

**COOKEVILLE HISTORIC ZONING COMMISSION
MINUTES
SPECIAL CALLED MEETING
AUGUST 23, 2016
5:00 P.M.**

The Cookeville Historic Zoning Commission held a Special Called Meeting on Tuesday, August 23, 2016, at 5:00 p.m. in the Council Chambers, 45 East Broad Street, Cookeville, TN 38501.

MEMBERS PRESENT: Alma Anderson, Lee Carney, Calvin Dickinson, and Julia Woodford.

MEMBERS ABSENT: Cathy Lamb, Greg Stamps, and Chris Wakefield.

STAFF PRESENT: Jayne Barns, and Ken Young.

STAFF ABSENT: James Mills.

OTHERS PRESENT: Lindsay McReynolds and Alfred Defosche.

CONSIDER FOR APPROVAL THE MINUTES OF MAY 10, 2016. Alma Anderson made the motion to approve the minutes of May 10, 2016. Julia Woodford seconded the motion and the motion carried unanimously. **APPROVED.**

CONSIDER FOR APPROVAL CERTIFICATE OF APPROPRIATENESS FOR THE ADDITION OF A 10 X 10 UTILITY ROOM ON THE PROPERTY LOCATED AT 223 NORTH DIXIE AVENUE. REQUEST SUBMITTED BY ALFRED DEFOSCHE. Ken Young stated that property owner Alfred Defosche has submitted an application for a Certificate of Appropriateness to allow the construction of a 10' X 10' utility room addition to be attached to the rear north side of his house at 223 N. Dixie Avenue. The request for a Certificate of Appropriateness specifically includes the following:

- 1) Proposed addition will be built with identical materials including all 5/4 poplar trim, poplar siding and moldings custom milled from original pattern pieces to match the architecture of the house as depicted on the submitted renderings
- 2) The roof line will match the front porch and the 100 year old window on the existing north wall will be relocated to the west wall of the proposed utility room
- 3) Maximum lot coverage restrictions of the RS-15 zoning district will not be exceeded
- 4) 10' side yard setback will be maintained as per the requirements of the RS-15 zone

The Design Guidelines for the North Dixie Avenue Historic District Section VII "Guidelines for Additions" state in part that additions "shall follow the guidelines for new construction" and "shall not destroy historic materials that characterize the property". It furthermore states that "new work shall generally be compatible with the

massing, size, scale, materials and architectural features to protect the historic integrity of the property and its environment”. Subsection A titled “Building Form and Scale” includes the following stipulations:

1. Additions shall resemble the same period as the existing structure
2. Materials 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 of apertures shall be consistent with existing structure and surrounding structures
6. Original front setbacks from the street shall be maintained

Subsection B entitled “Materials” includes the following guidelines:

1. Building materials shall be similar to those employed historically
2. Acceptable roofing materials include composition shingles
3. Foundations shall be compatible with existing structural foundations
4. Acceptable siding materials include wood lap siding or modern substitutes
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
- 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 construction of the utility room addition 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 is 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.

Alfred Defosche added that the roof on the addition will look like the front roof and it will cover the 1940’s addition.

Alma Anderson made the motion to approve the Issuance of the Certificate of Appropriateness for the addition of a 10 x 10 utility room on the property located at 223 North Dixie Avenue. Lee Carney seconded the motion and the motion carried unanimously. **APPROVED.**

STAFF REPORT ON CERTIFICATE OF APPROPRIATENESS THAT WAS APPROVED IN HOUSE:

- **REPLACED ROTTEN WINDOWS WITH “PELLA ARCHITECT SERIES WOODEN WINDOWS” AT 216 NORTH DIXIE AVENUE. SUBMITTED BY MARTIN ING ON APRIL 7, 2016.**

ADJOURNMENT: 5:24 P.M.

SUBMITTED FOR APPROVAL

SUBMITTED FOR RECORDING

**JAYNE BARNS CPS
PLANNING ASSISTANT**

**CALVIN DICKINSON, CHAIRMAN
COOKEVILLE HISTORIC ZONING**