

Cookeville Historic Zoning Commission

Minutes

April 8th, 2025

5:00 P.M.

The Cookeville Historic Zoning Commission met on Tuesday, April 8th, 2025 at 5:00 p.m. in the Council Chambers, 45 East Broad Street, Cookeville, TN 38501.

Members Present: Lee Carney, Jenna Hillis, Judy Jennings, Cathy Lamb, Peter Metts & Susan Vandergriff.

Members Absent: None.

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

Staff Absent: None.

Others Present: Lindsay Pride, Adam Vandergriff, Brandy Parker

Consider for approval the minutes of August 13th, 2024. Judy Jennings made the motion to approve the minutes of August 13th, 2024. Susan Vandergriff seconded the motion, and the motion was carried unanimously. **Approved.**

Election of Chairman & Vice-Chairman. Susan Vandergriff nominated Cathy Lamb as Chairman and Jenna Hillis as Vice-Chairman. Judy Jennings seconded the motion and the motion carried unanimously. **Cathy Lamb elected Chairman & Jenna Hillis elected Vice-Chairman.**

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. Mr. Christopher Phillips stated that the Tennessee Historical Commission has submitted a National Register draft nomination for Ralph's Donut Shop, located at 59 South Cedar Avenue, for consideration by the City of Cookeville Certified Local Government (CLG). The CLG program requires that the Historic Zoning Commission and the chief local elected official review all National Register Nominations within the city before they are presented to the National Register State Review Board. The nomination is scheduled to be presented at the May 16, 2025, State Review Board meeting.

Analysis: The Tennessee Historical Commission submission states that Ralph's Donut Shop is eligible for the National Register for the following reasons: "Ralph's Donut Shop is eligible for listing in the National Register of Historic Places for its local significance under criterion A for its association with events that have made significant contributions to the broad patterns of history within the Cookeville area. Established in a former grocery store and bus station in 1962, the shop quickly became a favorite among Cookeville residents, particularly college students who took advantage of the shop's 24-hour operating hours. Over time, Ralph's Donut Shop's fame has grown, and it is now almost universally acknowledged as one of Tennessee's best donut shops. The period of significance begins with the shop's establishment in 1962. It ends in 1975 at the default 50-year cutoff for National Register listing, but the shop's importance in the community is ongoing."

Recommendation: In the opinion of the Planning Department Staff, the request as submitted for the nomination of Ralph's Donut Shop to the National Register is appropriate and it is recommended that the Historic Zoning Commission fully endorse the nomination and, in addition, request that Mayor Laurin Wheaton as chief executive officer of the City of Cookeville also offer her endorsement.

Peter Metts made the motion to endorse the nomination as recommended by staff. Susan Vandergriff seconded the motion and the motion carried unanimously. **Approved.**

Adjournment: 5:09 P.M.

Submitted for Approval

Submitted for Recording

Haley Stevenson
Planning Assistant

Cathy Lamb, Chairman
Cookeville Historic Zoning Commission