January 8, 2020

Gallatin Historic District Commission Members:
- Kenneth Thomson, Chair
- Thomas Richey, Vice Chair
- Roger Matchett, Secretary
- Johnny Wilson
- Lynda Bradley Love

RE: Tuesday, January 14th, 2020 Gallatin Historic District Commission Meeting

Dear Commissioners:

Please find the following items enclosed with this letter:

1. Agenda for the Tuesday January 14th, 2020 Gallatin Historic District Commission meeting.
2. Minutes from October 8th, 2019 GHDC Meeting
3. COA – 429 East Eastland Street – Replacement of Deck + Pool
4. Election of Officers Resolution
5. Appendix
6. 2020 HDC Schedule

The Historic District Street Report assignments are as follows:

- **Kenneth Thomson**: East Eastland Street, Wemyss Street, North Pardue Avenue
- **Thomas Richey**: North Hume Avenue
- **Roger Matchett**: Perrolee Street
- **Lynda Bradley Love**: East Main Street
- **Johnny Wilson**: North Westland Avenue, East Main Street

Please call me as soon as possible if you are unable to attend Tuesday’s meeting.

Sincerely,

Jillian Ogden, AICP
Planner III

Enclosures
AGENDA

The Gallatin Historic District Commission invites all members of the public to their regularly scheduled meeting on Tuesday, January 14th, 2020 at 4:30 p.m. in the Engineering Conference Room, Room 203 of Gallatin City Hall located at 132 West Main Street. The agenda for this meeting is set as follows:

1. Approve Minutes – October 8th, 2019 GHDC Meeting
2. COA – 429 East Eastland Street – Replacement of Deck + Pool
3. Election of Officers
4. Outstanding Historic District Problem Properties
5. Woodson Terrace Historic District Street Reports
6. East Main Street Historic District Street Reports
7. Other Business

The next Gallatin Historic District Commission meeting is scheduled for February 11th, 2020 at 4:30 p.m. The submittal deadline for that meeting agenda is Tuesday, January 28th, 2020. Please contact the Gallatin Planning Division at 451-5796 for more information.
MINUTES OF THE  
GALLATIN HISTORIC DISTRICT COMMISSION  
MEETING  
October 8, 2019

MEMBERS PRESENT  
Kenneth Thomson, Chair  
Roger Matchett, Secretary  
Johnny Wilson  
Linda Bradley Love  

STAFF PRESENT  
Jillian Ogden, Planner II  
Josh King, Assistant City Planner  
Marianne Mudrak, Board Secretary

MEMBERS ABSENT  
Vice Chair Tom Richey

OTHERS  
Applicants

A regular meeting of the Gallatin Historic District Commission was held on October 8, 2019, in the Engineering Conference Room of Gallatin City Hall. Mr. Kenneth Thomson, Chairman, 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 Minutes – September 10, 2019 Historic District Commission Meeting.

Mr. Matchett motioned to approve the minutes of the September 10, 2019, Historic District Commission meeting. Mr. Wilson seconded the motion and the motion passed 4 ayes; 0 nays.


Ms. Jillian Ogden, Planner III, explained that a public hearing for the Local Landmark Guidelines at 126 East Main Street was advertised.

Chair Thomson opened the public hearing. No one came forward to speak; therefore, Chair Thomson closed the public hearing.

Mr. Matched motioned to accept the Local Landmark Design Guidelines for 126 East Main Street as presented.

Mr. Wilson seconded the motion and the motion passed 4 ayes; 0 nays.

Item 3: Certificate of Appropriateness - Addition of a Balcony

Ms. Ogden said the applicant is requesting a Certification of Appropriateness for a balcony on the front façade of the building. The balcony will extend three feet over the sidewalk and will have to be approved by the City Council due to the encroachment over the sidewalk. The applicant will be required to submit a Hold Harmless agreement to the City Attorney. The balcony will not close off the façade of the building. In the future, one of the windows may be
converted to a door and will have to come back to the board. Staff recommends approval of the balcony addition.

Chair Thomson said the balcony is less offensive than an awning.

Mr. Wilson asked if a large existing tree will remain.

Ms. Anna Stephens, applicant, said the existing tree will remain but will be trimmed.

Ms. Love said she is in agreement with the balcony and asked if the balcony is strong enough to hold people.

Ms. Stephens said a structural engineer will determine the load so that it will safely hold people.

Ms. Ogden said the balcony will require a building permit.

Ms. Love motioned to approve the balcony.

Mr. Wilson seconded the motion and the motion passed 4 ayes; 0 nays.

Item 5: Certificate of Appropriateness – 328 North Westland Street – Roof Change

Ms. Ogden said the applicant has begun a reconstruction of a part of the roof at 328 North Westland Street. The property owners are new and were not aware of the Historic District. The roof was neglected and the wood rotted, and mold was discovered around the dormer. A window was enlarged during the repair process to allow more light into the home. The update respects the historical integrity of the home and the windows were purchased from a historic home in Belmont that match the window style of this home. The siding will also match to the original siding. Staff encouraged the Historic District Commission to work with the applicant. The applicant must get a building permit.

Ms. Love asked the number of windows to be replaced.

Mr. Taylor Ozmon, applicant, said four (4) windows will be replaced.

Mr. Matchett asked about the shingles.

Mr. Ozmon said the shingles will be cedar shake in a straight line and will be sealed to preserve the natural color.

Mr. Matchett motioned to approve the Certificate of Appropriateness for 328 North Westland Street.

Ms. Love seconded the motion and the motion passed 4 ayes; 0 nays.
Item 4: Certificate of Appropriateness – 310 North Hume Avenue – Fence

Ms. Ogden said a four foot high iron rail fence was installed at the front of the home at 310 North Hume Avenue. She said the Gallatin Zoning Ordinance allows this type of fence in the front of a home.

Chair Thomson asked if the fence is collapsible.

Mr. Landon Sartin, applicant, said the fence was installed with stakes in the ground and can be removed.

Mr. Wilson motioned to approve the Certificate of Appropriateness for 310 North Hume Avenue.

Mr. Matchett seconded the motion and the motion passed 4 ayes; 0 nays.

Item 6: Outstanding Historic District Problem Properties

There are no outstanding problem properties.

Item 7: Woodson Terrace Historic District Streets Reports

There were no issues to report.

Item 8: East Main Street Historic District Street Reports

There were no issues to report.

Item 9: Other Business

There was no other business to discuss.

Item 10: Adjourn

There being no further business to discuss, Chair Thomson adjourned the meeting at 5:00 p.m.

Respectfully submitted:

_____________________________
Marianne Mudrak, Board Secretary
Approved:

________________________________________  ____________________________
Kenneth Thomson, Chair                        Roger Matchett, Secretary
ITEM 2: 429 E. Eastland Street
01/14/2020 GHDC MEETING

Applicant requests approval of a Certificate of Appropriateness for the demolition of a deck to be replaced by a covered patio and a pool, located in the rear of the existing house. The property is located at 429 E. Eastland Street and within the Woodson Terrace Historic District.

Attachment 2-1 Historic Survey Inventory
Attachment 2-2 Project Description, Site Plan, and Drawings/Exhibits
Attachment 2-3 Photos of Existing Condition

DEFINITIONS FROM THE CITY OF GALLATIN ZONING ORDINANCE
Structure – An object constructed or installed by man, including but not limited to buildings, signs, towers, smokestacks, and overhead transmission lines.

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

1.2.3 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.

1.3.3 Guidelines for New Construction

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.

1.5 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.

**ANALYSIS**

Applicant requests approval of a Certificate of Appropriateness for the demolition of a deck to be replaced by a covered patio and a pool, located in the rear of the existing house. The property is located at 429 E. Eastland Street and within the Woodson Terrace Historic District. This property is currently zoned Residential-10 (R10) with an H1 historic zoning overlay (R10, H1).

**Historical Data**

The property contains a one-and-a-half story Tudor revival dwelling that consists of painted brick, a cross gable, an asphalt roof, an arched front door with portico and decorative first floor window arches and a stepped front chimney.

An addition on the rear of the house was added in 1996 with a COA.

**Patio and Pool Request**

The applicant is requesting a Certificate of Appropriateness in order to demolish the existing deck and replace it with a covered patio and pool. The deck is in various states of deterioration and is due for a remodel/replacement.

The concrete paver patio will include a free-standing cover with the same roof pitch as the rear of the house and a black metal covering and supported with cedar posts. The 16’ by 32’ above-ground swimming pool will be partially buried to meet the pitch of the land (see pool exhibit in Attachment 2-2).

Both additions will be on the rear of the existing house and will have minimal impact on the view of the house from the street.

**RECOMMENDATION**

Staff recommends approval of a Certificate of Appropriateness for the demolition of a deck to be replaced with a patio and pool at 429 E. Eastland Street with the following conditions:

1. All proposed structures shall adhere to the Gallatin Zoning Ordinance.
2. The applicant shall acquire a building permit from the Codes Department as required.
WOODSON TERRACE HISTORIC DISTRICT
Gallatin, Tennessee

DATE: 11/8/95

ADDRESS OF PROPERTY: 429 East Eastland

TAX MAP: 113-M "H"  PARCEL NO.: 14

PROPERTY OWNER: Paul and Leena Blender

DESCRIPTION OF PROPERTY: ½ story painted brick Tudor revival influence, cross gable, asphalt roof, arched front door w/ 3 light in a front facing gable w/ arched entrance portico, decorative 1st floor window arches, 10 over 1 windows, stepped front chimney
Monday, December 23, 2019

Historic Commission Members:

Please accept for consideration my request for a Certificate of Appropriateness for additions and modifications for my home located at 429 E Eastland Street in the Woodson Terrace Historic District. I wish to add a 16’ x 32’ above-ground swimming pool, with the “uphill” edge (side closer to the house) buried to a depth leaving the top edge 5”-10” above the existing grade. To accommodate this, I wish to demolish our existing wooden deck, which is in very bad condition. I then wish to replace the wooden deck with a concrete paver patio at a slightly lower height that will be flush with the top edge of the pool. This paver patio will cover the area between the edge of the pool and the existing house. The other areas of the perimeter of the pool will be covered in decorative concrete hardscape for aesthetics. Further, I would like to construct a free-standing cover for the new paver patio to provide protection for our hot tub as well as an outdoor seating area. The roof of the cover would be approximately 6” higher than the existing roof line on the back room of the home and have the same pitch with black metal covering. This would allow the water to continue to fall into the existing gutter on the home as well as provide adequate height under the covering for free movement.

The swimming pool will be a great addition for our family. My wife is about to undergo her 3rd back surgery (vertebral fusion), and the pool will be a great and easily accessible way for her to get low-impact exercise throughout and after her recovery. It will also be a wonderful source of fun and entertainment for our children. By placing the pool so that the top edge is lower, it will be more or less invisible from the street as well as provide privacy for my family. Should the case ever arise that necessitates the removal of the pool, it can simply be uninstalled and relocated if needed. The pool will be from a company called Fabcote (see example photo attached) and of the best quality of construction. It will have two LED lights that will not cause added light pollution for our neighbors. We have a fully-fenced back yard to keep the pool safe as well.

Regards,

Tim Allen
Similar to this but Grecian shape
RESOLUTION FOR THE ELECTION OF 2020 GALLATIN HISTORIC DISTRICT COMMISSION OFFICERS - CHAIR, VICE-CHAIR, AND SECRETARY

WHEREAS, THE CITY OF GALLATIN HISTORIC DISTRICT COMMISSION considered the Election of Officers of the City of Gallatin at its regular meeting on January 14, 2020;

WHEREAS, THE CITY OF GALLATIN HISTORIC DISTRICT COMMISSION voted on the election of Chair, Vice-Chair, and Secretary of the Gallatin Historic District Commission for 2020;

WHEREAS, THE CITY OF GALLATIN HISTORIC DISTRICT COMMISSION pursuant to T.C.A. 13-7-401, and Article 10, Section 10.02.040 of the Gallatin Zoning Ordinance, is authorized to elect officers each year for the Historic District Commission;

NOW THEREFORE BE IT RESOLVED BY THE GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION as follows.

Section 1. Action – The Gallatin Historic District Commission hereby approves the Election of Officers as follows:

1. Chair:
2. Vice-Chair:
3. Secretary:

BE IT FURTHER RESOLVED BY THE CITY OF GALLATIN, TENNESSEE HISTORIC DISTRICT COMMISSION that this resolution shall take effect from and after its final passage, the public welfare requiring such.

IT IS SO ORDERED.

PRESENT AND VOTING

AYE:

NAY:

DATED: 1/14/2020
Kenneth Thomson, Chairman

Roger Matchett, Secretary

APPROVED AS TO FORM:

SUSAN HIGH-MCAULEY
CITY ATTORNEY
Appendix: Outstanding Historic District Problem Properties

No updates at this time.
## 2020

**GALLATIN HISTORIC DISTRICT COMMISSION**

**MEETING AND SUBMITTAL SCHEDULE**

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**Submittals:**

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

**Meetings:**

Meetings begin at 4:30 p.m. in Room 203, Second Floor, Gallatin City Hall.

**General Notes:**

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

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