Woodson Terrace Historic District Packet

Gallatin Planning Department
Updated May 1, 2009

WOODSON TERRACE HISTORIC DISTRICT
LIST OF PROPERTIES:

TAX MAP #	PROPERTY ADDRESS
113M/A/001.00	NORTH HUME AVENUE 371
113M/A/002.00	NORTH HUME AVENUE 365
113M/A/003.00	PERROLEE STREET
113M/A/004.00	PERROLEE STREET 436
113M/A/004.01	PERROLEE STREET 420
113M/A/006.00	PERROLEE STREET 442
113M/A/007.00	PERROLEE STREET 448
113M/A/008.00	PERROLEE STREET 454
113M/F/025.00	MORTON AVENUE 505
113M/F/026.00	NORTH WESTLAND AVENUE 329
113M/F/027.00	NORTH WESTLAND AVENUE 325
113M/F/028.00	EAST EASTLAND STREET 500
113M/F/029.00	EAST EASTLAND STREET 508
113M/F/030.00	EAST EASTLAND STREET 514
113M/F/031.00	EAST EASTLAND STREET 520
113M/F/032.00	EAST EASTLAND STREET 528
113M/F/033.00	EAST EASTLAND STREET 534
113M/F/034.00	EAST EASTLAND STREET 542
113M/F/035.00	EAST EASTLAND STREET 550
113M/F/036.00	EAST EASTLAND STREET 556
113M/F/037.00	EAST EASTLAND STREET 560
113M/F/038.00	EAST EASTLAND STREET 602
113M/F/039.00	EAST EASTLAND STREET 610
113M/F/040.00	EAST EASTLAND STREET 616
113M/F/041.00	EAST EASTLAND STREET 624
113M/F/042.00	EAST EASTLAND STREET 630
113M/G/004.00	EAST EASTLAND STREET 605
113M/G/005.00	EAST EASTLAND STREET
113M/G/006.00	EAST EASTLAND STREET 551
113M/G/007.00	EAST EASTLAND STREET 545
113M/G/008.00	EAST EASTLAND STREET 537
113M/G/009.00	EAST EASTLAND STREET 531
113M/G/010.00	EAST EASTLAND STREET 525
113M/G/011.00	EAST EASTLAND STREET 521
113M/G/012.00	EAST EASTLAND STREET 515
113M/G/013.00	EAST EASTLAND STREET 509
113M/G/014.00	NORTH WESTLAND AVENUE 219
113M/G/015.00	NORTH WESTLAND AVENUE 203
113M/G/016.00	NORTH WESTLAND AVENUE 143
113M/G/017.00	NORTH WESTLAND AVENUE 131

WOODSON TERRACE HISTORIC DISTRICT
LIST OF PROPERTIES:

TAX MAP #	PROPERTY ADDRESS
113M/H/001.00	NORTH WESTLAND AVENUE 328
113M/H/002.00	PERROLEE STREET 439
113M/H/003.00	PERROLEE STREET 433
113M/H/004.00	PERROLEE STREET 425
113M/H/005.00	PERROLEE STREET 419
113M/H/006.00	PERROLEE STREET 407
113M/H/007.00	NORTH HUME AVENUE 309
113M/H/008.00	EAST EASTLAND STREET 406
113M/H/009.00	EAST EASTLAND STREET 420
113M/H/010.00	EAST EASTLAND STREET 428
113M/H/011.00	EAST EASTLAND STREET 436
113M/H/012.00	EAST EASTLAND STREET 442
113M/H/013.00	EAST EASTLAND STREET 439
113M/H/014.00	EAST EASTLAND STREET 429
113M/H/015.00	EAST EASTLAND STREET 421
113M/H/016.00	NORTH HUME AVENUE 251
113M/H/017.00	NORTH HUME AVENUE 241
113M/H/018.00	NORTH HUME AVENUE 231
113M/H/019.00	NORTH HUME AVENUE 223
113M/H/020.00	WEMYSS STREET 410
113M/H/021.00	WEMYSS STREET
113M/H/022.00	WEMYSS STREET 444
113M/H/023.00	NORTH WESTLAND AVENUE 222
113M/H/024.00	NORTH WESTLAND AVENUE 228
113M/H/025.00	WESTLAND AVENUE 232
113M/J/003.00	NORTH PARDUE AVENUE 128
113M/J/004.00	NORTH PARDUE AVENUE 134
113M/J/005.00	NORTH PARDUE AVENUE 140
113M/J/005.01	NORTH PARDUE AVENUE 146
113M/J/006.00	WEMYSS STREET
113M/J/007.00	NORTH PARDUE AVENUE 153
113M/J/008.00	NORTH PARDUE AVENUE 147
113M/J/009.00	PARDUE AVENUE 141
113M/J/010.00	PARDUE AVENUE 135
113M/J/011.00	NORTH PARDUE AVENUE 123
113M/J/017.00	NORTH WESTLAND AVENUE 126
113M/J/018.00	NORTH WESTLAND AVENUE 136
113M/J/019.00	NORTH WESTLAND AVENUE 148
113M/J/020.00	WEMYSS STREET 437
113N/C/032.00	PARROLEE STREET 362

WOODSON TERRACE HISTORIC DISTRICT
LIST OF PORPERTIES:

TAX MAP #	PROPERTY ADDRESS
113N/C/033.00	PERROLEE STREET 372
113N/C/034.00	HUME AVENUE 366
113N/D/001.00	NORTH HUME AVENUE 330
113N/D/008.00	EAST EASTLAND STREET 330
113N/D/009.00	EAST EASTLAND STREET 334
113N/D/010.00	EAST EASTLAND STREET 340
113N/D/011.00	EAST EASTLAND STREET 348
113N/D/012.00	EAST EASTLAND STREET
113N/D/013.00	EAST EASTLAND STREET 366
113N/D/014.00	NORTH HUME AVENUE 310
113N/D/015.00	NORTH HUME AVENUE 320
113N/D/016.00	NORTH HUME AVENUE 324
113N/E/001.00	HUME AVENUE 262
113N/E/002.00	EAST EASTLAND STREET 355
113N/E/003.00	EAST EASTLAND STREET 349
113N/E/004.00	EAST EASTLAND STREET 341
113N/E/005.00	EAST EASTLAND STREET 335
113N/E/006.00	EAST EASTLAND STREET 331
113N/E/025.00	EAST MAIN STREET
113N/E/028.00	NORTH HUME AVENUE 128
113N/E/029.00	NORTH HUME AVENUE 136
113N/E/030.00	NORTH HUME AVENUE 146
113N/E/031.00	NORTH HUME AVENUE 200
113N/E/032.00	NORTH HUME AVENUE 210
113N/E/033.00	NORTH HUME AVENUE 216
113N/E/034.00	NORTH HUME AVENUE 224
113N/E/035.00	NORTH HUME AVENUE 230
113N/E/036.00	NORTH HUME AVENUE 248
113N/E/037.00	HUME AVENUE 252
113N/E/038.00	TRIGG STREET

2009

GALLATIN HISTORIC DISTRICT COMMISSION
MEETING AND SUBMITTAL SCHEDULE

Submittal Deadline	**Meeting Dates**
Tuesday, December 30, 2008	Tuesday, January 13, 2009
Tuesday, January 27, 2009	Tuesday, February 10, 2009
Tuesday, February 24, 2009	Tuesday, March 10, 2009
Tuesday, March 31, 2009	Tuesday, April 14, 2009
Tuesday, April 28, 2009	Tuesday, May 12, 2009
.....	**June: No Meeting**
Tuesday, June 30, 2009	Tuesday, July 14, 2009
Tuesday, July 28, 2009	Tuesday, August 11, 2009
Tuesday, August 25, 2009	Tuesday, September 8, 2009
Tuesday, September 29, 2009	Tuesday, October 13, 2009
Tuesday, October 27, 2009	Tuesday, November 10, 2009
.....	**December: No Meeting**
Tuesday, December 29, 2009	Tuesday, January 12, 2010

Submittals:

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

Meetings:

Meetings begin at 5:00 p.m. in the History Room, Room 109, First Floor, Gallatin City Hall.

General Notes:

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

The Planning Division Staff cannot call special meetings. If an applicant desires a Special-Called meeting of the Gallatin Historic District Commission, the applicant is responsible for coordinating the meeting. For more information visting the City of Gallatin website, www.gallatinonthemove.com

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

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 no 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

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

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 _____
Owner _____
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 _____

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

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

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

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

Date Received by Planning Division __/__/__ Received by _____

Date Approved __/__/__

Work Summary

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

	Type of Work Proposed (Check all that apply)	Detailed on Drawings (Check as appropriate)	Explain Below
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	_____	_____	_____

	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): _____

_____
_____
_____
_____
_____
_____
_____
_____
_____
_____

_____ _____
Signature of Applicant Date

Have you consulted the commission's guidelines for your project? _____Yes / _____No

WOODSON TERRACE HISTORIC DISTRICT

1. Design Guidelines for Residential Buildings

1.1 THE SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION

1.1.1 Introduction to the Standards:

The Secretary of the Interior is responsible for establishing standards for all programs under Departmental authority and for advising Federal agencies on the preservation of historic properties listed in or eligible for listing in the National Register of Historic Places.

The Standards for Rehabilitation (codified in 36 CFR 67 for use in the Federal Historic Preservation Tax Incentives Program) addresses the most prevalent treatment. "Rehabilitation" is defined as "the process of returning a property to a state of utility, through repair or alteration, which makes possible an efficient contemporary use while preserving those portions and features of the property which are significant to its historic, architectural, and cultural values."

Initially developed by the Secretary of Interior to determine the appropriateness of proposed project work on registered properties within the Historic Preservation Fund grant-in-aid program, the Standards for Rehabilitation have been widely used over the years-particularly to determine if a rehabilitation qualifies as a Certified Rehabilitation for Federal tax purposes. In addition, the Standards have guided Federal agencies in carrying out their historic preservation responsibilities for properties in Federal ownership or control; and State and local officials in reviewing both Federal and nonfederal rehabilitation proposals. They have also been adopted by historic district and planning commissions across the country.

The intent of the Standards is to assist the long-term preservation of a property's significance through the preservation of historic materials and features. The Standards pertain to historic buildings of all materials, construction types, sizes, and occupancy and encompass the exterior and interior of the buildings. They also encompass related landscape features and the building's site and environment, as well as attached, adjacent, or related new construction. To be certified for Federal tax purposes, a rehabilitation project must be determined by the Secretary to be consistent with the historic character of the structure(s), and where applicable, the district in which it is located.

As stated in the definition, the treatment "rehabilitation" assumes that at least some repair or alteration of the historic building will be needed in order to provide for an efficient contemporary use; however, these repairs and alterations must not damage or destroy materials, features or finishes that are important in defining the building's historic character. For example, certain treatments - if improperly applied - may cause or accelerate physical deterioration of the historic building. This can include using improper repointing or exterior masonry cleaning techniques, or introducing insulation that damages historic fabric. In almost all of these situations, use of these materials and treatments will result in a project that does not meet the Standards. Similarly, exterior additions that duplicate the form, material, and detailing of the structure to the extent that they compromise the historic character of the structure will fail to meet the Standards.

1.1.2 <u>The Secretary of the Interior's Standards for Rehabilitation</u>:

The Standards (Department of Interior regulations, 36 CFR 67) pertain to historic buildings of all materials, construction types, sizes, and occupancy and encompass the exterior and the interior, related landscape features and the building's site and environment as well as attached, adjacent, or related new construction. The Standards are to be applied to specific rehabilitation projects in a reasonable manner, taking into consideration economic and technical feasibility.

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historic development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterized a property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of

structures, if appropriate, shall be undertaken using the gentlest means possible.

8. Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
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.

1.2 ALTERATIONS TO EXISTING BUILDINGS AND PROPERTY

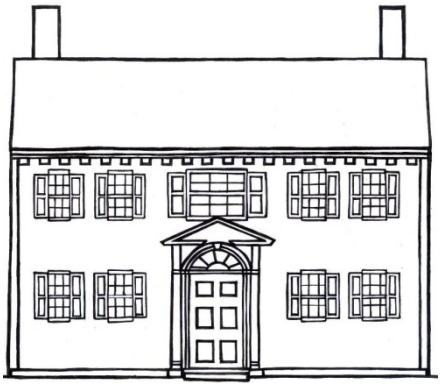
1.2.1 Definition: A change in building material; the addition or elimination of any architectural feature or a structure; a repair that reconstructs any part of an existing building; an addition that extends or increases floor area or height of any building; or construction of an appurtenance.

1.2.2 General Principles

These guidelines shall apply only to the exteriors of buildings and to areas of lots 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.

Every reasonable effort shall be made to provide a compatible use for a property, requiring minimal alteration of the building, structure, or site and



ADAM

its environment, or to use a property for its originally intended purpose.

The distinguishing original qualities or character of a building, structure, or site and its environment shall not be destroyed. The removal or 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 whenever possible. 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.

It is important to note the presence of different architectural styles from the late-nineteenth century to present. Although such elements as roof, windows, doors, porch, etc., may be common to all, each period possesses distinctive details and features that distinguish it from other periods. The integrity of each period should be maintained in the repair/replacement or addition to these details and features.

The surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that damage historic building materials shall not be undertaken.

TUDOR

Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant historical, architectural, or cultural material; and when such design is compatible with the size, scale, color, material, and character of the property, neighborhood, and environment.

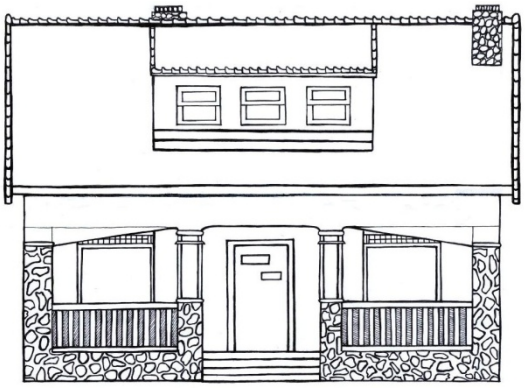
Whenever possible, new additions or alterations to structures shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the structure would be unimpaired.

1.2.3 Additions

Additions are areas that increase the living or working space of a structure. This does not include the addition of architectural elements.

Generally, an addition should be situated at the rear of a building in such a way that it will not disturb either front or side public façades.

Additions should follow the guidelines for new construction.



BUNGALOW

FOLK VICTORIAN

1.2.4 Architectural Features

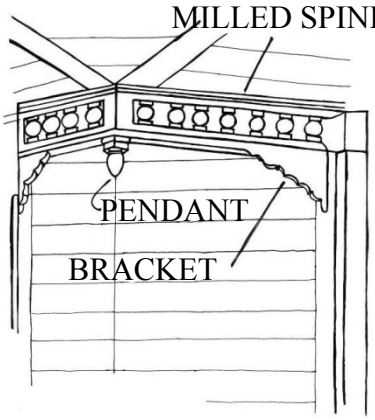
Original features should be retained if at all possible.

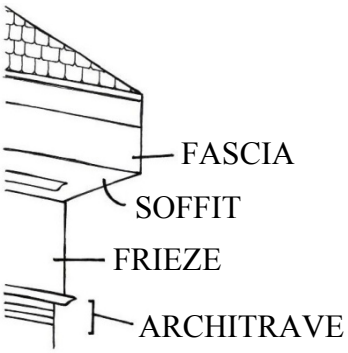
The replacement of irreparable features should be with close visual approximations of the originals.

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.





1.2.5 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 or close visual approximations of the original.

1.2.5.1 Masonry

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

Original tooling configuration and joint width should be maintained.

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

Painting of stone is inappropriate.

1.2.5.2 Wood

Wood siding should be retained if possible, but vinyl siding may be used, provided the width of the vinyl siding matches the width of the wooden siding which is being covered. Vinyl siding should be smooth-surfaced and not wood-textured.

Replacement wood siding should be consistent with the original in size, direction, and lap dimension.

Decorative elements should never be covered by or removed in favor of artificial siding applications.

Original wall shingles should be maintained.

1.2.6 Color

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

NOTE: Paint colors original to the building are generally the most acceptable. If this is not possible or desirable, an appropriate substitute should be made. Appropriate paint colors vary according to the age of the building.

1.2.7 Roofs

Original roof pitch, configuration, and architectural features should be maintained.

The original size and shape of dormers should be maintained. Dormers generally should not be introduced where none existed originally.

Original roof materials should be retained. If replacement is necessary, original materials should be used. Asphalt shingles may be substituted for original roofing when it is not economically feasible to replace or repair with original materials or when the original roof is beyond repair. The color and texture of asphalt shingles should be appropriate to the architectural style and period of the house.

Skylights should be located on the non-public sides of the roof or in new additions.

NOTE: Roof architectural features may include but are not limited to: overhangs, cornices, rafters, cresting, gutter systems, brackets, finials, pendants, vents, and chimneys.

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.

CRAFTSMAN

1.2.9 Doors

The original size, shape, and architectural features of door openings should be maintained.

Original transoms, side lights, and doors should be maintained.

Replacement doors should be compatible with original doors in terms of style and material. Flush doors are generally inappropriate.

Shiny, raw aluminum storm doors and screen doors are not appropriate. Full-view doors, painted to match the door frame, are appropriate.

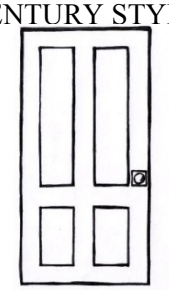
Generally, new door openings should not be introduced on façades visible from the street.

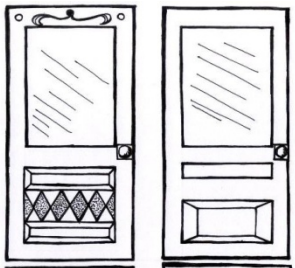
Original door openings should not be filled in.

NOTE: Door architectural features may include: panels, trim hoods, transoms, side lights, and number and configuration of lights.

VICTORIAN

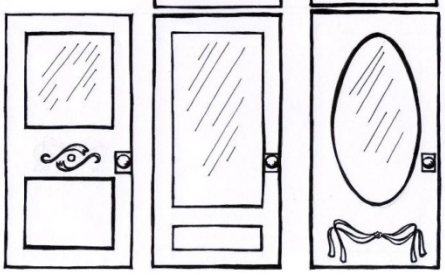
BELOW: A DOOR TYPICAL OF ITALIANATE AND OTHER MID-CENTURY STYLES.





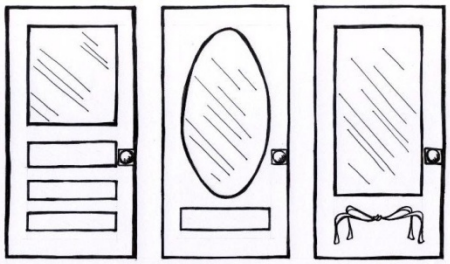
LEFT: DOORS FROM LATER VICTORIAN STYLES VARY FROM PLAIN TO FANCY BUT ARE ALMOST ALWAYS HALF-GLASS

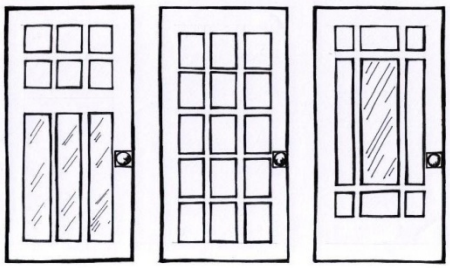
RIGHT: TRANSITIONAL STYLE DOORS WITH GLASS PANELS ARE COMMONLY SEEN.



TURN-OF-THE-CENTURY

RIGHT: TYPICALLY TURN-OF-THE-CENTURY DOORS HAD A LARGE GLASS PANEL. THERE WERE MANY VERSIONS.

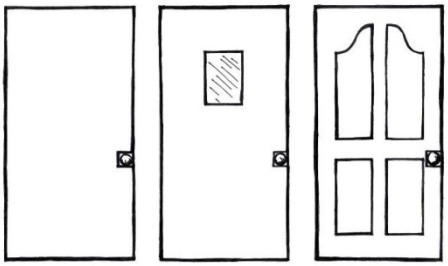




BUNGALOW

LEFT: TYPICAL VARIATIONS OF CRAFTSMAN AND BUNGALOW DOORS

INAPPROPRIATE DOORS



DOORS TO AVOID: FLUSH DOORS AND INAPPROPRIATE PANELED DOORS LIKE THESE SHOULD BE AVOIDED. THE USE OF AN OLD DOOR OF ONE STYLE ON AN OLD HOUSE OF ANOTHER STYLE SHOULD ALSO BE AVOIDED.

1.2.10 Windows

The original size, shape, and architectural features of windows should be maintained.

The original number and arrangement of panes should be maintained.

Shiny, raw aluminum storm windows and screens are not appropriate. Storm windows, painted to match sash color, may be appropriate.

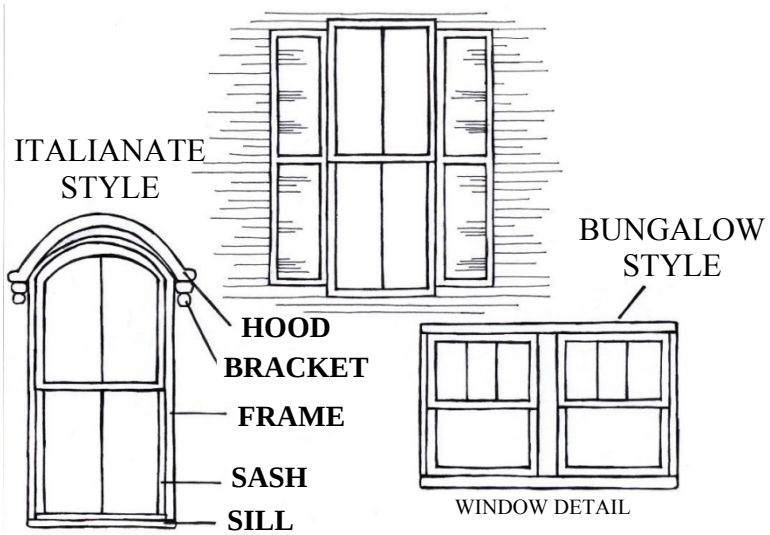
Shutters, when appropriate to the style of the building, are acceptable. Shutters should fit an opening in height and width so that if they were closed, the opening would be covered.

New window openings should not be introduced unless they match the existing window configuration and their placement harmonizes with the existing rhythm of openings.

Original windows should not be filled in.

NOTE: Window architectural features may include: sash, trim, aprons, number and configuration of lights, hoods, and lintels.

APPROPRIATE SHUTTERS



1.2.11 Landscaping

All aspects of site development should be sympathetic to the character of landscape development, types of plants, and spatial treatment of adjacent properties.

If it becomes necessary in the event of storm damage, safety hazards, or disease to prune or cut any trees lining the public rights of way, every effort should be made to maintain the natural symmetry of the tree.

1.2.12 Lighting

Original exterior light fixtures should be retained if possible or if replaced, the style should be appropriate to the architectural style of the building.

Freestanding lampposts in yards should be in keeping with the architectural style of the house and neighborhood.

1.2.13 Signs

The appearance, size, position, methods of attachment, texture of materials, color, and design of signs shall be in keeping with the collective characteristics of the structures surrounding the property on which the sign will be located.

Off-site signs shall not be permitted.

Business signs shall be limited to one (1) sign for each street frontage per premise and if placed in the yard shall not be over five (5) feet in height.

The maximum area of any sign located in a historic residential district shall be four (4) square feet; the maximum area of any sign in a historic commercial district shall be sixteen (16) square feet.

No sign that flashes, blinks, revolves, or is put in motion by the atmosphere shall be permitted. No visible bulbs or luminous paints will be permitted as a part of any sign.

Buildings and signs may be illuminated by remote light sources, provided that these light sources are shielded to protect adjacent properties.

No portable signs are allowed.

Signs attached to the structure shall not cover any architectural feature.

Real estate signs shall be removed no more than ten (10) days after the closing of a sale or a house or lot.

1.2.13.1 Public Spaces

Landscaping, signage, lighting, street furniture, and other work undertaken in public spaces, by any individual, group, or agency shall be presented to the Gallatin Historic Commission for review for compatibility and appropriateness.

1.2.14 Appurtenances

Appurtenances related to a building (fences, walls, street lamps, steps, paving, sidewalks, and signs) should be visually compatible with the environment to which they are related.

1.2.14.1 Fences

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

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

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

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

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

High, solid walls are generally inappropriate.

1.2.14.2 Mailboxes

Mailboxes should reflect the character of the existing house and surrounding buildings. No mailboxes shall be permitted in the public right-of-way within the Woodson Terrace Historic District, not should they be placed in yards adjacent to the street line. All mailboxes shall be affixed to the principle structure.

1.3 NEW CONSTRUCTION

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.

Since construction in the Woodson Terrace Historic District has taken place continuously from late-nineteenth century to the present, a variety of building types and styles has resulted which demonstrate the changes in building tastes and technology over the years. New buildings should continue this tradition while complementing and being compatible with other buildings in the area.

Reconstruction may be appropriate when it reproduces façades of a building which no longer exists and which was located in the historic district, if: the building would have contributed to the historical and architectural character of the area, if it will be compatible in terms of style, height, scale, massing, and materials with the buildings immediately surrounding the lot on which the reproduction will be built, and if it is accurately based on pictorial documentation.

Because new buildings usually relate to an established pattern and rhythm of existing buildings, both on the same and opposite sides of a street, the dominance of that pattern and rhythm must be respected and not disrupted.

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.

In the case of planned new construction between two buildings of equal height or varying heights, an individual judgment will be made by the Gallatin Historic Commission as to compatibility of the design.

1.3.3 Guidelines for New Construction

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.

1.3.3.3 Setback and Rhythm of Spacing

The setback from front and side yard property lines established by adjacent buildings must be maintained. When a definite rhythm along a street is established by uniform lot and building within, infill new buildings should maintain the rhythm.

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 contract 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.

Additions to the front of a building should be consistent with the architectural style of the existing structure. Additions may be located to the rear of existing buildings in ways which do not disturb the public façades.

The creation of an addition through enclosure of a front façade porch is inappropriate and should be avoided.

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 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.

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.

SATELLITE DISHES SHOULD BE LOCATED IN REAR YARDS.

Satellite dishes, antennas, and other signal-receiving devices shall not be erected in primary or readily visible secondary façades. Buildings on corner lots shall also not have these devices erected in the side yard adjacent to the street.

Dish antennas should be painted a neutral or muted color. Dishes of polished metal, or with reflective surfaces should not be installed. No advertising should appear on the dish.

Dish antennas should not exceed six (6) feet in overall diameter.

Satellite dishes shall not be visible from public view and shall be screened through landscaping or fencing.

1.4 RELOCATION

1.4.1 Definition: The moving of a building in a district from one site to another.

1.4.2 General Principles

The moving of an existing building which retains architectural and historical integrity and which contributed to the architectural and historical character of the district should be avoided.

The moving out of the district of a building which does not contribute to the historical and architectural integrity to the district or which has lost architectural integrity due to deterioration and neglect shall be appropriate it ifs removal or he proposal for its replacement will result in a more positive, appropriate visual effect on the district.

1.4.3 Guidelines for Relocation

Relocated buildings must be carefully rebuilt to retain and maintain original architectural details and materials.

A building may be moved into the district if it maintains a sense of architectural unity in terms of style, height, scale, massing, materials, texture, and setback with existing buildings along the street.

A building may be moved from one site to another in the district if:

- The integrity of location and setting of the building in its original location has been lost or is seriously threatened;
- The new location will be similar in setting and site;
- The building will be compatible with the buildings adjacent to the new location in style, height, scale, materials, and setback; and
- The relocation of the building will not result in a negative visual effect on the site and surrounding buildings from which it will be removed.

1.5 DEMOLITION

1.5.1 Definition: The tearing down of a building.

1.5.2 General Principles

Since the purpose of historic zoning is to protect historic properties, the demolition of a building which contributes historically or architecturally to the character and significance of the district is inappropriate and should be avoided.

1.5.3 Guidelines

1.5.3.1 Demolition is Inappropriate:

- If a building is of such architectural or historical interest and value that its removal would be detrimental to the public interest;
- If a building is of such old or uncommon design and materials that it could not be reproduced or be reproduced without great difficulty and expense; or
- If its proposed replacement would make a less positive visual contribution to the district, or would be visually incompatible.

1.5.3.2 Demolition is Appropriate:

- If a building has lost its architectural and historical integrity and importance and its removal will not result in a more negative, less appropriate visual effect on the district;
- If a building does not contribute to the historical or architectural character and importance of the district and its removal will result in a more positive, appropriate visual effect on the district.

WOODSON TERRACE HISTORIC DISTRICT

2. Design Guidelines for Commercial Buildings

2.1 GENERAL

Except where otherwise provided below, the design guidelines for alterations to, restoration of and rebuilding of, or new construction of commercial buildings within the boundaries of the Woodson Terrace Historic District shall conform to those set forth for the residential portion of said District in the main body of this document.

2.2 BASIS DESIGN PRINCIPLES*

Alteration is defined as the process of making different without changing into something else. Restoration is defined as bringing back to a former position or condition. Rebuilding is defined as to make extensive repairs to or changes in or to build again an existing structure. New construction is self-evidently defined as a completely new structure on a plot or plots within the boundaries of the Woodson Terrace Historic District. Any of he foregoing building altering or constructing processes should make possible an efficient contemporary use while preserving those portions and features of the property which are significant to its historic, architectural, and cultural values.

2.1.1 Every reasonable effort should be made to provide a compatible use for a property that requires minimal alteration of the building, structure or site and its environment.

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

2.1.3 All buildings, structures, and sites should be recognized as products of their own time. Alterations hat have no historical basis and that seek to create an earlier appearance should be discouraged.

2.1.4 Distinctive stylistic features or examples of skilled craftsmanship that characterize a building, structure, or site should be treated with sensitivity.

2.2.5 Deteriorated architectural features should be repaired rather than replaced, whenever possible. In the even 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 duplication 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.

2.2.6 Every reasonable effort should be made to protect and preserve archaeological resources affected by or adjacent to any project.

2.2.7 Contemporary design for additions to existing properties should not be discouraged when such additions do not destroy significant historical, architectural, or cultural material, and such design is compatible with the size, color, material, and character of the property, neighborhood, or environment.

2.2.8 Whenever possible, new additions or alterations to structures should be done in such a manner that, if such additions or alterations were to be removed in the future, the essential form and integrity of the structure would be unimpaired.

2.2.9 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 should be recognized and respected.

*Excerpted from: Secretary of Interior's Standards for Rehabilitation

2.3 GENERAL BUILDING DETAILS

2.3.1 Heavy or numerous coats of paint that obscure architectural decoration and details should be removed before repainting.

2.3.2 Decorative detail should be retained and restored whenever possible.

2.3.3 Screens, boards, and other inappropriate materials covering the building's upper façades and windows should be removed.

2.3.4 Avoid fake "historic" details, decorations, and cornices. Deteriorated historic details, decorations, and cornices should be repaired rather than replaced whenever possible. In the event that replacement is necessary, the new material should match the original material in composition, design, color, and texture. Repair or replacement of missing architectural decoration and detail should be based on accurate duplications, substantiated by historical, physical, or pictorial evidence rather than on conjectural design.

2.3.5 Replacement glass should resemble the original as closely as possible in reflectivity and color.

2.3.6 Exterior historical light fixtures should be maintained and/or repaired whenever possible. If replacement is necessary, the new fixture should resemble the character, style, size, and location of the historic light fixture.

2.4 AWNINGS

2.4.1 The color of all awnings should complement the building. When a building contains more than one storefront, each with a different awning color, the colors should be related.

2.4.2 Avoid materials, colors, and designs, which detract from the character of the building.

2.4.3 Avoid stock, unpainted metal awnings, which are inappropriately related to the character of the building.

2.4.4 The use of a cloth awning over a plain building may help to tie it into the rest of downtown.

2.4.5 Awnings should fit within the shape of the window opening.

2.4.6 Upper façade awnings should be limited to buildings of less than three stories.

2.4.7 Awnings designed for southwest facing windows and storefronts should provide the functional benefits of sun control.

2.4.8 A standard street-level awning should be mounted so that the valance is about seven (7) feet about the sidewalk and projects out between four (4) and seven (7) feet from the building. A twelve (12) inch valance flap is usually attached at the awning bar and can serve as a sign panel.

2.4.9 If signs are incorporated into an awning, the message should be simple and directed towards identification of the storefront business. Avoid the use of signs in upper façade awnings.

2.4.10 Use of backlit awnings should be avoided.

2.5 SIGNAGE

Not withstanding any of the herein contained following provisions, all signage shall conform to the requirements of any appropriate code of the City of Gallatin, Tennessee.

The appearance, size, position, methods of attachment, texture of materials, color, and design of signs shall be in keeping with the collective characteristics of the structures surrounding the property on which the sign will be located.

Signs should use colors, materials, and lettering styles, which relate to and complement the building(s). Light colored letters on dark backgrounds are recommended. Lettering style should be simple: Helvetica, Clarendon, Souvenir, and Palatino are good examples. Very ornate, difficult to read styles will not be approved.

Avoid the use of nationally distributed signs, which are not compatible with the character of the building.

Sign lighting and neo signs are acceptable when size, design, color, and style are compatible with the original building design.

Off-site signs shall not be permitted.

2.6 PAINTING AND SURFACE CLEANING

2.6.1 When repainting, consider using original painting scheme and color palette.

2.6.2 The color palette should be consistent throughout both the upper and lower portions of the building's front façade.

2.6.3 Color palettes and paint schemes on adjoining buildings should be compatible.

2.6.4 Color should be used to tie building elements, such as details, decorations, cornices, signs, and storefronts together. This is usually most successful when a maximum of three colors is used.

2.6.5 Avoid the use of bright primary colors, which are usually incompatible with the buildings downtown. Bright colors are also highly susceptible to fading.

2.6.6 Avoid the use of very dark colors except where historically appropriate.

2.6.7 Wall surfaces that have not been painted should remain unpainted.

2.6.8 If a brick façade was originally painted, a soft brick was probably used in construction. These surfaces should remain painted.

2.6.9 Generally, stone, terra cotta, brick, limestone, tile, and glass should not be tinted or painted.

2.6.10 Silicone waterproof coating is not an appropriate treatment.

2.7 NEW CONSTRUCTION AND ADDITIONS

2.7.1 A new building façade or addition should not pretend to be historic by adding pseudo-Colonial, Victorian, or other period details in an attempt to blend with the existing environment. This "applied style" approach will only detract from the character of the surrounding area by compromising what is truly historic.

2.7.2 Most buildings in the area share a general similarity in height, which should be respected. Extreme differences in building heights will have a detrimental visual effect on the appearance of surrounding property.

2.7.3 A new building or addition should reflect the existing proportion, scale, massing, decoration, and detail of the buildings in the area and their relationship to the site.

2.7.4 A new building or additions should respect the established setbacks and the spacing between buildings.

2.7.5 The form of the roof and cornice treatment of new buildings and additions should respect the established context.

2.7.6 The scale and proportion of openings in new buildings and additions and their relationship to the wall surface in which they are located respect the exiting buildings.

2.7.7 A new building's façade or an addition's façade should be composed of materials, textures, and colors, which complement adjacent façades.