

**COOKEVILLE HISTORIC ZONING COMMISSION
MINUTES
NOVEMBER 11, 2008
5:00 P.M.**

The Cookeville Historic Zoning Commission met on Tuesday, November 11, 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, Chris Wakefield, and Julia Woodford.

MEMBERS ABSENT: Alma Anderson.

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

OTHERS PRESENT: Martin and Brenda Migliore.

CONSIDER FOR APPROVAL THE MINUTES OF SEPTEMBER 9, 2008. Cathy Lamb made the motion to approve the minutes of September 9, 2008. Calvin Dickinson seconded the motion and the motion carried unanimously. **APPROVED.**

CONSIDER FOR APPROVAL CERTIFICATE OF APPROPRIATENESS FOR THE EXTENSION OF A GARAGE ON THE PROPERTY LOCATED AT 464 EAST BROAD STREET. REQUEST SUBMITTED BY MARTIN AND BRENDA MIGLIORE. Ken Young stated that Brenda and Martin Migliore have submitted an application for a Certificate of Appropriateness for an exterior alteration to a residential structure located in the East Broad/Freeze Street Historic Overlay District at 464 E. Broad Street. Specifically, the applicants would like to expand an existing detached garage on the north side of their property approximately 20'6" X 12'. The Migliore's also requested that the expansion be allowed to possibly be up to the full width of the existing structure.

No specific design guidelines have been adopted for this overlay district. However, the Zoning Code provisions for the HS, Historic District require that certain determinations be made in evaluating an application for a Certificate of Appropriateness. The specific sections are as follows:

232.7(A) Whether the proposed action is in harmony with the intent of this section;

232.7(B) Whether the proposed action would complement other structures within the HS District;

232.7(C) In the case of alterations to existing structure, whether the proposed action complies with the "Standards for Rehabilitation" and the applicable guidelines for exterior features promulgated by the Secretary of the Interior in the publication, "Standards for Rehabilitation", (Revised 1990), as hereafter amended;

Applications for Certificates of Appropriateness require the submittal of certain additional information or materials if necessary to determine compliance. All required information has been submitted and it seems that the proposed addition will be constructed in a compatible architectural style and of the same materials as the existing structures. Furthermore, the new addition will not destroy historic materials that characterize the property and the proposed massing, size and scale appears to protect the integrity of the property and its environment.

Staff recommended approval of Issuance of Certificate of Appropriateness to expand the garage as requested by Mr. and Mrs. Migliore.

Brenda Migliore stated that the request for the expansion is for the storage of their boat.

Chris Wakefield made the motion to approve issuing a Certificate of Appropriateness for the extension of the garage 20'6" x 12" or up to the full width of the existing structure. Lee Carney seconded the motion and the motion carried unanimously. **APPROVED.**

CONSIDER FOR APPROVAL THE PLACEMENT OF SIGNS IN THE EAST BROAD STREET/FREEZE STREET HISTORIC DISTRICT. REQUEST SUBMITTED BY THE HISTORIC COMMISSION. James Mills stated that the Historic Zoning Commission requested at their last meeting that they would like to review the placement of signs on telephone poles in the East Broad Street/Freeze Street Historic District.

The Board discussed the esthetics of the signs on the poles and shared their concerns about not being able to read the lettering on the signs due to the placement of the bolts when the signs were installed.

Mr. Mills added that the Public Works Department placed the signs on the telephone poles and that they probably didn't notice that the bolts went thru the lettering.

Cathy Lamb made a motion to approve taking the four (4) Historic District signs off of the telephone poles and making them into freestanding signs, and to inform the Public Works Department that when they are attaching the signs to the poles that they do not cover any of the lettering. Chris Wakefield seconded the motion and the motion carried unanimously. **APPROVED TAKING THE HISTORIC DISTRICT SIGNS OFF OF THE TELEPHONE POLES AND PLACING THEM ON FREESTANDING SIGNS.**

Staff reported that the following properties were added to the North Dixie Avenue Historic District: 118 East First Street was effective on 10/3/08, and 105, 115, 204, 207 210 215, 360, 368, and 371 Cherry Avenue, 206 and 216 Holly Avenue, and 115, 125, and 127 East Fourth Street was effective on 10/31/08.

The Commission asked about the status of the signs for the North Dixie Avenue District.

James Mills replied that the sign shop was unable to produce the sign as requested by some of the residents of North Dixie Avenue.

Several of the Board members felt that the script would be hard to read.

Greg Stamps suggested that the Planning Staff bring back to the Historic Zoning Commission examples of signs that would be appropriate for the North Dixie Avenue Historic District and let the Board make the final decision so that the signs can be installed.

ADJOURNMENT: 5:18 P.M.

SUBMITTED FOR APPROVAL

SUBMITTED FOR RECORDING

**JAYNE BARNS CPS
PLANNING ASSISTANT**

**GREG STAMPS, CHAIRMAN
COOKEVILLE HISTORIC ZONING**