

Cream City Historic District Guidelines

Section 1

A. PURPOSE:

To provide future direction as it applies to owners requests to make changes to property lying within the Historic District.

B. INTENT of GUIDELINES:

To assist owners desiring to make changes to properties within the District and to provide direction of the best and most suitable methods that should be taken to maintain the integrity of the District and remain within the spirit of the creation of an Historic District. Any actions or procedures set forth within this document are done so with the main objective to be 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.

Section 2

Process and Procedure

A. CERTIFICATE of APPROPRIATENESS:

- 1. This is a requirement and must be obtained from the Historic Zoning Commission prior to issuing of any building permits.**
- 2. This process may require detailed plans and other documentation needed by the Historic Zoning Commission and every attempt should be made to provide such documentation at the time of application in order to receive a Certificate.**
- 3. Applications are generally reviewed monthly by the Historic Commission at which time approval or any additional information needed may be requested or presented.**

B. COMMISSION REVIEW:

1. The Commission judges each application to the degree in which the criteria set forth in these District Guidelines has been complied with and may require additional information if so needed.

2. The Commission may make determinations regarding appropriateness, signs, architecture, design, compatibility and materials.

3. The Commission may not make determinations regarding exterior colors and interior designs as long these do not affect a major change to exterior appearance not compatible to the District.

C. Failure to Obtain Certificate

1. Any work undertaken without obtaining Certificate of Appropriateness or Building Permit will cause a STOP WORK ORDER to be issued by the building department.

Section 3 Guidelines of Cream City Historic District

A. STOREFRONTS:

1. Original Configuration and materials should be maintained.

2. Replacement storefronts should adhere to traditional patterns.

B. DOORS and ENTRANCES:

1. Existing entrances should be maintained and preserved.

2. Any replacements should as closely as possible match original configurations and materials.

3. Transoms and bulkheads should be preserved or duplicated when necessary.

4. Rear entrances if applicable should be maintained and stay within the spirit of the Historic District.

C. ARCHITECTURAL DETAILS:

1. Historic details should be retained and preserved when possible.

2. Replacements should match originals.

3. Historic details should not be covered or obscured.

D. SIGNS:

1. All signs must conform to City of Cookeville sign ordinance unless they fall under Grandfather Clause.

E. AWNINGS:

1. Preserving porches, canopies, or awnings that contribute to the historical character of the building should be priority.

2. Replacement and or additional awnings will be permitted if compatible and within the style of the building.

3. Awnings should not be placed that would hide or obscure building details.

F. WINDOWS:

1. Repair should be priority rather than replacement if possible.

2. Materials and size should be maintained unless there is approval to deviate.

G. ROOFS:

1. Roof shape, design, and materials should be maintained and preserved whenever possible.

- 2. Materials should match.**
- 3. New roofs should not rise above the street facade.**
- 4. Parapet walls and original features to the building should not be removed or altered.**

H. DEMOLITION:

- 1. Facade preservation is preferable over total removal.**
- 2. Demolition may only be approved if:**
 - A. Public safety issue.**
 - B. Economic hardship proven and accepted by Historic Zoning Commission.**
 - C. Structural Integrity of structure is an issue.**
 - D. Proper permits issued by Building & Codes Department.**