

**Cookeville Historic Zoning Commission**

**Minutes**

**April 11<sup>th</sup>, 2023**

**5:00 P.M.**

The Cookeville Historic Zoning Commission met on Tuesday, April 11<sup>th</sup>, 2023 at 5:00 p.m. in the Council Chambers, 45 East Broad Street, Cookeville, TN 38501.

**Members Present:** Alma Anderson, Cathey Lamb, Lee Carney, Mark Dudney, Peter Metts, Susan Vandergriff & Chris Wakefield.

**Members Absent:** None.

**Staff Present:** Christopher Phillips, Jon Ward, & Haley Dickson

**Staff Absent:** James Mills & Ken Young.

**Others Present:** Joshua Seabold & Jon Groves.

**Consider for approval the minutes of December 13<sup>th</sup>, 2022.** Cathy Lamb made the motion to approve the minutes of December 13<sup>th</sup>, 2022. Chris Wakefield seconded the motion and the motion carried unanimously. **Approved.**

**Recognition of Alma Anderson for service on the Historic Zoning Commission.**

**Consider for approval Certificate of Appropriateness for the addition of a 378 square foot two (2) story addition at the rear of the house and the construction of a 26' x 36' (936 square foot) detached garage for the property located at 255 East 8th Street. Request submitted by Joshua Seabold.** Mr. Christopher Phillips stated that property owners Joshua and Nichole Seabold have applied for a Certificate of Appropriateness to allow an exterior addition and alterations to their property located at 255 East 8th Street, which is located in the East 8th Street Historic Zoning District. They have also requested to construct a detached garage on the property. The property is located at the corner of East 8th Street and North Jefferson Avenue.

The owners have applied to add a 378 square feet two (2) story addition to the rear of the house as per the submitted plans prepared by Jon Groves. It should be noted that the proposed "addition" will be within the confines of the existing building envelope that currently is used as a carport and storage room and subsequently the actual footprint of the structure will not be increased. The façade of the addition will not be visible from East Eight Street.

Additional alterations to the existing house include the following as per the submitted images:

- 1) Replace the awning over the front entrance with a copper awning
- 2) Replace the front and rear exterior doors with dark wooden doors
- 3) Replace existing gutters and downspouts with copper gutters and downspouts
- 4) The owners intend to replace the asphalt shingles on the existing structure with a slate roof which is to match the proposed addition and detached garage. (Mr. Seabold has advised if the final cost for slate is exorbitant, they will select top of the line asphalt shingles for the existing structure, addition, and garage)
- 5) Copper gas lamps are proposed to be added to each side of the front door
- 6) Windows are proposed to all be replaced with black architectural windows (the owners are currently choosing between Marvin Ultimate or Pella brand windows)

The proposed detached garage is to be sited at the rear southeast corner of the property and will be 26 feet X 36 feet for a total of 936 square feet. The existing driveway off North Jefferson is to be extended for access. The garage will be constructed on a slab foundation and the brick will match the existing house. The gables will be a Tudor batten look possibly with plaster or stucco

**April 11<sup>th</sup>, 2023**

to match the existing house. The roof material will match the existing primary structure and addition. The garage walk out-door will match the house and the windows will match the architectural windows that are to be used as replacements for the existing windows in the house. The garage doors have not been selected, but Mr. Seabold states that they will most likely choose metal sectional doors with a wood grain look.

**Analysis:** 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 Division Staff, it appears that the request to allow the proposed addition, alterations, and detached garage construction as proposed are compatible with the design, dimension, detail, and visual characteristics of the primary structure on the applicant’s property, as well as homes within the East 8th Street Historic District. However, the Historic Zoning Commission ultimately decides if the proposal is in harmony with the specific East 8<sup>th</sup> Street Design Guidelines.

SVG – appreciate the level of detail submitted with this request.

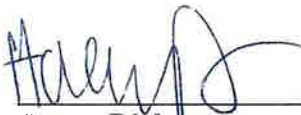
AA – always in favor of people improving their property, beautiful home anyway but definitely needs more space and improvements will enhance its best qualities and make street more uniform.

Susan Vandergriff made the motion to approve Issuance of Certificate of Appropriateness for alterations as per submitted application and renderings. Peter Metts seconded the motion. The motion carried unanimously. **Approved.**

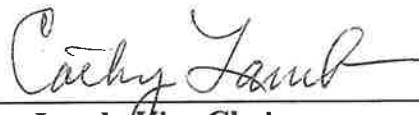
**Adjournment: 5:13 P.M.**

**SUBMITTED FOR APPROVAL**

**SUBMITTED FOR RECORDING**



**Haley Dickson  
Planning Assistant**



**Cathy Lamb, Vice-Chairman  
Cookeville Historic Zoning Commission**