

**COOKEVILLE HISTORIC ZONING COMMISSION  
MINUTES  
SEPTEMBER 9, 2014  
5:00 P.M.**

The Cookeville Historic Zoning Commission met on Tuesday, September 9, 2014, at 5:00 p.m. in the Council Chambers, 45 East Broad Street, Cookeville, TN 38501.

**MEMBERS PRESENT:** Calvin Dickinson, Cathy Lamb, Greg Stamps, and Julia Woodford.

**MEMBERS ABSENT:** Chris Wakefield, Lee Carney, and Alma Anderson.

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

**OTHERS PRESENT:** Brittany Stovall, Steve & Amy Gwilt.

**CONSIDER FOR APPROVAL THE MINUTES OF AUGUST 12, 2014.** Calvin Dickinson made the motion to approve the minutes of August 12, 2014. Cathy Lamb seconded the motion and the motion carried unanimously. **APPROVED.**

**CONSIDER FOR APPROVAL CERTIFICATE OF APPROPRIATENESS FOR CHANGES TO THE EXTERIOR DOOR & COLUMNS ON THE PROPERTY LOCATED AT 210 CHERRY AVENUE. REQUEST SUBMITTED BY AMY GWILT.**

Ken Young stated that property owner Amy Gwilt has submitted an application for a Certificate of Appropriateness to allow the replacement of the front door and porch columns at her home at 210 Cherry Avenue. The request for a Certificate of Appropriateness specifically includes the following:

- 1) Replace the front main entry door with a door to be custom made by Winell Lee's that will fit the existing opening and resembles the existing custom made sun room door located in the front left side of the house. Ms. Gwilt states that the existing door was obviously not the original.
- 2) Replace the front porch columns with Craftsman style columns that will be brick, approximately 16" X 16" and three (3) feet high with wood pillars on the top. Photographs submitted by Ms. Gwilt show the footprint of similar columns that were apparently removed when the existing columns were installed.

The Design Guidelines for the North Dixie Avenue Historic District Section V "Guidelines for Existing Buildings and Structures" state in part that original porch elements should be repaired rather than replaced when possible". The section also states that "substituting the original doors with stock size doors that do not fit the opening properly or do not blend with the style of the house is prohibited".

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 request to restore the Craftsman columns to their former appearance and replacement of the front door are both 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 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.

Amy Guilt, property owner at 210 Cherry Avenue, stated that their house is 115 years old and that they will be installing 4 columns on the front porch to match the original footprint on the porch and that they will also be replacing the front door to match the other door on the front of the house.

Calvin Dickinson asked if the door will have the panels going down the sides like the other door in the front of the house.

Mrs. Guilt stated that there was not enough room to add the side panels, but that they were going to add the transom window at the top of the door to match.

Calvin Dickinson made the motion to approve the Certificate of Appropriateness for changes to the exterior door and columns at 210 Cherry Avenue. Julia Woodford seconded the motion and the motion carried unanimously. **APPROVED.**

**STAFF REPORT:** Ken Young reported that he had received a phone call from a property owner in the North Dixie Avenue Historic District questioning the size of the real estate sign located in front of Ray Abel’s house at 405 North Dixie Avenue.

Mr. Young stated that the Planning Department contacted the Codes Enforcement Officer Mark Loftis concerning the sign. Mr. Loftis confirmed that the sign was 12 sq. ft. and that it exceeded the requirements, which is 9 sq. ft. for a real estate sign in a residential district. The Codes Department was going to notify Donnita Hill concerning the violation.

**ADJOURNMENT: 5:10 P.M.**

**SUBMITTED FOR APPROVAL**

**SUBMITTED FOR RECORDING**

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**JAYNE BARNS CPS  
PLANNING ASSISTANT**

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**GREG STAMPS, CHAIRMAN  
COOKEVILLE HISTORIC ZONING  
COMMISSION**