

**COOKEVILLE HISTORIC ZONING COMMISSION
MINUTES
OCTOBER 14, 2014
5:00 P.M.**

The Cookeville Historic Zoning Commission met on Tuesday, October 14, 2014, at 5:00 p.m. in the Council Chambers, 45 East Broad Street, Cookeville, TN 38501.

MEMBERS PRESENT: Lee Carney, Calvin Dickinson, Chris Wakefield, and Julia Woodford.

MEMBERS ABSENT: Alma Anderson, Cathy Lamb, and Greg Stamps.

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

OTHERS PRESENT: Kelly Tayes.

CONSIDER FOR APPROVAL THE MINUTES OF SEPTEMBER 9, 2014. Chris Wakefield made the motion to approve the minutes of September 9, 2014. Julia Woodford seconded the motion and the motion carried unanimously. **APPROVED.**

CONSIDER FOR APPROVAL CERTIFICATE OF APPROPRIATENESS FOR A NEW ADDITION TO THE PROPERTY LOCATED AT 448 EAST BROAD STREET. REQUEST SUBMITTED BY KELLY TAYES. Ken Young stated that property owner Kelly Tayes has submitted an application for a Certificate of Appropriateness to allow the construction of an addition to the rear of her home at 448 East Broad Street which is located in the East Broad/Freeze Street Historic District. The request for a Certificate of Appropriateness specifically includes the following:

- 1) Construct a two (2) story 20' X 24' addition to the rear of the structure with a roof line that is compatible with the existing hip roof on the primary structure. Walk out doors with stairs will be constructed on the eastern and western sides of the addition.
- 2) The addition will be on a permanent foundation and the materials used will match the existing structure including siding, windows, doors and shutters.

Although there are no specific design guidelines for this particular district, 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 applicable standards for new construction.

In the opinion of the Planning Department Staff, it appears that the request to construct an addition, with materials that are 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 East Broad/Freeze Street Historic District is in harmony with the guidelines as set forth in the Zoning Code.

Staff recommended approval of Issuance of Certificate of Appropriateness.

Julia Woodford made the motion to approve the Certificate of Appropriateness for a 20' x 24' addition to the rear of the property located at 448 East Broad Street. Lee Carney seconded the motion and the motion carried unanimously. **APPROVED.**

ADJOURNMENT: 5:10 P.M.

SUBMITTED FOR APPROVAL

SUBMITTED FOR RECORDING

**JAYNE BARNS CPS
PLANNING ASSISTANT**

**CALVIN DICKINSON
ACTING CHAIRMAN
COOKEVILLE HISTORIC ZONING**