

**COOKEVILLE HISTORIC ZONING COMMISSION
MINUTES
FEBRUARY 9, 2010
5:00 P.M.**

The Cookeville Historic Zoning Commission met on Tuesday, February 9, 2010, 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, Chris Wakefield, and Julia Woodford.

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

OTHERS PRESENT: William Barnhart.

ELECTION OF CHAIRMAN AND VICE CHAIRMAN. Alma Anderson made the motion to elect Greg Stamps as Chairman and Calvin Dickinson by acclamation. Cathy Lamb seconded the motion and the motion carried unanimously. **APPROVED.**

CONSIDER FOR APPROVAL THE MINUTES OF MAY 12, 2009. Alma Anderson made the motion to approve the minutes of May 12, 2009. Chris Wakefield seconded the motion and the motion carried unanimously. **APPROVED.**

CONSIDER FOR APPROVAL CERTIFICATE OF APPROPRIATENESS FOR TREE REMOVAL AT 326 NORTH DIXIE AVENUE. REQUEST SUBMITTED BY WILLIAM AND SHIRLEY BARNHART. Ken Young stated that William & Shirley Barnhart have submitted for approval an application for a Certificate of Appropriateness for the removal of one (1) street canopy tree on their property at 326 North Dixie Avenue. The tree is a Red Maple located in the front yard between the sidewalk and driveway. The applicants stated the tree is dead and a limb has broken off and is dangling causing them concern for the safety of pedestrians along the sidewalk.

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”.

The inventory prepared by Dr. Douglas Airhart of the canopy trees on N. Dixie lists the Red Maple as approximately 20.6 inches in diameter, exhibiting a cavity and deadwood, and in poor condition. Dr. Airhart has informed staff that any tree in this condition is a liability and should be removed. Jeff Fitzpatrick with the Electric Department has also evaluated the tree and advised that the tree has a hollow in the trunk, a broken and lodged limb and appears to be in a state of decline. He stated the request to remove the tree is justifiable.

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, and

- 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 the tree as requested by the applicants, subject to the tree being replaced with one medium size canopy. The replacement tree type and planting location will be coordinated with staff.

Ken Young reported that the limb that was hanging down has been removed by the Public Works Department. Ken added that Jeff Fitzpatrick will give Mr. Barnhart a list of appropriate trees that can be planted.

James Mills stated that Dr. Airhart suggested that the tree be planted in another location away from the driveway.

Alma Anderson made the motion to approve removal and replacement of tree. Cathy Lamb seconded the motion and the motion carried unanimously. **APPROVED.**

The Board discussed if the Planning Department could notify the property owner of the partial painted building on the corner of West Broad Street and North Oak Avenue in the Cream City Historic District and request that they finish painting the building. It has been partially painted since summer.

CONSIDER REQUESTING THAT THE PLANNING DEPARTMENT CONTACT THE PROPERTY OWNER OF 127 WEST BROAD STREET IN THE CREAM CITY HISTORIC DISTRICT TO COMPLETE THE PAINTING OF THEIR BUILDING. REQUEST SUBMITTED BY THE HISTORIC ZONING COMMISSION. Greg Stamps made the motion requesting that the Planning Department contact the property owner of 127 West Broad Street in the Cream City Historic District to complete the painting of their building. Alma Anderson seconded the motion and the motion carried unanimously. **APPROVED.**

The Board discussed the possibility of creating a new Historic Zoning Designation around the Courthouse square. Due to all the revitalization that is currently going on, it would make a good marketing tool for the City and County.

CONSIDER REVIEWING COURTHOUSE SQUARE FOR HISTORIC ZONING DISTRICT DESIGNATION. REQUEST SUBMITTED BY THE HISTORIC ZONING COMMISSION. Greg Stamps made a motion requesting that the Planning Department study the feasibility of creating a downtown Historic District Designation around the Courthouse. Calvin Dickinson seconded the motion and the motion carried unanimously. **APPROVED.**

ADJOURNMENT: 5:15 P.M.

SUBMITTED FOR APPROVAL

SUBMITTED FOR RECORDING

**JAYNE BARNS CPS
PLANNING ASSISTANT**

**GREG STAMPS, CHAIRMAN
COKEVILLE HISTORIC ZONING**