

**COOKEVILLE HISTORIC ZONING COMMISSION  
MINUTES  
JULY 8, 2014  
5:00 P.M.**

The Cookeville Historic Zoning Commission met on Tuesday, July 8, 2014, at 5:00 p.m. in the Council Chambers, 45 East Broad Street, Cookeville, TN 38501.

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

**MEMBERS ABSENT:** Alma Anderson and Greg Stamps.

**STAFF PRESENT:** Jayne Barns and Ken Young.

**STAFF ABSENT:** James Mills.

**OTHERS PRESENT:** John Fitzpatrick, Dennis Driller, Amy Davis, and Scott Gillis.

**ELECTION OF CHAIRMAN AND VICE CHAIRMAN.** Lee Carney made the motion to elect Greg Stamps as Chairman. Chris Wakefield seconded the motion and the motion carried unanimously. **GREG STAMPS ELECTED AS CHAIRMAN.**

Julia Woodford made the motion to elect Calvin Dickinson as Vice Chairman. Cathy Lamb seconded the motion and the motion carried unanimously. **CALVIN DICKINSON ELECTED AS VICE CHAIRMAN.**

**CONSIDER FOR APPROVAL THE MINUTES OF FEBRUARY 11, 2014.** Chris Wakefield made the motion to approve the minutes of February 11, 2014. Julia Woodford seconded the motion and the motion carried unanimously. **APPROVED.**

Calvin Dickinson stated that Cookeville is fortunate to have 3 Historic Districts, especially since the City tried over twenty years ago to create a Historic Zoning, but the Planning Commission at that time did not understand the concept and it was denied.

Calvin Dickinson wanted to thank Jayne Barns, for all of her hard work over the years. She has been with the Historic Zoning Commission since it was formed, and she always makes sure that we get our booklets in a timely manner and keeps us updated on upcoming meetings.

Calvin Dickinson also wanted to say thank you to Ken Young for his contributions to the Historic Zoning Commission.

**CONSIDER FOR APPROVAL CERTIFICATE OF APPROPRIATENESS FOR CHANGES TO THE EXTERIOR OF THE BUILDING LOCATED AT 101 WEST BROAD STREET. REQUEST SUBMITTED BY KELLY FITZPATRICK ON**

**BEHALF OF WALTER WHITSON CARLEN.** Ken Young stated that applicant and lessee Kelly Fitzpatrick, on behalf of property owner Whitson Carlen, has submitted an application for a Certificate of Appropriateness to allow exterior alterations to the building at 101 West Broad Street, which is located within the Cream City Historic District. The request for a Certificate of Appropriateness specifically includes the following:

- 1) Re-purpose exterior trim
- 2) Mortar wash exterior brick
- 3) Install new sign on the corner of the building
- 4) Install goose neck light at the front of the store
- 5) Remove and replace front door

The proposed exterior alterations to the building include “mortar washing” of the exterior brick. The applicant provided information that this “is a technique used to change the appearance of exterior brick. We will mix a slurry of sand and cement to create a paste, then sponge over the bricks. A textured cloth, such as burlap, is rolled over the cement paste to create texture. If there is old brick on the building's exterior, this is a good way to refinish it instead of replacing it, or if the brick is brand new brick that you'd like to infuse with Old World flair, then mortar washing is an inexpensive way to add a touch of fab to the building's façade”. The U.S General Services Administration’s “Preservation Briefs: 2 Repointing Mortar Joints In Historic Brick Buildings” includes the following guidance regarding this technique: *“A variety of new and purportedly useful repointing techniques for historic buildings are being offered by contractors which, appear to have limited usefulness in historic preservation. These techniques are identified under a variety of names that include: slurr coats, slurry coating, and most commonly, scrub coating. All involve the brushing of a thinned, low-aggregate coat of mortar over the entire masonry surface which, when dry, is scrubbed off the brick with a brush, presumably leaving a residue in the mortar joint. These techniques have become increasingly appealing as they are quick, inexpensive in comparison to traditional repointing costs, and do not require particularly skilled labor or craftsmanship. Their greatest attraction lies in repointing large masonry surfaces such as high-rise structures, but their benefit to historic masonry is essentially cosmetic. A certain amount of crack sealing in the mortar joint does occur and for these limited applications, it is a useful technique. However, these techniques should not be confused with, or substituted for, repointing. It is not the same process. Slurr coats and slurry and scrub coatings, tend to mask joint detailing or tooling, have a life expectancy of only a few years, and are extremely difficult to clean from the surface of the brick without leaving a residue, called "veiling." While of some limited use in specific instances, these new techniques are not appropriate for historic buildings and should therefore not be considered when a lasting and durable repointing job is desired.”*

The proposed replacement for the front door does not match the previous door but does match the existing store front windows on the Broad Street Side of the building. It consists of a bronzed aluminum frame opening with double doors approximately 76” wide by 80” tall, with two (2) side lights approximately 10” wide by 92” tall. A transom

is proposed above the doors only approximately 72” wide by 8” tall with five (5) vertical bars to give the appearance of smaller window panes across the top of the doors. The door that was removed during construction was a solid door with a narrower opening and no windows and was painted lime green with pink accents. (Examples of the mortar wash technique, sign, light fixture, and door replacement are all included in the meeting material packet.)

The Cream City Historic District Guidelines state in part that the main intent of the guidelines includes maintaining the integrity of the District, protecting the rights of all property owners within the District and to do so without creating undue restrictions, both materially and financially upon property owners.

Subsection 3 includes the following guidelines:

1. Original configuration and materials of storefronts should be maintained and if not, replacements should adhere to traditional patterns
2. Existing entrances should be maintained and preserved and if not, replacements should match as closely as possible the original configurations and materials
3. Historic architectural details should be retained and preserved when possible
4. Signs must conform to the City of Cookeville Sign Ordinance
5. Window materials and size should be maintained unless there is approval to deviate

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 Cream City Historic District Guidelines

Based upon the information submitted, the proposed project will comply with some, but not all, of the specified guidelines in the opinion of the Planning Department Staff. It appears that the mortar wash technique as submitted for the alterations to the brick exterior of the building is incompatible with the intent of retaining and preserving the historic architectural details of the structure, per the GSA guidelines. Although the masonry condition of the building does exhibit some degradation in the mortar joints to varying degrees this can be corrected with an appropriate repointing of the brick. Staff requested guidance from the Local Government Coordinator with the Tennessee Historical Commission, Dan Brown, regarding this type of refinish. In an email, Mr. Brown advised that this “should not be recommended, should not be allowed, and would probably damage older, softer historic bricks, be difficult to reverse and be an inappropriate alteration of the historic character defining elements of a building”.

However, it should be noted that the District Guidelines do not regulate paint or colors. The other buildings in the district are an eclectic mix that includes painted brick of various colors and the two adjacent buildings to the subject property have been covered with stucco. The proposed sign appears to be in compliance with the City of Cookeville sign ordinance and the proposed light fixture seems to be in harmony with the character of the area.

The design and materials proposed for replacing the entry door do not match the original configuration and materials. However, a waiver or modification of the requirements may be justified due to specific time sensitive events regarding the renovation specific to this building. In late May, the project contractor, Cornerstone Builders, applied for a permit to do interior and exterior building renovations. However, the Codes Department failed to verify that the building was located within the Cream City Historic District, which requires prior authorization of appropriateness for exterior renovations. Subsequently, the permit was issued in error and the contractor began work and ordered the custom built replacement door and glass from Herren Glass & Mirror. In addition, the "Application for Certificate of Appropriateness (COA)" submitted on June 18<sup>th</sup> to the Planning Department stated that the existing windows would remain. However, it appears that one or more of the windows on the N. Cedar side of the building may have already been replaced with a type and materials that are not consistent with the originals prior to the submission of the COA application.

Staff recommended denial of request to apply mortar washing to the building exterior and approval of the remainder of the request.

Cathy Lamb stated that she prefers the look of old brick on Historic Buildings.

Chris Wakefield stated that he liked the look that is being proposed and that the property owner in the past has not improved the building.

Calvin Dickson asked why they wanted to use the mortar wash technique on this building.

Scott Gillis stated that it was a way to achieve the look of the new store that was going in at this location. Mr. Gillis added that the mortar was loose and it needs to be repointed. This technique is the easiest way to change the color. They will be pulling out more color of the brick in the mortar wash technique.

Mr. Dickinson commented that that the more modern doors on the block were installed prior to the Historic District being formed.

Ken Young stated that he was concerned about the pre-1940 bricks and he did not want the bricks to be damaged by using the mortar washing.

Scott Gillis assured Mr. Young that they will be white washing for the finish, instead of mortar washing as it was listed on the application, and he added that it would not harm the bricks.

Ken Young asked Mr. Gillis if they will repoint the masonry where it is needed with compatible lime mortar and use only white washing on the exterior bricks instead of the mortar wash.

Scott Gillis stated that Mr. Young was correct.

Calvin Dickinson stated that if staff was satisfied with the technique that they will be using, then he will be okay with the process.

Ken Young revised his recommendation to approve repointing the masonry as needed with a compatible lime mortar and using only white washing on the exterior bricks and to approve the lighting, door, and sign as proposed.

Cathy Lamb made the motion to approve according to staff's revised recommendation. Chris Wakefield seconded the motion and the motion carried unanimously.  
**APPROVED.**

**STAFF REPORT ON AMENDMENTS TO THE ZONING CODE.** Ken Young reported that the amendments to the Zoning Code Section 232.4, Procedure for Establishment of HS District Zoning requiring simple majority, became effective on April 4, 2014.

There was a consensus among the Board that the Planning staff look at adding two (2) more Historic Zoning Districts located at the Courthouse and the West Side of Town.

**STAFF REPORT ON TENNESSEE HISTORIC PRESERVATION GRANT APPLICATION.** Ken Young reported that the Planning Department has received a letter from the Tennessee Historical Commission on May 23, 2014 awarding the City of Cookeville a grant in the amount of \$1,200 to work on a brochure showing the three Historic Zoning Districts in the City.

The awarded amount is the sixty percent (60%) federal portion of the project budget. The local forty percent (40%) match of \$800 will complete the project budget.

Mr. Young added that it will be this fall before we can start work on the brochure.

Calvin Dickinson suggested that the Planning Department get Dan Brown to help with the brochure.

**STAFF REPORT ON NORTH DIXIE AVENUE SIGNS.** Ken Young reported that the signs for the North Dixie Avenue Historic District are in the process of being made. Updates will be given to the Commission when they are finally installed.

**ADJOURNMENT: 5:30 P.M.**

**SUBMITTED FOR APPROVAL**

**SUBMITTED FOR RECORDING**

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**JAYNE BARNS CPS  
PLANNING ASSISTANT**

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**CALVIN DICKINSON  
ACTING CHAIRMAN  
COOKEVILLE HISTORIC ZONING**