

**COOKEVILLE HISTORIC ZONING COMMISSION  
MINUTES  
JUNE 10, 2008  
5:00 P.M.**

The Cookeville Historic Zoning Commission met on Tuesday, June 10, 2008, at 5:00 p.m. in the Council Chambers, 45 East Broad Street, Cookeville, TN 38501.

**MEMBERS PRESENT:** Alma Anderson, Lee Carney, Calvin Dickinson, Cathy Lamb, Don Prince, Greg Stamps and Julia Woodford.

**STAFF PRESENT:** James Mills, Jayne Barns, Ken Young and Samantha Hitchcock.

**OTHERS PRESENT:** Craig Fickling, Melaney Madewell, Bill Barnhart, Shirley Barnhart, Marcia Donovan, Megan Trotter, Grace Forest, and Walter Derryberry.

**CONSIDER FOR APPROVAL THE MINUTES OF APRIL 8, 2008.** Calvin Dickinson made the motion to approve the minutes of April 8, 2008. Alma Anderson seconded the motion and the motion carried unanimously. **APPROVED.**

**WELCOME NEW MEMBER – CATHY LAMB.** Don Prince welcomed new member Cathy Lamb.

**CONSIDER FOR ACTION HISTORIC OVERLAY ZONE FOR 118 EAST FIRST STREET. REQUEST SUBMITTED BY CRAIG FICKLING AND MELANEY MADEWELL.** James Mills stated that an application for Historic Overlay Zoning has been submitted by Mr. Craig Fickling and Ms. Melaney Madewell for their property located at 118 East First Street. They have specifically requested that the property be included in the North Dixie Avenue Historic District.

The procedure for the establishment or expansion of a historic overlay zone is provided in Section 232.4 of the Zoning Code. The process requires the recommendation of the Historic Zoning and Planning Commissions and the approval of the City Council. Additionally the Zoning Code requires that two-thirds of the property owners proposed for the historic overlay zoning favor such zoning. In this case only one property is involved and the owners have requested the zoning.

The Historic Zoning Commission is required to determine that certain criteria are met. Located on the property is a single family residential structure that has been converted to an attorney's office. According the records of the Putnam County Property Assessor, the structure at 118 East First Street was constructed in 1957. The minimum age requirement for a structure to be considered historic is fifty years, therefore the structure would qualify as historic. A photo of the structure is included in your booklets.

The underlying zoning of the subject property is RS-15, Single Family Residential. A request to rezone the property to CN, Commercial Neighborhood was recently denied by the Planning Commission; however, the request has been appealed to the City Council.

The City Council will consider the rezoning proposal in July. The CN District is a mixed use district in which low density residential uses and limited office, business and retail uses are permitted. All non-residential uses are required to be compatible with nearby residential uses in terms of scale and appearance. A portion of the existing North Dixie Avenue Historic District is currently zoned as CN.

It appears that the subject property complies with the requirements for historic overlay zoning and would be appropriate for inclusion within the North Dixie Avenue Historic District. It should be noted that the subject property, if added to the North Dixie Avenue Historic District, would be the only property within the district not fronting North Dixie Avenue. The possibility of establishing a separate historic district potentially to include additional properties along East First Street has been suggested. There have also been past inquiries about historic overlay zoning along North Jefferson Avenue and more recently along Cherry Street. While there are certainly additional properties in the immediate vicinity of the North Dixie Avenue Historic District appropriate for historic overlay zoning, the benefit of having multiple separate historic districts which are contiguous with each other is questionable. A more appropriate long term goal for the area would appear to be establishment of a larger comprehensive historic district. The inclusion of the subject property would be a first step.

Staff recommended approval of the request.

Calvin Dickinson made the motion to postpone this request to allow the Planning Department time to research a larger district from 1<sup>st</sup> Street to 4<sup>th</sup> Street and including Holly Avenue, Cherry Avenue and Craighead Street and to include this property in a separate district. The motion did not pass due to the lack of a second.

Walter Derryberry stated that he was opposed to this property being rezoned to CN or HZ a year ago but now felt that these zones would protect his interest.

Marcia Donovan stated that this would be the first step in getting a larger district.

Bill Barnhardt, 326 North Dixie Avenue, stated that the City has Historic Districts as part of their strategic goals, but should not piece meal the District by only adding one property.

Alma Anderson made the motion to approve the Historic Overlay as a part of the North Dixie Avenue District. Cathy Lamb seconded the motion. Votes: Alma Anderson--aye, Lee Carney--aye, Calvin Dickinson--pass, Don Prince--aye, Greg Stamps--aye and Julia Woodford--aye. Motion carried. **APPROVED.**

Alma Anderson made the motion for the Planning Department to research adding Holly & Cherry Avenues and Craighead Street from East 1<sup>st</sup> Street north to East 4<sup>th</sup> Street to the Historic District. Calvin seconded the motion and the motion carried unanimously. **APPROVED RESEARCHING ADDITIONAL PROPERTIES FOR HISTORIC DISTRICT DESIGNATION.**

**CONSIDER FOR ACTION CHANGING THE COLOR OF THE SIGNS FOR THE NORTH DIXIE AVENUE HISTORIC DISTRICT. REQUEST SUBMITTED BY MARCIA DONOVAN.** James Mills stated that property owners along North Dixie Avenue have indicated that they would prefer historic district designation signs different than those that were approved by the Historic Zoning Commission at its April 2008 meeting.

At the April 2008 meeting, based on input from property owners attending that meeting, the Historic Zoning Commission approved two (2) alternatives of the design that they selected for district designation signs for the North Dixie Avenue District. Ms. Marcia Donovan polled the residents of North Dixie to determine which alternative was preferred. Correspondence from Ms. Donovan indicated that there was considerable opposition to both alternatives.

Of particular concern to the residents appears to be the green and white color scheme. For consistency purposes the Historic Zoning Commission previously established the use of green and white as the colors for all district designation signs. According to Ms. Donovan the residents of North Dixie would prefer a sign with black and gold colors. A photograph of the mock up sign is included in your booklets.

Staff did not have a recommendation.

Calvin Dickinson made the motion to adopt the sign as presented. Alma Anderson seconded the motion and the motion carried unanimously. **APPROVED.**

**STAFF REPORT ON SIGNS FOR THE EAST BROAD STREET/ FREEZE STREET HISTORIC DISTRICT.** James Mills stated that an alternative for the district designation sign for the East Broad Street / Freeze Street Historic District has been selected and the signs are currently being constructed.

**ADJOURNMENT: 5:43 P.M.**

**SUBMITTED FOR APPROVAL**

**SUBMITTED FOR RECORDING**

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**JAYNE BARNS CPS  
PLANNING ASSISTANT**

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**DON PRINCE, CHAIRMAN  
COOKEVILLE HISTORIC ZONING**