet and six (6) inches and three (3) feet shorter than the ridgelines of the house.

#### ***Siding and Roof Material***

The existing residence is sheathed in a light blue vinyl siding and has an asphalt shingle roof. While the proposed garage is being constructed the homeowner is also planning to replace the

siding on the existing home in order for all of the siding to match, on the residence and the proposed garage. Also, the owner will be replacing the existing asphalt shingle roof with a new asphalt shingle roof on both the existing residence and the proposed garage. Since both of these construction projects are replacing an existing material with a like material neither of these projects requires the approval of the Gallatin Historic District Commission.

The proposed garage meets design guidelines 1.3.2 and 1.3.3.1 through 1.3.3.9 in terms of height, scale, roof shape, proportions, and compatibility of relationships of material, texture and details.

#### **RECOMMENDATION**

Staff recommends the Historic District Commission approve, with the following conditions, the detached garage at 366 North Home Avenue because the project meets Design Guidelines in Section 1.3 of the Woodson Terrace Design Guidelines and Secretary of Interior Standards 9 and 10.

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

PC0209-13

# ATTACHMENT 41



Planning Division  
Historic District Commission

NOV 04 2013

GALLATIN PLANNING & ZONING

## 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 366 N Home  
Owner Gary Stiles  
Owner's Address 366 N Home Ave, Gallatin 37066  
Project Number \_\_\_\_\_ Certificate Number \_\_\_\_\_

Type of Work (please check)

- Exterior Alteration or Repair
- New Construction
- Demolition of Structures
- Relocation of Structures
- Other Add attached 24x23 garage on @ side of Home

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

Signature: Applicant's Signature [Signature]  
Address 366 N Home Ave Gallatin 37066  
Phone Number 615-945-4687

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 11/4/13 Received by [Signature]

Date Approved  / /

PC0209-13

4-1

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GALLATIN PLANNING  
& ZONING

**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 _____	_____	_____
<b>REHABILITATION OF EXISTING BUILDINGS</b>		
Foundations _____	_____	_____
Masonry _____	_____	_____
Siding _____	_____	_____
Roof _____	_____	_____
Gutters/Downspouts _____	_____	_____
Chimney _____	_____	_____
Doors/Entrances _____	_____	_____
Windows _____	_____	_____
Porch _____	_____	_____
Cornice/Frieze _____	_____	_____
Ornamentation _____	_____	_____
Awning/Canopy _____	_____	_____
Storefront _____	_____	_____
Color/Painting _____	_____	_____
Other (explain below) _____	_____	_____
<b>ADDITIONS</b>		
Room addition _____	_____	_____
Garage <input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Porch/Deck _____	_____	_____
Greenhouse _____	_____	_____
Dormer _____	_____	_____
Skylight _____	_____	_____
Chimney _____	_____	_____
Other (explain below) _____	_____	_____
NEW STRUCTURE _____	_____	_____

# ATTACHMENT 4-1

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Type of Work Proposed  
(Check all the apply)

Detailed on Drawings  
(Check as appropriate)

Explain Below  
& ZONING

**SITE WORK**

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

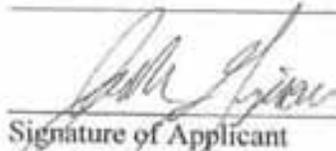
GRAPHICS/SIGNAGE \_\_\_\_\_

MAINTENANCE \_\_\_\_\_  
(Explain below)

EMERGENCY REPAIR \_\_\_\_\_  
(Explain below)

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

Add 24x23 attached garage. All we are doing is footers, level, pour 4" monolithic slab + frame up garage w/ 5112 (stick frame + truss) - Homeowner is Redding all exterior 4" DL vinyl on house + new garage all together. He will also be installing new shingles to house + garage all together. Garage will be fully finished w/ shingles, siding, soffit, fascia, garage door, gutters + downspouts. All plans (proposed site, drawings + details were turned in to Kevin)

  
Signature of Applicant

11-1-13  
Date

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

# ATTACHMENT 4-2

PROPOSED ATTACHED GARAGE

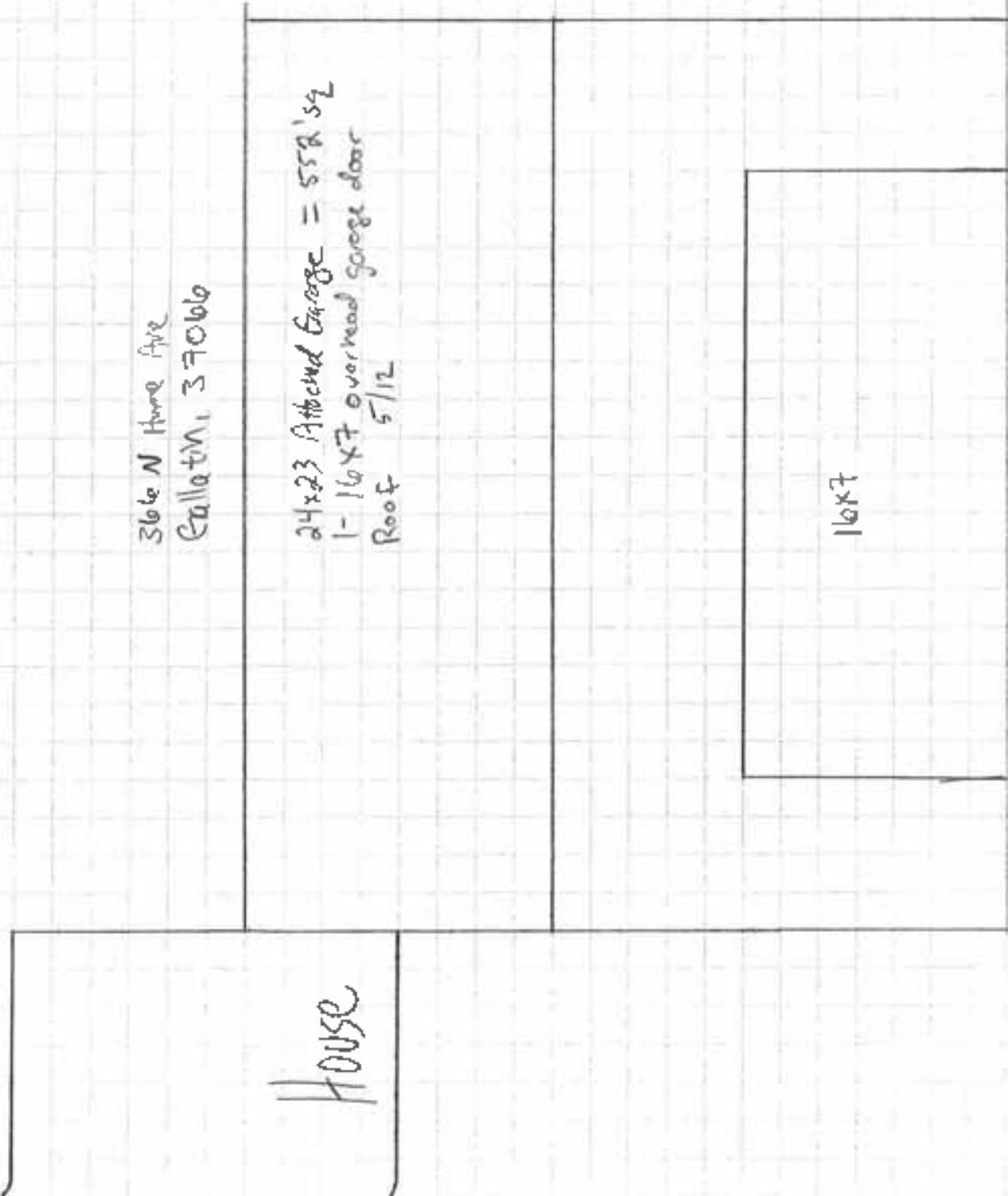


Location Map  
**366 North Hume Avenue**  
Gallatin, TN

# ATTACHMENT 4-3

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GALLATIN PLANNING  
& ZONING



366 N Home Ave  
Gallatin, 37066

24x23 Attached Garage = 552 sq ft  
1- 16x7 overhead garage door  
Roof 5/12

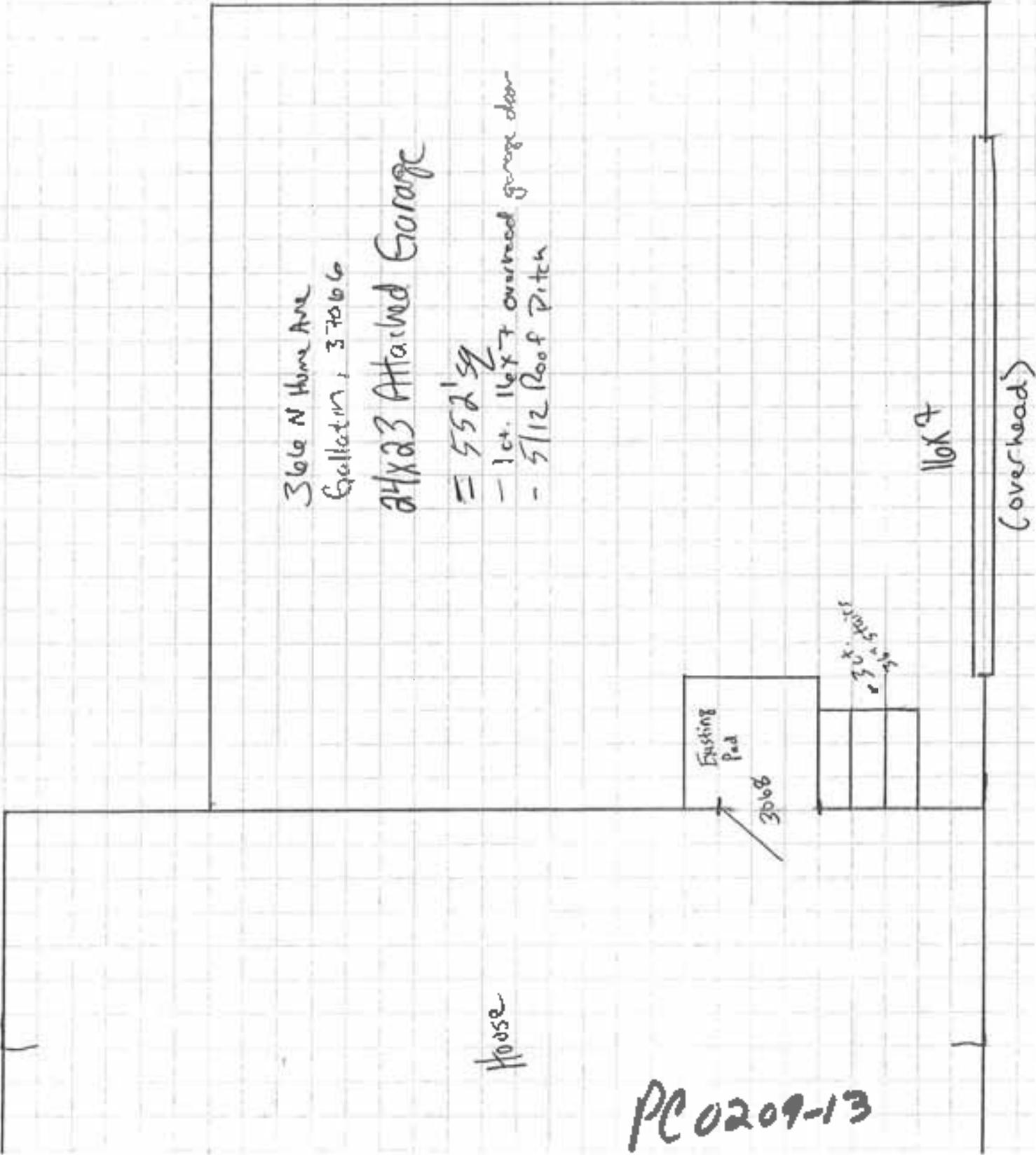
16x7

(view from Road)

PC 0209-13

# ATTACHMENT 4-3

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NOV 04 2013  
SALVAGE PLANNING  
ENGINEERING



# ATTACHMENT 4-4

THC#: SU 1201

COUNTY: Sumner

QUAD: Gallatin (313 NW)



## PROPERTY INFORMATION:

Historic/Common Name:

Property Location: 366 N. Hume Avenue

## HISTORIC BACKGROUND:

Date of Construction: ca. 1940

Other Information: This Ranch influenced dwelling was constructed ca. 1940 according to the Tax Assessor's Office and Sanborn maps of the city of Gallatin.

## ARCHITECTURAL SUMMARY:

At this address is a one-story frame, Ranch influenced dwelling built ca. 1940. The dwelling has a continuous poured concrete foundation, a side gable roof of asphalt shingles, and exterior of aluminum siding. On the main (E) façade is a partial-width shed roof porch with square wood columns. The main entrance has an original six-panel wood door. Windows are original two-over-two double-hung horizontal wood sash with fixed metal shutters. Other details include a square louvered vent in the side gable

PC 0209-13

# ATTACHMENT 4-4

fields, a ca. 2000 wood deck on the N façade with a secondary entrance of a nine-light glass and wood door and an original one-light picture window flanked by two-over-two windows.

## **NATIONAL REGISTER ASSESSMENT:**

This property was constructed ca. 1940 and would be considered a contributing property if Woodson Terrace is proposed for National Register listing.

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

PC 0209-13