

**COOKEVILLE HISTORIC ZONING COMMISSION
MINUTES
JULY 8, 2008
5:00 P.M.**

The Cookeville Historic Zoning Commission met on Tuesday, July 8, 2008, at 5:00 p.m. in the Council Chambers, 45 East Broad Street, Cookeville, TN 38501.

MEMBERS PRESENT: Lee Carney, Calvin Dickinson, Cathy Lamb, Greg Stamps and Julia Woodford.

MEMBERS ABSENT: Alma Anderson and Don Prince.

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

OTHERS PRESENT: Rankin Bennett, Lee Ann Hall, Frank Hensley, Marcia Donovan, Grace Forest, Bill & Shirley Barnhart, Grover & Mary Bennett, David Hume, John Bock, Amy Gwilt, Glen Whittaker and Burton Nelson.

CONSIDER FOR APPROVAL THE MINUTES OF JUNE 10, 2008. Calvin Dickinson made the motion to approve the minutes of June 10, 2008. Cathy Lamb seconded the motion and the motion carried unanimously. **APPROVED.**

CONSIDER FOR ACTION HISTORIC ZONING DISTRICT DESIGNATION ALONG EAST 1ST STREET TO EAST 4TH STREET AND INCLUDING CHERRY AVENUE, HOLLY AVENUE AND CRAIGHEAD DRIVE. REQUEST SUBMITTED BY THE HISTORIC ZONING COMMISSION. Ken Young stated that as requested by the Historic Zoning Commission at the June 10, 2008 meeting, staff has studied the possible expansion of the North Dixie Avenue Historic Overlay District. The proposed expansion consists of 34 parcels of property, of which 12 have structures identified on the tax records as being at least fifty years old. 27 parcels in the proposed Historic District are zoned as RS-15 Single Family Residential and the remaining 7 parcels are zoned CN Neighborhood Commercial. Four (4) of the properties are used for multi-family purposes and one (1) contains both a duplex and a single family dwelling. Five (5) properties are utilized for commercial purposes.

Under the provisions of the Cookeville Historic Zoning Regulations two-thirds (66.6 %) of the property owners in an area proposed for Historic District designation must favor such designation before it can be approved. Therefore, with 34 parcels in the proposed area the approval of the owners of 23 parcels would be required. Property tax records indicate that there are 28 total unique owners of the 34 total parcels.

The Planning Department has contacted property owners in the area. Self-addressed stamped post cards were provided for the owners to indicate whether they favored or opposed historic zoning designation or needed more information. As of July 8th, the responses of 25 (74%) of the 34 owners of property have been received via postcard. In addition, two (2) responses were received via a petition circulated by Marcia Donovan requesting the creation of a new Cherry Avenue Historic Zone. As a result, the total

responses received stands at 27 which represent 79% of the owners. The owners of thirteen (13) parcels have indicated they favor the establishment of a Historic District, eleven (11) by postcard and two (2) by petition. The owners of fourteen (14) parcels have indicated opposition all by postcard. No parties have requested additional information. This represents an approval rate among the current respondents of 48 %, which does not meet the 66.6 % requirement for inclusion in a Historic Zoning District Overlay.

Staff recommended the following options: 1) Table the expansion of the North Dixie Historic Overlay District to include the 34 parcels targeted for study located along East First Street, East Fourth Street, Craighead Drive, Holly Avenue and Cherry Avenue. 2) Table the creation of a new Cherry Avenue Historic Zone containing 17 properties as proposed by the petition submitted. Of the 17 properties only eight (8) owners have indicated support, representing 47% of the properties.

Staff also stated that there are several possible alternatives, including but not limited to:

1. Discontinue all efforts to expand the existing district into the area studied.
2. Consider contracting the area of expansion to include only those properties contiguous to the existing overlay district and other properties that would adjoin, provided 66.6% of the owners were in support of inclusion in the district.
3. Scenario A: Expand historic zoning area into section containing nine (9) properties bordering the southern portion of Cherry Avenue, the southern portion of Holly Ave and one property on E. 1st Street. Of the nine (9) properties, seven (7) have indicated they are in support of the Historic Zoning Designation which represents 78% of the owners.
4. Scenario B: Expand historic zoning area into section containing six properties bordering the southern right-of-way of E. 4th Street and portions bordering the northern portion of Cherry Avenue. Of these six (6) properties, four (4) have indicated they are also in support of the Historic Zoning Designation which represents 66.67% of the owners.
5. Scenario C: Expand historic district into both areas shown as Scenario A and Scenario B. This would consist of fifteen (15) total properties with eleven (11) owners indicating they are in support of the Historic Zoning Designation which represents 73% of the total owners.

Lee Ann Hall, 115 East 4th Street, stated that she was for Historic Overlay Zoning.

Burton Nelson, 313 North Dixie Avenue stated that he had recently purchased several properties in the area and he was against historic overlay. He stated that he felt it would be political and that someone could tell him what color he had to use on his buildings. Mr. Nelson also thought that building had to be over 100 years old to be considered historic.

James Mills stated that the design guidelines are must be approved by 66% of the property owners and that the Board cannot change those guidelines and that the color of a structure in a Historic District is not regulated. Mr. Mills added that each tax parcel gets one vote for the District and the guidelines and that a structure only has to be 50 years old to be considered historic by the state and federal government.

John Bock stated that he owns several properties with Burton Nelson and that he was also opposed to Historic Zoning.

David Hume, 310 North Dixie Avenue, was concerned that the neighborhood does not go downhill with a lot of rental and transient people living in the area like it has been in the past. He added that some of the buildings in the area were in such bad shape that they should have been torn down and not remodeled.

James Mills stated that the Historic Zoning does not prohibit demolition. If a property owner has minor changes to their property, approval can be done in house and not go to the Board for approval.

Bill Barnhart, 326 North Dixie Avenue, stated that Frank Lloyd Wright homes could be considered historic and the houses not look the same as the rest of the neighborhood.

Grace Forest, 215 Cherry Avenue, was in favor of the Historic Overlay Zone. Mrs. Forest stated that Historic Zoning will attract property owners to the area in the future who will take pride in their property.

Marcia Donovan, 412 North Dixie Avenue and 115 Cherry Avenue, stated that these homes in the past would owned by Tech professors on Cherry Avenue. The area declined when it became more rental and not owner occupied. Mrs. Donovan added that adding a section on the north end and south end is not perfect but it is at least a start.

Calvin Dickinson made the motion adopt scenario A & B and recommend approval for Historic Overlay Zoning. Greg Stamps seconded the motion and the motion carried unanimously. **APPROVED.**

NOTE: There were 14 properties included in the approval for Historic Overlay Zoning. The addresses included in the expansion of North Dixie Avenue Historic District are 105 East First Street, 115, 204, 207, 210, 215, 360, 368 and 371 Cherry Avenue, 206 and 216 Holly Avenue and 115, 125 and 127 East Fourth Street.

STAFF REPORT ON HISTORIC ZONING SIGNS. James Mills stated that the East Broad Street/Freeze Street Historic signs will be installed on Thursday of this week. There are problems with the North Dixie Avenue sign. The sign shop has redone the sign several times because the Old English Script is not readable. The font will have to be changed before the sign can be installed.

ADJOURNMENT: 5:50 P.M.

SUBMITTED FOR APPROVAL

SUBMITTED FOR RECORDING

**JAYNE BARNES CPS
PLANNING ASSISTANT**

**GREG STAMPS, ACTING CHAIRMAN
COOKEVILLE HISTORIC ZONING**