

**COOKEVILLE HISTORIC ZONING COMMISSION
MINUTES
JUNE 12, 2012
5:00 P.M.**

The Cookeville Historic Zoning Commission met on Tuesday, June 12, 2012, at 5:00 p.m. in the Council Chambers, 45 East Broad Street, Cookeville, TN 38501.

MEMBERS PRESENT: Alma Anderson, Lee Carney, Cathy Lamb, Greg Stamps, Chris Wakefield, and Julia Woodford.

MEMBERS ABSENT: Calvin Dickinson.

STAFF PRESENT: Jayne Barns, and Ken Young.

STAFF ABSENT: James Mills.

OTHERS PRESENT: William Haberkamp and Amy Davis.

In the absence of the Chairman and Vice-Chairman, Chris Wakefield presided over the meeting as Acting Chairman. Chris Wakefield continued to preside over the meeting after Greg Stamps arrived. Greg Stamps was present during the last action item.

ELECTION OF CHAIRMAN AND VICE CHAIRMAN. Alma Anderson made the motion to election Greg Stamps as Chairman and Calvin Dickinson as Vice-Chairman by acclamation. Lee Carney seconded the motion and the motion carried unanimously. Votes: Alma Anderson – aye, Lee Carney – aye, Cathy Lamb – aye, Chris Wakefield – aye and Julia Woodford – aye. **GREG STAMPS ELECTED AS CHAIRMAN AND CALVIN DICKINSON ELECTED AS VICE-CHAIRMAN.**

CONSIDER FOR APPROVAL THE MINUTES OF DECEMBER 13, 2011. Alma Anderson made the motion to approve the minutes of December 13, 2011. Julia Woodford seconded the motion and the motion carried unanimously. Votes: Alma Anderson – aye, Lee Carney – aye, Cathy Lamb – aye, Chris Wakefield – aye and Julia Woodford – aye. **APPROVED.**

CONSIDER FOR APPROVAL CERTIFICATE OF APPROPRIATENESS FOR THE ADDITION OF A GARAGE ON THE PROPERTY LOCATED AT 511 NORTH DIXIE AVENUE. REQUEST SUBMITTED BY WILLIAM & PAULA HABERKAMP. Ken Young stated that property owners William & Paula Haberkamp have submitted an application for a Certificate of Appropriateness to allow the construction of a two-car detached garage to be sited behind the existing house on their property at 511 N. Dixie Avenue. In conjunction with this application, the owners have submitted a request to the Board of Zoning Appeals for a variance to increase the maximum size of an accessory structure allowed to be located within five (5) feet from the rear and side property lines when located to the rear of a principal structure. Mr.

Haberkamp indicates there are several unique site constraints including the narrowness of the lot, the depth of the rear yard, the location of utilities and the current use of a shared driveway. If the Board of Zoning Appeals grants the request for a variance, the owners wish to build a garage between 480 and 500 square feet in size (either 20 X 24 or 20 X 25). If the Board of Zoning Appeals denies the request they will conform to the 400 square feet maximum allowed by the Zoning Code. Mr. Haberkamp states that regardless of the approved total square footage of the building, the street facing façade would appear almost identical to a 400 square foot (20 X 20) structure, as the width for either size building would be 20 feet. In addition, the drop in elevation and narrow lot with a shared drive also would also help obscure the presence of a rear garage. This would allow the owners to improve the curb view of the property by parking vehicles in the rear of the lot. The Board of Zoning Appeals is scheduled to hear the request on Thursday, June 14th.

The request for a Certificate of Appropriateness specifically includes the following:

- 1) The roof pitch will match the gabled ends of the house with a gable on the street facing side
- 2) Shingles, eaves and trim shall match the existing materials on the house
- 3) Street facing garage door proposed to be in harmony with the existing structure, such as a carriage house style white door with vertical bead board and a single row of windows
- 4) Windows to be of similar size and ratio with 6 over 6 lights
- 5) Side entry door, although not visible from the street, to be raised panel similar to the front door of the house
- 6) Owners state they will make every effort to match the brick on the primary structure or use a mixture of two or more colors to achieve a similar appearance

The Design Guidelines for the North Dixie Avenue Historic District specifies in Section VI “Guidelines for New Construction”, “Placement and Orientation” states in part that new garages or outbuildings shall be located to the rear of the lots and shall be compatible in terms of height, scale, roof shape, materials, texture and details and be on a permanent foundation. The subsection “Scale and Design” includes stipulations that new garages or outbuildings shall not overpower the existing house or the lot size and shall be designed to be compatible with the style of the main structures on the site, especially in materials and roof slope.

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 appeared that the plans as submitted for the construction of the detached garage and the materials to be used are all compatible with the design, dimension, detail, and all visual characteristics of the primary structure on the applicant's property, as well as homes within the North Dixie Avenue Historic District. It was also staff's opinion that these are in harmony with the guidelines for this particular historic district.

Staff recommended approval of the Issuance of Certificate of Appropriateness.

Alma Anderson made the motion to approve the Issuance of Certificate of Appropriateness for the construction of a garage. Cathy Lamb seconded the motion and the motion carried unanimously. Votes: Alma Anderson – aye, Lee Carney – aye, Cathy Lamb – aye, Greg Stamps – aye, Chris Wakefield – aye and Julia Woodford – aye. **APPROVED.**

ADJOURNMENT: 5:18 P.M.

SUBMITTED FOR APPROVAL

SUBMITTED FOR RECORDING

**JAYNE BARNS CPS
PLANNING ASSISTANT**

**CHRIS WAKEFIELD,
ACTING CHAIRMAN
HISTORIC ZONING COMMISSION**