

**COOKEVILLE HISTORIC ZONING COMMISSION  
MINUTES  
MAY 12, 2009  
5:00 P.M.**

The Cookeville Historic Zoning Commission met on Tuesday, May 12, 2009, at 5:00 p.m. in the Council Chambers, 45 East Broad Street, Cookeville, TN 38501.

**MEMBERS PRESENT:** Alma Anderson, Calvin Dickinson, Chris Wakefield, and Julia Woodford.

**MEMBERS ABSENT:** Lee Carney, Cathy Lamb, and Greg Stamps.

**STAFF PRESENT:** James Mills and Ken Young.

**STAFF ABSENT:** Jayne Barns.

**OTHERS PRESENT:** Vicky Draper and Liz Engel.

**CONSIDER FOR APPROVAL THE MINUTES OF APRIL 14, 2009.** Alma Anderson made the motion to approve the minutes of APRIL 14, 2009. Chris Wakefield seconded the motion and the motion carried unanimously. **APPROVED.**

**CONSIDER FOR APPROVAL CERTIFICATE OF APPROPRIATENESS FOR INSTALLATION OF FENCE, DECK, CONCRETE DRIVEWAY, LANDSCAPING IMPROVEMENTS AND FOR THE PLACEMENT OF A SMALL CABIN TO THE REAR OF THE PROPERTY LOCATED AT 344 NORTH DIXIE AVENUE. REQUEST SUBMITTED BY JIM AND VICKY DRAPER.** Ken Young stated that Jim and Vicky Draper have submitted an application for a Certificate of Appropriateness for the installation of various appurtenances and the placement of a small cabin, all in the rear of their property at 344 N. Dixie Avenue. Specifically, the request includes the following:

- 1) Replace the existing gravel drive that connects to 4<sup>th</sup> Street with a washed aggregate concrete drive.
- 2) Install a flagstone patio.
- 3) Install a pea stone path.
- 4) Construct a raised planter bed out of split face gray block.
- 5) Install a 6' tall black steel picket style fence.
- 6) Build a 7'6" wide deck at the rear of the structure.
- 7) Build (2) reinforced brick fence columns to support the deck.
- 8) Move a cabin (approximate size 15' X 25') from their property in White County to be renovated and sited at the southwest corner of their backyard within the required setback (they estimate this building was constructed around 1870).

In addition, the plans state the fence, patio and cabin will be screened from street view by existing or additional landscaping.

The Design Guidelines for the North Dixie Avenue Historic District specifies in Section X, “Guidelines for Landscaping, Accessory Structures and Signs”, Subsection A, “General Landscaping”, (3) to “Keep the locations of lawns, driveways and sidewalks as traditional for the neighborhood.”

Retaining walls are addressed in Section X, Subsection A, (2) stating “New retaining walls shall not be constructed of railroad timbers or concrete blocks.”

Section X, Subsection A, (4) deals with walkways and states “Walkways shall be of flagstone or concrete where appropriate.”

Section V, “Guidelines for Existing Buildings and Structures” specifies in Subsection F, “Fences, Walls and Walks”, (5) to “Use compatible materials, such as patterned concrete, flagstone, etc., and compatible design in new walk construction.”

Fence design is addressed in Section V, Subsection F, (1) which says “The scale and level of ornateness of any new walls and fences shall relate to that of the existing building.”

Fence materials are addressed in Section V, Subsection F, (3) stating “Use materials such as painted wood, brick stone, cast iron, stucco or combinations of material.”

Section VII, “Guidelines for Additions” states that decks “shall be considered as additions under these guidelines.”

Section VII, Subsection A, “Building Form and Scale”, (4) states “Additions shall be located to the rear, if at all possible, or to the side of the existing structure.”

Section VII, Subsection B, “Materials”, (1) says “Building materials shall be similar to those employed historically.”

Outbuildings are addressed in Section VI, “Guidelines for New Construction”. Subsection A, “Placement and Orientation”, (4) specifies that “A new outbuilding shall reflect the character of outbuildings contemporary with the associated house. The outbuilding shall be compatible, by not contrasting greatly, with surrounding historic outbuildings in terms of height, scale, roof shape, materials, texture and details. Outbuildings shall be appropriately situated on the lot, to the rear of the property, and on a permanent foundation.”

Section IX, “Guidelines for Moving or Removing Buildings”, (2) states that “When moving a structure into the district does not involve the loss of an historic building to create space for it.”

Section IX, (3) states “When moving a structure into the district it will be architecturally compatible with adjacent building style, height, scale, materials, shape, design, setback and setting.”

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.

In the opinion of the Planning Department Staff, it appears that the plans as submitted for the appurtenances (i.e., driveway, patio, path, planter bed, fence, deck and columns) would be all compatible with the massing, size, scale, architectural features and materials of the existing home on the applicant’s property as well as homes within the North Dixie Avenue Historic District. It is also staff’s opinion that these are in harmony with the guidelines for this particular historic district. The proposed placement of the cabin in the rear southwest corner of the lot within the current setbacks, on a permanent foundation with appropriate screening also appears to be in compliance with the district guidelines as well. In addition, no historic buildings are being removed to provide room for the structure.

Staff recommended approval of the Issuance of Certificate of Appropriateness.

Alma Anderson made the motion to approve the Certificate of Appropriateness for 344 North Dixie Avenue. Chris Wakefield seconded the motion and the motion carried unanimously.  
**APPROVED.**

**ADJOURNMENT: 5:20 P.M.**

**SUBMITTED FOR APPROVAL**

**SUBMITTED FOR RECORDING**

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**KEN YOUNG  
PLANNER**

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**CALVIN DICKINSON, ACTING CHAIRMAN  
HISTORIC ZONING COMMISSION**