

**COOKEVILLE HISTORIC ZONING COMMISSION
MINUTES
AUGUST 14, 2007
5:00 P.M.**

The Cookeville Historic Zoning Commission met on Tuesday, August 14, 2007, at 5:00 p.m. in the Council Chambers, 45 East Broad Street, Cookeville, TN 38501.

MEMBERS PRESENT: Lee Carney, Calvin Dickinson, Charles Martin, Don Prince, Greg Stamps and Julia Woodford.

MEMBERS ABSENT: Alma Anderson.

STAFF PRESENT: James Mills, Jayne Barns and Suzanne Garnmeister.

OTHERS PRESENT: See attached Record of Attendance.

WELCOME NEW MEMBER – JULIA WOODFORD.

James Mills introduced new planner for the Planning Department Suzanne Garnmeister to the Commission.

ELECTION OF CHAIRMAN AND VICE-CHAIRMAN. Calvin Dickinson made the motion to elect Don Prince as Chairman. Charles Martin seconded the motion and the motion carried unanimously. Calvin Dickinson made the motion to elect Greg Stamps as Vice-Chairman. Lee Carney seconded the motion and the motion carried unanimously.
CHAIRMAN: DON PRINCE AND VICE-CHAIRMAN: GREG STAMPS.

CONSIDER FOR APPROVAL THE MINUTES OF JULY 11, 2006. Greg Stamps made the motion to approve the minutes of July 11, 2006. Calvin Dickinson seconded the motion and the motion carried unanimously. **APPROVED.**

HOLD A PUBLIC HEARING AND CONSIDER FOR APPROVAL HISTORIC ZONING DISTRICT DESIGNATION ALONG EAST 9TH AND EAST 10TH STREETS BETWEEN ALLEN AVENUE AND NORTH WASHINGTON AVENUE. REQUEST SUBMITTED BY JANET BACON BAGGETT. James Mills stated that a petition has been submitted requesting that five (5) properties, four (4) located on the eastern side Allen Avenue between East 9th and East 10th Streets and one (1) located at the northwestern intersection of North Washington Avenue and East 9th Street, be designated as a Historic District. Staff has reviewed the application and the related submittals and it appears that all required information has been submitted. The petition suggests as a district name “Allen Avenue Artisan Way”. All property owners within the proposed district have been notified by the Planning Department and invited to attend the Historic Commission meeting.

The properties requested for Historic District Overlay zoning are as follows:

1. 905 Allen Avenue, Parcel 6, Map 40N, Group F, owner Ray Burgess
2. 915 Allen Avenue, Parcel 5, map 40N, Group F, owner Samuel Bacon
3. 921 Allen Avenue, Parcel 4, map 40N, Group F, owners Gus and Patsy House
4. 931 Allen Avenue, Parcel 3, map 40N, Group F, owner Janet Bacon Baggett
5. 807 North Washington Avenue, Parcel 2, Map 40N, Group F, owners Martin Medley and L. A. Allen

The underlying zoning of the five (5) parcels is RS-10, Single Family Residential. Two (2) of the parcels, 931 Allen Avenue and 807 North Washington Avenue, are currently undeveloped. Located on the developed parcels are three (3) single family structures built, according to the submitted materials, during the early 1950's. The minimum age requirement for a structure to be considered historic is fifty years, under which the three structures would qualify.

The submitted petition indicates that the owners of four (4) of the five (5) parcels or 80.0 percent are in favor of the Historic District zoning. This is more than the two-thirds majority (66.6 percent) required by Cookeville Historic Zoning regulations.

While the required approval percentages can be met, the inclusion of the single parcel oriented to North Washington Avenue within the requested "Allen Avenue Artisan Way" Historic District does not appear to be appropriate. From a historic district perspective, the property at 807 North Washington Avenue does not appear to have a direct connection with the properties along Allen Avenue. A more consistent and homogeneous district could be created with the exclusion of the North Washington Avenue property and the inclusion of additional properties along the western side of Allen Avenue and possibly other properties further south on Allen Avenue to East 8th Street.

Additionally, since the submittal of the petition for the establishment the Historic District, the Planning Department has received inquiries from property owners on North Washington Avenue about the possible inclusion of their properties in the requested district or the establishment of a separate North Washington Avenue Historic District. If a separate North Washington Avenue district is proposed, then the property at 807 North Washington Avenue would be more suitably located in the separate district.

It should be noted that the owners of the property at 807 North Washington Avenue currently have a request to rezone their property from RS-10 to CL, Local Commercial pending before the Planning Commission. Should this property be rezoned to CL and should it be included in a Historic District it would be subject to the same guidelines as other properties within the district.

Staff recommended postponement of consideration to allow further study on the possible inclusion of additional properties and the possible establishment of a separate historic district along North Washington Avenue.

Janet Bacon Baggett stated that she was requesting the proposed historic zoning in memory of the contributions of her parents Sam & Reba Bacon whose home was located on Allen Avenue. Reba Bacon and her heirs were part owners of 807 North Washington Avenue until 2006. The Bacon family owns 50% of the properties located on the section of Allen Avenue included in the original request.

Mrs. Baggett agreed to the concept of expanding the historic district. She stated that she tried to contact one of the owners on the west side of Allen to see if they wanted to be included in the request but they were out of town.

Ben Baggett spoke in favor of the Historic Zoning on behalf of his family and also on behalf of Suzanne Bacon who lived out of state and unable to attend.

Handley Oswalt spoke in favor of the Historic Zoning on behalf of Marilyn Bacon who also lived out of town.

The Board felt that this area was worth preserving along with a larger area on Allen Avenue and North Washington Avenue.

Calvin Dickinson made the motion to postpone action until September 11, 2007 in order to review a larger area on Allen Avenue and North Washington Avenue. Charles Martin seconded the motion and the motion carried unanimously. **POSTPONED.**

ADJOURNMENT: 5:30 P.M.

SUBMITTED FOR APPROVAL

SUBMITTED FOR RECORDING

**JAYNE BARNES CPS
PLANNING ASSISTANT**

**DON PRINCE, CHAIRMAN
COOKEVILLE HISTORIC ZONING**