

**COOKEVILLE HISTORIC ZONING COMMISSION
MINUTES
JANUARY 10, 2006
5:00 P.M.**

The Cookeville Historic Zoning Commission met on Tuesday, January 10, 2006, at 5:00 p.m. in the Council Chambers, 45 East Broad Street, Cookeville, TN 38501.

MEMBERS PRESENT: Alma Anderson, Mary Jean Delozier, Calvin Dickinson, Don Prince, and Greg Stamps.

STAFF PRESENT: James Mills and Jayne Barns.

OTHERS PRESENT: Ron and Beth Allen.

CONSIDER FOR APPROVAL THE MINUTES OF NOVEMBER 8, 2005. Calvin Dickinson made the motion to approve the minutes of November 8, 2005. Alma Anderson seconded the motion and the motion carried unanimously. **APPROVED.**

CONSIDER FOR APPROVAL APPLICATION FOR CERTIFICATE OF APPROPRIATENESS FOR REPLACEMENT OF GARAGE DOORS AND WINDOWS AND ROOFING AT 211 NORTH DIXIE AVENUE. REQUEST SUBMITTED BY RON AND BETH ALLEN. James Mills stated that Mr. Ron Allen has submitted for approval an application for a Certificate of Appropriateness for the repair of an existing detached garage at 211 North Dixie Avenue. He indicates in his application that the repairs would consist of the replacement of garage doors, windows, and roofing.

The Design Guidelines for the North Dixie Avenue Historic District specify in Section V, Guidelines for Existing Buildings and Structures, Subsection A, General Requirements, as follows:

- (2) ... Where replacement of building materials is necessary, new materials shall match the design, dimension, detail and visual characteristics of the originals, based on physical or historical documentation.
- (3) ... Where replacement is necessary, new architectural details shall match the design of the originals, based on physical or historical documentation.

Mr. Allen indicates in his application that the replaced materials would match the materials of the existing house.

The Zoning Code provisions for the HS, Historic District require that certain determinations be made in evaluating an application for a Certificate of Appropriateness. These are as follows:

- The proposed action is in harmony with the intent of the HS District
- The proposed action would complement other structures within the HS District
- The proposed action complies with the "Standards for Rehabilitation" as promulgated by the Secretary of the Interior
- The proposed action complies with the Design Guidelines for the North Dixie Avenue Historic District.

Staff recommended approval of Issuance of the Certificate of Appropriateness.

Alma Anderson made the motion to approve the Certificate of Appropriateness. Mary Jean Delozier seconded the motion and the motion carried unanimously. **APPROVED.**

CONSIDER FOR APPROVAL APPLICATION FOR CERTIFICATE OF APPROPRIATENESS FOR REMOVAL OF ONE CANOPY TREE AT 211 NORTH DIXIE AVENUE. REQUEST SUBMITTED BY RON AND BETH ALLEN. James Mills stated that Mr. Ron Allen has submitted for approval an application for a Certificate of Appropriateness for the removal of one (1) street canopy tree at 211 North Dixie Avenue. He indicates in his application that the tree is in poor condition.

The Design Guidelines for the North Dixie Avenue Historic District specify in Section X, Guidelines for Landscaping, Accessory Structures and Signs, Subsection A, General Landscaping, (6) that “canopy trees along North Dixie Avenue shall be removed only when necessary and shall be replaced, where appropriate to maintain the street canopy”.

Mr. Jeff Fitzpatrick, City Forester with the Cookeville Electric Department, has reviewed Mr. Allen’s request and has determined that the tree is in poor condition.

The Zoning Code provisions for the HS, Historic District require that certain determinations be made in evaluating an application for a Certificate of Appropriateness. These are as follows:

- The proposed action is in harmony with the intent of the HS District
- The proposed action would complement other structures within the HS District
- The proposed action complies with the “Standards for Rehabilitation” as promulgated by the Secretary of the Interior
- The proposed action complies with the Design Guidelines for the North Dixie Avenue Historic District.

Staff recommended approval of Issuance of the Certificate of Appropriateness subject to replacement of the removed tree.

Mary Jean Delozier made the motion to approve the Certificate of Appropriateness subject to the replacement of the removed tree. Alma Anderson seconded the motion and the motion carried unanimously. **APPROVED.**

ADJOURNMENT: 5:15 P.M.

SUBMITTED FOR APPROVAL

SUBMITTED FOR RECORDING

**JAYNE BARNS CPS
PLANNING ASSISTANT**

**DON PRINCE, CHAIRMAN
COOKEVILLE HISTORIC ZONING**