

**COOKEVILLE HISTORIC ZONING COMMISSION  
MINUTES  
APRIL 14, 2009  
5:00 P.M.**

The Cookeville Historic Zoning Commission met on Tuesday, April 14, 2009, 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, Greg Stamps, and Julia Woodford.

**MEMBERS ABSENT:** Chris Wakefield.

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

**OTHERS PRESENT:** Sheila Bush and Heather Mullinix.

**ELECTION OF CHAIRMAN AND VICE CHAIRMAN.** Alma Anderson made the motion to elect Greg Stamps as Chairman and Calvin Dickinson as Vice Chairman. Cathy Lamb seconded the motion and the motion carried unanimously. **CHAIRMAN GREG STAMPS AND VICE CHAIRMAN CALVIN DICKINSON.**

**CONSIDER FOR APPROVAL THE MINUTES OF NOVEMBER 11, 2008.** Calvin Dickinson made the motion to approve the minutes of November 11, 2008. Alma Anderson seconded the motion and the motion carried unanimously. **APPROVED.**

**CONSIDER FOR APPROVAL CERTIFICATE OF APPROPRIATENESS FOR TREE REMOVAL AT 107 NORTH DIXIE AVENUE. REQUEST SUBMITTED BY SHEILA BUSH.** Ken Young stated that Ms. Sheila Bush has submitted for approval an application for a Certificate of Appropriateness for the removal of two (2) street canopy trees on her property at 107 North Dixie Avenue. One tree is a Red Maple located directly in the front center of the house facing Dixie Avenue. The second tree is a Green Ash located at the corner of N. Dixie Avenue and E. First Street.

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”.

Ms. Bush has submitted a letter from Patrick Haller who is the owner of Haller’s Landscaping & Lawncare as well as a Certified Arborist and Tennessee Certified Nursery Professional. Mr. Haller states in the letter that the inventory prepared by Dr. Douglas Airhart of the canopy trees on N. Dixie lists the Red Maple as approximately 27.3 inches in diameter, has a double leader, is in poor condition and has raised the public sidewalk. Haller says that he agrees with this assessment of the tree and that furthermore, it appears to him that one of the leaders has a diseased cavity which has contributed to its poor condition. Haller also states that it appears that the tree has been topped in the past which he refers to as an incorrect arboricultural practice that also may have led to its decline.

Haller “strongly recommends that the City of Cookeville remove the tree, grind the stump and fix the sidewalk to improve the safety and aesthetics of the neighborhood.” Finally, Haller also recommends this tree be replaced with a medium size tree that will contribute to the beautification of the street.

The second tree under consideration for removal is listed in Dr. Airhart’s street tree inventory as a Green Ash, 32 inches in diameter, in poor condition with deadwood, dieback and also causing the public sidewalk to rise. This tree is located at the property corner at the intersection of N. Dixie Avenue and E. First Street. The inventory also suggests that this tree be removed to improve driver visibility at the intersection. Ms. Bush has indicated in an email sent to the Planning Department that Mr. Haller is in agreement that this tree should be removed as well in accordance with Dr. Airhart’s inventory and assessment.

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 Certificate of Appropriateness to remove two (2) street canopy trees located on North Dixie Avenue as requested by Ms. Bush, subject to the trees being replaced with two medium size trees as recommended by Mr. Haller and sited in front of the house in such a manner that they will not create a visibility issue for drivers on N. Dixie Avenue and/or E. First Street.

Alma Anderson stated that she walks along North Dixie Avenue and that the trees are a hazard and should be removed.

Alma Anderson made the motion to approve removal and replacement of two (2) street canopy trees on North Dixie Avenue subject to staff’s recommendation. Cathy Lamb seconded the motion and the motion carried unanimously. **APPROVED.**

James Mills stated that it is the responsibility of the property owner to replace the trees. The Public Works Department will be requested to repair the sidewalks in front of her house.

**STAFF REPORT ON THE RELOCATION OF SIGNS IN THE EAST BROAD/FREEZE STREET HISTORIC DISTRICT.** Ken Young stated that at the November 11, 2008 meeting the Historic Zoning Commission requested that the Historic District signs be taken off of the utility poles in the East Broad Street / Freeze Street

Historic District and be replaced with freestanding signs. The Commission also noted that some of the signs had been attached in such a manner that the bolts covered up some of the lettering making them difficult to read. This request was subsequently forwarded to the Public Works Department by staff. Public Works Director, Greg Brown, responded in an email stating “after consulting with the City Manager, we feel making another post with a sign would add to our already cluttered roadside. Anytime we can safely combine signs in one location, we try to do that.”

James Mills added that he will request that the Public Works Department replace the signs that are hard to read due to the placement of the bolts.

**ADJOURNMENT: 5:15 P.M.**

**SUBMITTED FOR APPROVAL**

**SUBMITTED FOR RECORDING**

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**JAYNE BARNS CPS  
PLANNING ASSISTANT**

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**GREG STAMPS, CHAIRMAN  
COOKEVILLE HISTORIC ZONING**