

Cookeville Historic Zoning Commission

April 8, 2025

5:00 P.M.

- (1) Consider for approval the minutes of August 13th, 2024.
- (2) Consider for approval supporting the nomination of placement on the National Register, Ralph's Donut Shop, located at 59 South Cedar Avenue (Tax Map 053-G, Group F, Parcel 004.00). Request submitted by Rebecca Schmitt and Lane Tiller.

August 13th, 2024 Minutes

Cookeville Historic Zoning Commission

Minutes

August 13th, 2024

5:00 P.M.

The Cookeville Historic Zoning Commission met on Tuesday, August 13th, 2024 at 5:00 p.m. in the Council Chambers, 45 East Broad Street, Cookeville, TN 38501.

Members Present: Mark Dudney, Judy Jennings, Cathy Lamb, Peter Metts & Susan Vandergriff.

Members Absent: Lee Carney, Jenna Hillis.

Staff Present: Haley Dickson, Christopher Phillips, Jon Ward, & Ken Young.

Staff Absent: Matt Billings & James Mills.

Others Present: None.

Consider for approval the minutes of July 9th, 2024. Judy Jennings made the motion to approve the minutes of July 9th, 2024. Susan Vandergriff seconded the motion, and the motion was carried unanimously. **Approved.**

Consider for approval Certificate of Appropriateness for exterior alterations to the property located at 430 Freeze Street in the East Broad Street/Freeze Street Historic District. Request submitted by Chris Wakefield. Mr. Christopher Phillips stated that Mr. Chris Wakefield has submitted a Certificate of Appropriateness to allow exterior alterations to his property located at 430 Freeze Street, which is located within the East Broad Street/Freeze Street Historic District. The property is zoned RS-10, "Single-Family Residential."

The petitioner is requesting approval for the installation of new gutters and siding to the principal structure located at 430 Freeze Street. The petitioner notes that new staggered cedar shakes siding will be placed on the gable ends of the house. The current ends of the house are covered with a concrete/mortar material that is cracking. The upper story windows are also in disrepair and will be removed and covered with new cedar siding. The petitioner is also proposing new gutters. The current gutters have damaged wood behind them and need to be removed. The overhang will be covered with black vinyl soffit material and new black gutters will be hung to match the trim and windows.

The petitioner has submitted examples of the new siding for the Board's consideration.

Analysis: The Zoning Code provisions for the HS 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.

The Standards for Rehabilitation note,

"New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment."

The East Broad Street/Freeze Street Historic District does not have Design Guidelines established. In the opinion of the Planning Division Staff, it appears the request meets the "Standards for Rehabilitation."

Recommendation: Approval of the Certificate of Appropriateness.

Mark Dudney 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: 5:04 P.M.

Submitted for Approval

Submitted for Recording

Haley Stevenson
Planning Assistant

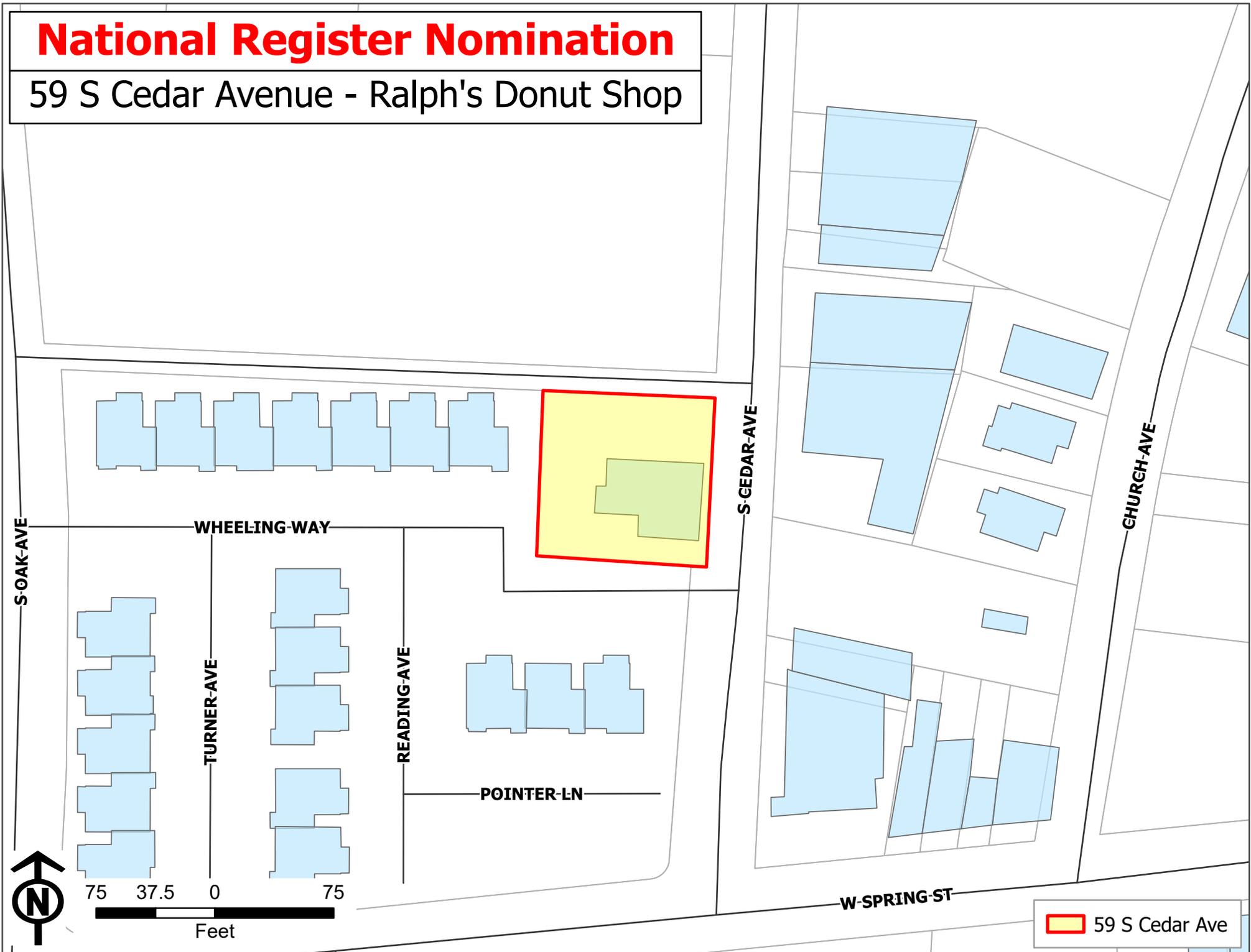
Cathy Lamb, Chairman
Cookeville Historic Zoning Commission

Item 3

Consider for approval supporting the nomination of placement on the National Register, Ralph's Donut Shop, located at 59 South Cedar Avenue (Tax Map 053-G, Group F, Parcel 004.00). Request submitted by Rebecca Schmitt and Lane Tiller.

National Register Nomination

59 S Cedar Avenue - Ralph's Donut Shop



Aerial View

59 S Cedar Ave - Ralph's Donut Shop





TENNESSEE HISTORICAL COMMISSION
STATE HISTORIC PRESERVATION OFFICE
2941 LEBANON PIKE
NASHVILLE, TENNESSEE 37243-0442
(615) 770-1086
tn.gov/historicalcommission

March 21, 2025

Cedar Avenue, LLC
c/o Mr. and Mrs. John and Sandy MacDonald
59 S. Cedar Ave.
Cookeville, TN 38501

Dear Mr. and Mrs. MacDonald:

We are pleased to inform you that the property:

Ralph's Donut Shop
59 S. Cedar Ave.
Cookeville, Tennessee

will be considered by the State Review Board for nomination to the National and Tennessee Registers of Historic Places. The National Register of Historic Places is the Federal government's official list of historic properties worthy of preservation. Listing in the National Register provides recognition and assists in preserving our Nation's heritage. Properties considered for the National Register are simultaneously considered for the Tennessee Register. Properties listed in the National Register will be automatically included in the Tennessee Register.

Listing of the **Ralph's Donut Shop** provides recognition of the community's historic importance and assures protective review of Federal projects that might adversely affect the character of the historic property. If the property is listed in the National Register, certain Federal investment tax credits for rehabilitation and other provisions may apply.

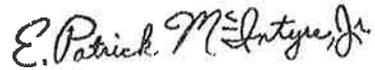
Listing in the National Register does not mean that the limitations will be placed on the properties by the Federal government. Public visitation rights are not required of owners. The Federal government will not attach restrictive covenants to the properties nor seek to acquire them.

You are invited to attend the State Review Board meeting at which the nomination will be considered. The Board will meet at 9:00 a.m. on May 16, 2025 at the Tennessee Historical Commission office, located at Clover Bottom Mansion, 2941 Lebanon Pike, Nashville, TN 37214. A virtual participation option will also be available. Access instructions will be posted to the National Register section of our website prior to the meeting. We hope that you can attend.

Enclosed please find notices that explain in greater detail the results of listing in the National Register and that describe the rights and procedures by which an owner may comment on or object to listing in the National and Tennessee Registers.

Should you have any questions about this nomination before the State Review Board meeting, please contact Rebecca Schmitt at Rebecca.Schmitt@tn.gov or by calling (615) 770-1086.

Sincerely,



E. Patrick McIntyre, Jr.
Executive Director and
State Historic Preservation Officer

Enclosure

EPM:rs
pc:

Senator Paul Bailey, Tennessee State Senator, District 15
Representative Ryan Williams, Tennessee State Representative, District 42
The Honorable Randy Porter, Mayor of Putnam County
The Honorable Laurie Wheaton, Mayor of the City of Cookeville
Mr. Darian Coons, City Clerk, City of Cookeville
Mr. Ken Young, Senior Planner, City of Cookeville
Mr. Mark Dudney, Preservation Planner, Upper Cumberland Development District
Mr. Dale Welch, Putnam County Historian
Mr. Rob Frazier, Signature Media Group