

**COOKEVILLE HISTORIC ZONING COMMISSION
MINUTES
MAY 11, 2010
5:00 P.M.**

The Cookeville Historic Zoning Commission met on Tuesday, May 11, 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 and Ken Young.

STAFF ABSENT: Jayne Barns.

OTHERS PRESENT: Jennifer Williams, Tom Furtsch, Alfred Ballinger, Tim & Robbie Huddleston.

CONSIDER FOR APPROVAL THE MINUTES OF APRIL 13, 2010. Calvin Dickinson made the motion to approve the minutes of April 13, 2010. Alma Anderson seconded the motion and the motion carried unanimously. **APPROVED.**

CONSIDER FOR APPROVAL CERTIFICATE OF APPROPRIATENESS FOR THE ADDITION OF A BATHROOM, CLOSET AND LAUNDRY AREA ON THE PROPERTY LOCATED AT 228 NORTH DIXIE AVENUE. REQUEST SUBMITTED BY THOMAS FURTSCH. Ken Young stated that Thomas Furtsch and Jennifer Williams have submitted an application for a Certificate of Appropriateness for the construction of a new addition to the primary structure located on their property at 228 N. Dixie Avenue. Specifically, the request includes the following:

- 1) Construct a single story addition to the north side of the house, approximately 350 square feet in size to include a bathroom, closet and laundry area,
- 2) Addition to be set back slightly from the existing front wall,
- 3) Addition to have a roofline similar to the car port on the south side of the house in order to maintain sense of symmetry,
- 4) Applicants state that they plan to use the same materials used in the existing structure, shingle roof and painted brick exterior. Applicants also note that although they may not be able to find identical brick, they will get as close as possible and match the paint as closely as they can, and
- 5) Applicants also state they plan to relocate the original window in the existing north wall to the east wall of the new addition in order to maintain matching original windows facing Dixie Avenue.

The Design Guidelines for the North Dixie Avenue Historic District specifies in Section VII "Guidelines for Additions" that 1) new additions shall not destroy historic materials that characterize the property, and 2) the new work shall be generally compatible with the

massing, size, scale, materials and architectural features to protect the historic integrity of the property and its environment.

Section VII, Subsection A, "Building Form and Scale" specifies the following:

- (1) Additions shall resemble the same period as the existing structure,
- (2) Material and pitch of roof shall be compatible with existing structure,
- (3) The scale of additions shall be compatible with, not overpowering the existing structure,
- (4) Additions shall be located to the rear, if at all possible, or to the side of the existing structure,
- (5) The number, size and glazing patterns of apertures shall be consistent with existing structure and surrounding structures, and
- (6) Original front setbacks from the street shall be maintained.

Section VII, Subsection B, "Materials" specifies the following:

- 1) Building materials shall be similar to those employed historically,
- 2) Acceptable roofing materials: Batten seam roofing materials, composition roofing shingles, slate shingles, ceramics and other materials with approval,
- 3) Acceptable siding materials: Brick, wood lap siding, etc.,
- 4) Foundations shall be compatible with existing structural foundations if possible, and
- 5) Chimneys shall be of masonry construction.

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.

In the opinion of the Planning Department Staff, it appears that the plans as submitted for the addition, relocation of the exterior window and materials to be used are 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.

Staff recommended approval of Issuance of Certificate of Appropriateness.

Alma Anderson made the motion to approve Certification of Appropriateness for the addition of a bathroom, closet and laundry area on the property located at 228 North Dixie Avenue. Cathy Lamb seconded the motion and the motion carried unanimously. **APPROVED.**

CONSIDER FOR ACTION HISTORIC ZONING DISTRICT DESIGNATION FOR THE PUTNAM COUNTY COURTHOUSE AREA. REQUEST SUBMITTED BY THE HISTORIC ZONING COMMISSION. (THIS ITEM WAS POSTPONED AT THE APRIL 13, 2010 MEETING.) Ken Young and the Board answered questions from the property owners that were in attendance. There still wasn't enough votes to form a Historic Zoning District overlay for the Putnam County Courthouse Area.

The Board suggested that a committee be formed to contact the other property owners not in attendance in order to answer any questions that they might.

Alma Anderson made the motion to form a committee in order to talk to the remainder of the property owners in an informal setting. Julia Woodford seconded the motion and the motion carried unanimously. **APPROVED.**

Cathy Lamb agreed to organize the committee and report back to the Planning Department the results.

STAFF REPORT ON CERTIFICATE OF APPROPRIATENESS TO REPLACE EXISTING WINDOWS ON THE PROPERTY LOCATED AT 437 FREEZE STREET. Ken Young stated that a Certificate of Appropriateness had been issued by the Planning Department to Chad McDonald to replace the existing windows on his property located at 437 Freeze Street.

STAFF REPORT ON ADDITION TO 107 NORTH DIXIE AVENUE. Ken Young stated that Vickie Vila with Cornerstone Builders had contacted him concerning a Certification of Appropriateness for an addition of a kitchen on the back of Sheila Bush's house. After meeting with the contractor, it was determined that since the addition was not visible from North Dixie Avenue or East First Street, that a Certification of Appropriateness would not be necessary.

ADJOURNMENT: 5:45 P.M.

SUBMITTED FOR APPROVAL

SUBMITTED FOR RECORDING

**KEN YOUNG
PLANNER**

**GREG STAMPS, CHAIRMAN
COOKEVILLE HISTORIC ZONING**