SUMNER COUNTY COMMISSION

355 N. Belvedere Drive
Gallatin, Tennessee 37066-5410

Commissioners

Terry Moss- 1

Terry Wright- 2

Mark Harrison- 3

Dillon Lamberth- 4

Darrell Rogers- 5

David Klein- 6

Danny Sullivan- 7

Baker Ring- 8

Mary Genung- 9

Benjamin A. Harris- 10

Kevin Pomeroy- 11

Deborah Holmes- 12

Terri Boyt- 13

Jamie Teachenor- 14

J. Wes Wynne- 15

Jeremy Mansfield- 16

Robert B Brown III- 17

Don Schmit- 18

Shannon Burgdorf- 19

Merrol Hyde- 20

Jerry F. Becker- 21

Matthew Shoaf- 22

Tim Jones- 23

Chrissi S. Miller- 24

AGENDA
LATIMER (BROWN) HOUSE RESTORATION
AD-HOC COMMITTEE
March 19, 2026
5:00 p.m.
Jeremy Mansfield, Chairman

Latimer (Brown) House Restoration
Ad-hoc Committee
Jeremy Mansfield, Chairman
David Klein, Vice Chairman
John Isbell
Tim Jones
Steven King
Scott Langford
Jim Latimer
Mike McClard
Chrissi Miller
Kathy Stuart
Wes Wynne

1. **Call to Order**
2. **Invocation**
3. **Approval of Agenda**
4. **Approval of the Minutes – December 18, 2025 (Pages 2-3)**
5. **Recognition of the Public**
6. **Old Business**
7. **New Business**
    a. Discussion on intent and use of facility as approved and passed in previous meetings **(Pages 4-10)**
8. **Adjournment**

*** Persons wishing to speak on agenda items shall sign up for public comment on the sheet provided at the meeting immediately prior to the commencement of the meeting.*

MINUTES
LATIMER (BROWN) HOUSE RESTORATION AD-HOC
JEREMY MANSFIELD, CHAIRMAN
December 18, 2025

Members Present:	Members Absent:	Also Present:
Jeremy Mansfield, Chairman	John Isbell	Dustin Owens
David Klein, Vice Chairman	Scott Langford	Jessica Kent, Minute Taker
Tim Jones	Wes Wynne	
Steven King		
Jim Latimer		
Mike McClard		
Chrissi Miller		
Kathy Stuart		

1. Call to Order

Chairman Jeremy Mansfield called the meeting of the Latimer (Brown) House Restoration Ad-hoc Committee to order at 5:30 p.m. on December 18, 2025 in the Sumner County Administration Building, Room 112, Gallatin, Tennessee.

2. Invocation

Steven King gave the invocation.

3. Approval of the Agenda

Comm. Klein moved to approve the agenda as presented. The motion was seconded by Comm. Miller and passed unanimously.

4. Approval of the Minutes

Comm. Miller moved to approve the minutes of the November 20, 2025 meeting. The motion was seconded by Comm. Klein and passed unanimously.

5. Recognition of the Public - None

6. Old Business – None

7. New Business

a. Approve Architectural Hourly Rate with Not to Exceed Clause

Comm. Mansfield made a motion to approve the architectural hourly rate with the not to exceed clause. The motion was seconded by Comm. Miller. Discussion ensued.

Dustin Owens explained the hourly billing and monthly payment schedule. The costs are not to exceed $10,000.00. When the architect gets to $8,000.00 they will present a project proposal to Scott Shamrock indicating what is lacking and what is needed. The project proposal will then be presented to the committee.

The Committee voted unanimously to approve the architectural hourly rate with the not to exceed clause.

8. Adjournment

Comm. Klein moved to adjourn the meeting, seconded by Comm. Miller; the meeting adjourned at 5:35 p.m.

Prepared by Jessica Kent

Fulfillment of Resolution 2411-14
Section I.A 1-7

June 16, 2025

Pursuant to Resolution 2411-14 and on behalf of many involved and concerned citizens and direct descendants and family members of the Latimer and Brown families, this package is being submitted for the refurbishing of the Latimer (Brown) House, which holds cultural and historical significance dating back to the founding of Sumner County.

I.A.1. The "need and purpose" of this proposed renovation is stated in the verbiage of the Codicil (1.B.1), which is reproduced below. Simply put, this was the wish of a man nearing the end of his life who, in extreme generosity, donated a substantial amount of money to maintain it. The County agreed to receive this gift and is now fulfilling his request to maintain the home with the funds he bequeathed for that purpose. The intended use is for public viewing as the centerpiece of a park (as stated in the Will and Codicil), and the Sumner County Commission is obligated to adhere to Mr. Brown's wishes.

A "Friends of" nonprofit group, comprised primarily of Latimer and Brown family members, is currently being formed. It is recommended that this group be designated as the official custodian of the building, following the established model used with the "Friends of" the Bridal House in Cottontown. The County entrusted that group to oversee day-to-day operations, a structure that has proven both effective and sustainable.

The oldest part of this house was constructed in the late 18th century, specifically in the 1790s. It is a two-story log cabin of approximately 30 feet in width and 20 feet in depth. A single-story (rear) addition was built (by best estimates) sometime between 1830 and 1840. This section is 20 feet wide by 30 feet deep. The northern wall aligns with that of the log cabin, thus leaving a ten-foot by 30-foot offset on the southern back side of the house. This area was closed in sometime around the year 1900, although it is suspected the roof covering this area was built between 1840 and 1900.

Aside from being one of the oldest structures that are still standing in Sumner County, TN, the last resident (William Brown) instructed in Codicil No 1.B.1 (dated October 1, 2015) of his Last Will and Testament the following:

"I specifically bequeath to Sumner County, Tennessee (the "County") the cash sum of Five Hundred Thousand Dollars ($500,000.00) to establish and maintain a public park located at 212 Hunter's Lane, Hendersonville, Tennessee, with the historic home currently situated thereon being permanently maintained by the County as the park's centerpiece. The park shall be known as the William and Martha Brown Park. This bequest shall be a restricted fund held by the County in a separate account and used solely for the purposes of the establishment, promotion, ongoing support, and maintenance of the William and Martha Brown Park."

His wishes must be respected and fulfilled.

I.A.2. There is no land purchase required. The public park it is a part of is located between Liberty Creek Elementary School and Liberty Creek Middle School. The house is set back several hundred feet from "Wolfpack Way."

I.A.3. The renovation will aim to restore the house to at least 1840s authenticity. This will not be a perfect recovery as many irreversible changes have been made (over the years) to the structure so that the homeowners could enjoy the modern comforts of the day. It is the intent (among other things) to show chronological and historical adaptations of a residential structure over several hundred years. This will be accomplished by exposing areas of original building materials and building techniques of the time of the original structure and the additions as well.

I.A.4. The total area of the first level is 1,500 square feet. The upstairs area (log cabin only) is 600 square feet. The attached sketch is a fair representation of the floor plan of the old residence and is a simple drawing to be used ONLY as a reference sketch. Any "construction drawings" will be provided by an architect and his team of consultants.

I.A.5. Special requirements on this project will be a "driveway curb cut and apron" on Wolfpack Way. A culvert will be required to cross a man-made water drainage course running (more or less) parallel to Wolfpack Way. The old gravel driveway used by William Brown still exists. It can be recovered without too much effort and money. It is the intent to do that and then terminate the driveway with a small gravel parking lot just outside the fenced yard immediately around the house. Again, the attached sketch is a fair representation of the site plan of the proposed changes and is a simple drawing to be used ONLY as a reference sketch. Any "construction drawings" will be provided by an architect and his team of consultants. This has all been included in the attached budget.

I.A.6. Because this is a restoration, substantial "demolition" money must be allocated and spent (to expose the actual structure) before an architect can determine what (if any) structural, mechanical, or architectural work must be performed. Because of this, an architect has been consulted, and a "high-end" estimate has been received, which shall serve as a "not to exceed" budget allowance. A "Fixed Price" contract with an Architect cannot be executed until this work is done. At the beginning of this renovation, it may be necessary to employ an architect on a "Time and Material" basis until enough of the structure is exposed to allow for a proper assessment.

I.A.7. The attached budget was estimated from several sources. Most of it was generated through Mr. Kris Coker, who is a well-respected historical building renovation expert in Sumner County, having worked on numerous historic homes and structures, including The Bridal House, several houses and structures at Bledsoe Fort, and Rosemont.

Brown/Latimer House Budget

	Description	Cost
	Total Budget:	**$ 507,200.00**

Soft Costs		**Item Cost**	**Category**
Architectural & Engineering	This is price speculative and probably very conservative	$ 30,000.00	
Permits & Fees	Since this is a county project these fees may be waved	$ 2,000.00	
Cintingency	10%	$ 46,000.00	
			$ 32,000.00

Site Work			
Electrical Main Run to Meter		$ 2,500.00	
Site Lighting	Decorative Lighting in yard	$ 2,000.00	
Sewer	Unknown maintenance of septic system	$ 3,000.00	
Water	New meter and feed from Wolfpack	$ 5,000.00	
Temp Fence	Temporary rented Chain link security	$ 8,000.00	
Permanent Fence	TBD Cedar split rail, white picket, etc.	$ 10,000.00	
Landscaping	Non descript budget allowance	$ 5,000.00	
Driveway Grade & Gravel	From Wolfpack to yard fence	$ 10,000.00	
Parking Lot Grade & Gravel	Adjacent (south side) of yard fence	$ 20,000.00	
Curb Cut & Replace	Requirement for driveway	$ 5,000.00	
Culvert	Requirement for driveway	$ 3,000.00	
			$ 73,500.00

Exterior Demolition			
Porch Roof	Columns & Roof	$ 5,000.00	
Porch Concrete	Entire slab	$ 2,500.00	
Brick Veneer	Entire House	$ 10,000.00	
Old Siding & Furring Strips	Entire House	$ 6,000.00	
Side (concrete) Patio	Partial Removal	$ 2,000.00	
			$ 25,500.00

Interior Demolition			
Dumpster Fees	Based on one year of need	$ 10,000.00	
Carpet (Upstairs & Downstairs)	Entire House	$ 1,000.00	
Kitchen Fire Floor	May decide to keep	$ 500.00	
Remove 2 1/8" Strtip flooring	Remove entire first floor	$ 2,800.00	
Wall Surfaces	Old paneling and drywall. Ceiling TBD	$ 2,000.00	
Kitchen & Cabinets	Total removal	$ 1,000.00	
Upstairs Bathroom	Total removal	$ 1,000.00	
Upstairs Walls	Total removal	$ 1,000.00	
HVAC First Floor	Total removal	$ 1,500.00	
HVAC Second Floor	TBD. It looks in very good shape. Cost is for technician to service	$ 400.00	
Electrical	Non descript budget allowance	$ 1,000.00	
Plumbing	Non descript budget allowance	$ 1,000.00	
			$ 23,200.00

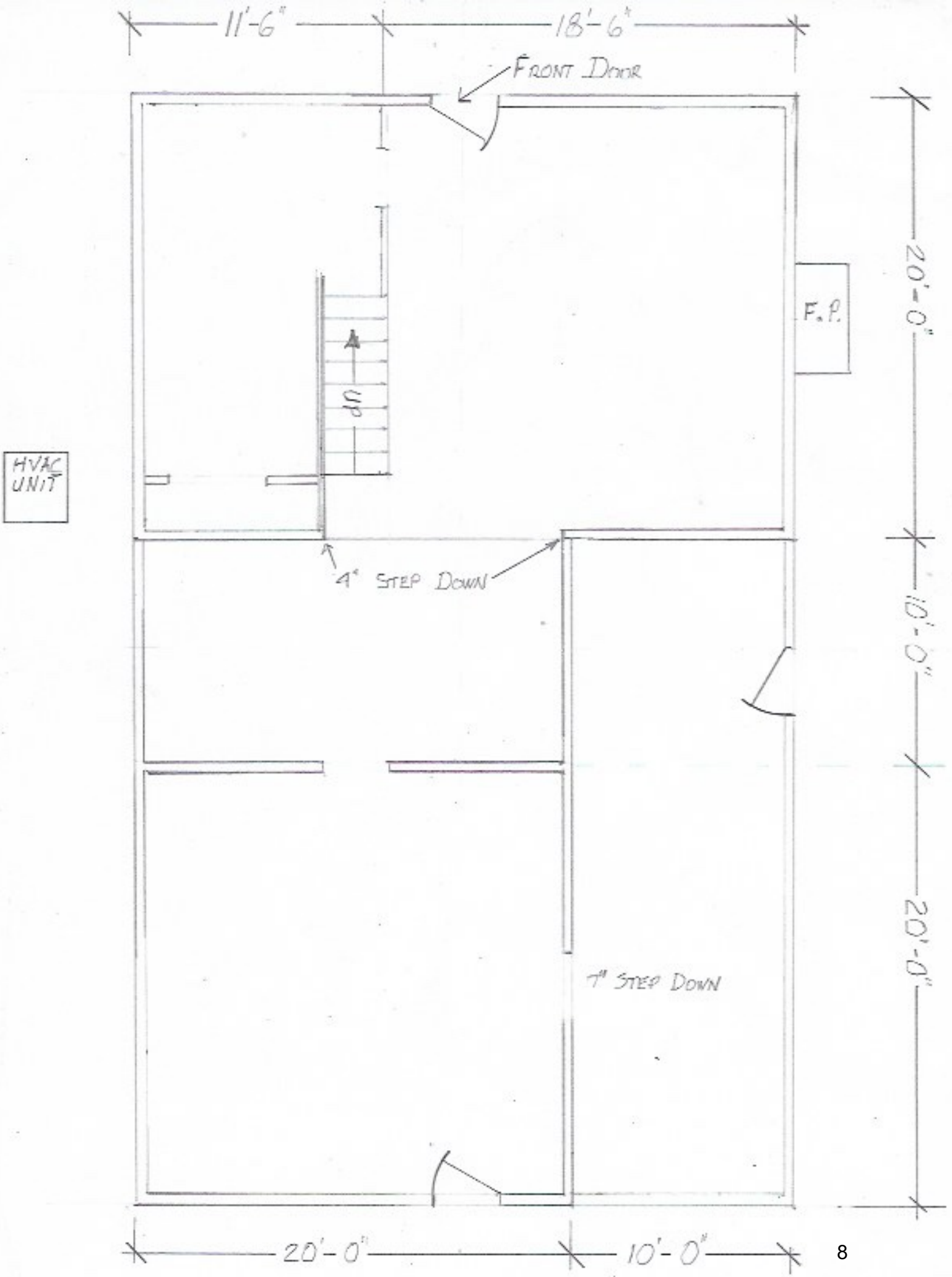
Exterior Construction			
Foundation Repair	Non descript budget allowance	$ 2,000.00	
Log Repair	Many unknowns here-see note #1	$ 100,000.00	
Log Chinking (R & R)	Many unknowns here-see note #1	$ 40,000.00	
Log Sealing	Preservative sealer is not permanent and will need additional future treatments	$ 8,000.00	
Back (Log Wall) Support	8' high x 12' wide opening in back wall stabilization	$ 20,000.00	
Siding	Lap siding ("Nichi-Board" cementitious imitation wood) on "B", "C" & "D" ext. walls	$ 12,000.00	
Repair of Eves	An unknown at this point as they are covered with modern "cladding"	$ 8,000.00	
Roof Replacement	Striated Standing Seam Sheet Metal	$ 18,000.00	
Windows	8- Windows. This cost is based on previously purchased custom (period) built windows	$ 12,000.00	
Doors	3-Doors. Custom built for period accuracy	$ 3,000.00	
Paint	Non descript budget allowance	$ 12,000.00	
			$ 235,000.00

Interior Construction			
Floor Replacement	Replace Log Cabin flooring with resawn 1 x random width poplar	$ 16,500.00	
HVAC	Non descript budget allowance	$ 20,000.00	
Electrical	Non descript budget allowance	$ 16,000.00	
Insulation	Exterior walls of areas "B", "C" & "D"	$ 2,000.00	
Wall Surfaces-Drywall	"D" Walls Only	$ 1,500.00	
Wall Surfaces-Lathe & Plaster	"B" & "C" Only-See note #2	$ 8,000.00	
Downstairs Bathroom Re-Work	Non descript budget allowance	$ 2,000.00	
Paint	Interior walls & ceilings of areas "B", "C" & "D"	$ 6,000.00	
			$ 72,000.00

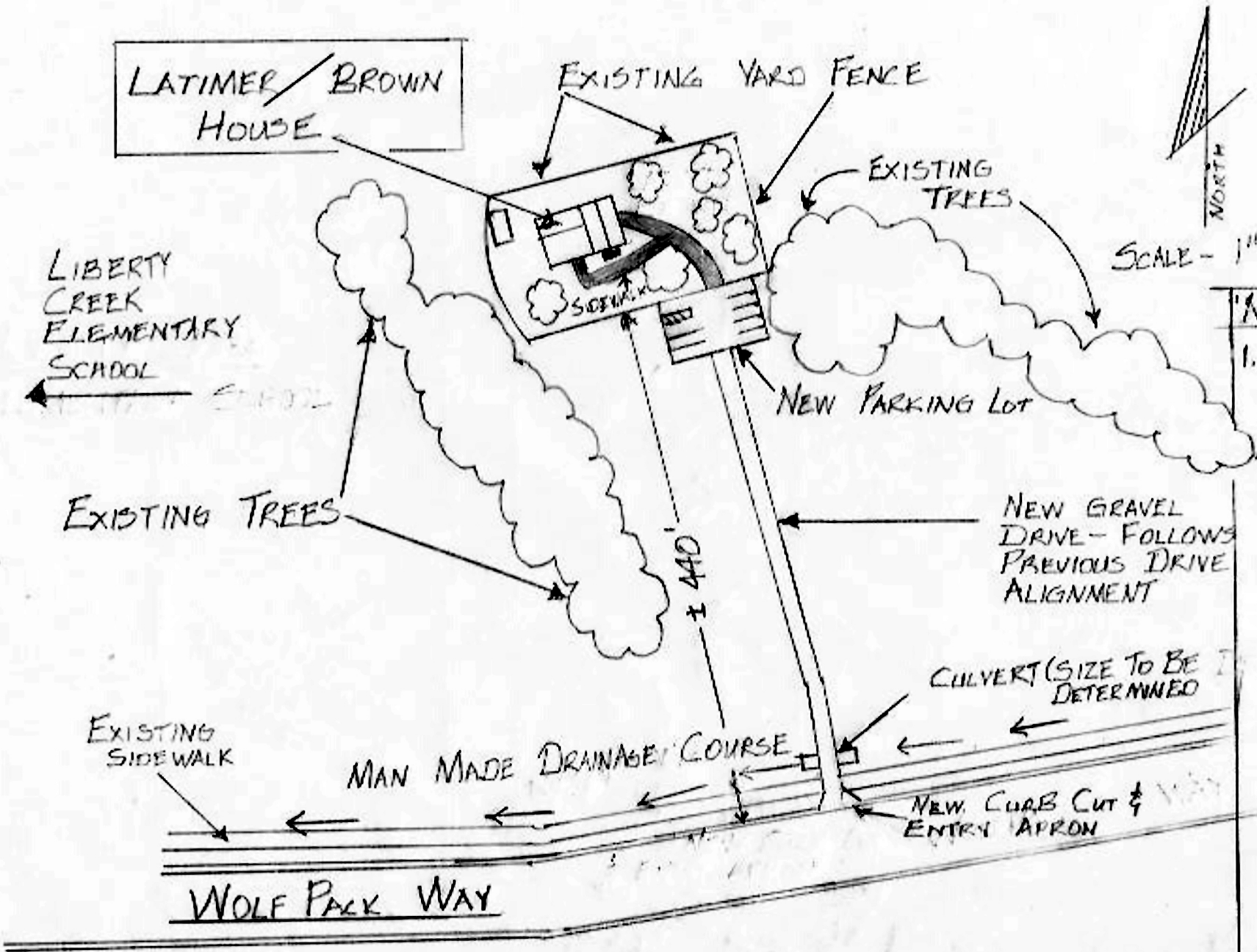
Notes

#1.) This should be a fairly conservative dollar amount. Having said that, because of modifications made to the house (mostly windows and HVAC) we don't know the full extent of log replacement. We need to find out what kind of trees the wood comes from. The logs are roughly 8" wide and vary in height from 16" to 24". These are much taller than most logs one can buy today. Chinking (additionally) is an unknown as very little is visible and for the reasons stated above.

#2.) The original wall surfaces in these areas was plaster over wood lathe. This is a bit of a dying art but there are still people who do it. It's more expensive! If we went that route the estimate is $20,000.00. The price in the spreadsheet is for drywall.


11'-6"
18'-6"
FRONT DOOR
F.P.
HVAC UNIT
4" STEP DOWN
7" STEP DOWN
20'-0"
10'-0"
20'-0"
20'-0"
10'-0"

PRELIMINARY (CONCEPTUAL) SITEPLAN FOR THE HISTORIC "LATIMER-BROWN" HOUSE



NOTES

1. THIS "SKETCH" IS FOR CONCEPTUAL UNDERSTANDING ONLY!
2. ALL DETAILS, ADA REQUIREMENTS, AND CODE COMPLIANCE WILL BE DETERMINED BY LICENSED ENGINEERS AND/OR ARCHITECTS

c. Discussion: Archive Building Extraneous Storage Cleanout.

Comm. Miller moved, seconded by Comm. Jones, to discuss. The motion carried unanimously.

Comm. Klein reported he met with Clerk and Master Mark Smith, and he agreed to move items to the new courthouse but does not have the personnel. Sheriff Eric Craddock also agreed to move the Sheriff's office items. At the time of the meeting, Circuit Court Clerk Kathryn Strong had not yet provided a response. The Planning and IT Departments have already moved their items.

Comm. Jones moved to notify the elected officials to move forward with clean out of extra storage areas in the archives. After further discussion Comm. Jones withdrew his motion.

Item to remain on old business.

d. Discussion: Millersville EMS Station Reconfiguration Status.

Chairman Mansfield moved, seconded by Comm. Jones, to discuss. The motion carried unanimously.

After discussion, item to remain on old business.

e. Latimer (Brown) House Restoration.

Chairman Mansfield moved, seconded by Comm. Klein, to approve and forward to the Budget Committee.

Chairman Mansfield reviewed the packet presented, work that needs to be completed and budget details. He explained the intention is to replicate the Bridal House model. The property would not be staffed and could possibly be managed by a "Friends of" committee or by the County.

The motion carried unanimously

10. New Business

a Bridal House Repairs.

Chairman Mansfield moved, seconded by Comm. Klein, to approve and forward to the Budget Committee.