

**AGENDA FOR THE
REGULAR MEETING
OF THE
KINGSPORT HISTORIC ZONING COMMISSION**

July 14, 2014

1:30 p.m.

Kingsport Development Services Center
201 W. Market Street
Bob Clear Conference Room

I. Introduction and Recognition of Visitors

At this time, Chairman Henderson extends a welcome to all visitors. Time will be allowed at the conclusion of the meeting for public comment.

II. Old Business:

Approval of the minutes for a called meeting held May 29, 2014

III. New Business:

1. The Commission is requested to consider a Certificate of Appropriateness for 438 West Sullivan Street in the Park Hill Historic District. The request is submitted by Chuck Mooney.

IV. Other Business:

1. Discuss the demolition by neglect complaints at 438 & 446 West Sullivan Street.
2. Review in-house approval for 209 West Wanola Avenue.
3. Review in-house approval for 280-282 Hammond Avenue.
4. Public Comment

Adjournment

**MINUTES OF THE MAY CALLED MEETING OF THE
KINGSPORT HISTORIC ZONING COMMISSION**

May 29, 2014

1:30 p.m.

Members Present

Jim Henderson, Chairman
Liza Harmon, Vice-Chairman
David Oaks
Jewell McKinney

Members Absent

Ted Como
Hoyt Denton
Perry Crocker, Secretary

Staff Present

Corey Shepherd, Planner

Visitors Present

Bill Bryan
Tommy Hammonds
H.L. Johnson
Dave Light
Jennifer Light
Linda Gray
Bettye Creasy
Bobbie Phillips
Mayor Dennis Phillips

Jim Henderson, Chairman of the Historic Zoning Commission (HZC), opened a called meeting at 1:30 p.m. Chairman Henderson welcomed the visitors and called for approval of the minutes from the May 29, 2014 regular meeting. On a motion by Vice-Chairman Harmon, seconded by Commissioner McKinney, the regular meeting minutes were unanimously approved as amended.

Under "New Business", the Commission addressed the request to consider granting a Certificate of Appropriateness for 2144 Netherland Inn Road, located in the Boatyard Historic District. The request is to receive a Certificate of Appropriateness to approve the construction of a multi-use pavilion on the lot adjacent to 2144 Netherland Inn Road, site of the former caretaker house demolished in 2012. The pavilion would consist of a concrete pad with a small raised stage at one end, wooden supports and trusses, and a metal roof. Materials used would be in keeping with the dependencies on Inn grounds. Planner Shepherd turned the floor over to Mrs. Jennifer Light to provide more specifics regarding the project. Mrs. Light informed the Commission that the space would be used for entertaining, weddings, concerts, and various other outdoor events. Commissioner Oaks stated that the project would undoubtedly increase the desirability of the property. Vice-Chairman Harmon requested that Mrs. Light label the buildings on the property to better orient the Commission. Vice-Chairman Harmon requested further information about the "paved" entrance leading up to the structure. Mr. Dave Light stated that there is a potential for that area to have brick pavers incorporated into the design at a later date. Planner Shepherd indicated that he would include that in the COA in order to prevent Netherland Inn representatives to reapply for another COA. The Commission questioned the handicap accessibility of the pavilion. Mayor Dennis Phillips spoke to the accessibility and overall structure of the pavilion itself. He noted that the project was being done pro bono by Kingsport Homebuilders Association and would include a 4 inch concrete slab, 6x6 rough sawn lumber, trusses, and a non-dipped galvanized roof. This led to much discussion pertaining to the roofing material. After the discussion the HZC decided that the pavilion

project should include a dipped galvanized roof. After a motion by Commissioner Oaks, amended by Vice-Chairman Harmon and seconded by Commissioner McKinney, the COA was awarded unanimously with five components: rough sawn barn lumber, 6x6 posts rough sawn or treated lumber, dipped galvanized metal roof, 4 inch concrete pad, and the possibility of a path leading to the pavilion using brick pavers.

There was no public comment in the "Other Business" portion of the meeting. Therefore, Chairman Henderson adjourned the meeting at 1:45 p.m.

Respectfully Submitted,

Liza Harmon, Vice-Chairman

MEMORANDUM

TO: Kingsport Historic Zoning Commission
FROM: Corey Shepherd, Planner
DATE: Jun 24, 2014
PROJECT: 14-104-00011
SUBJECT: Certificate of Appropriateness for 438 W Sullivan Street.

INTRODUCTION:

The Commission is asked to consider granting a Certificate of Appropriateness for 438 West Sullivan Street, located in the Park Hill Historic District. The request is submitted by Chuck Mooney.

PRESENTATION:

The request is to receive a Certificate of Appropriateness to approve several improvements to the exterior of the home that will improve the condition of the home. On June 9, 2014, the Kingsport Historic Zoning Commission's demolition by neglect review committee conducted an on-site review of the structural integrity of the property. As a result of the on-site review and conversations with the property owners (Slaughter Living Trust), the representative of the COA request Chuck Mooney, is proposing to make a number improvements. Please refer to the attached list of proposed improvements.

ITEMS TO CONSIDER FROM PARK HILL GUIDELINES:

- Detoriated architectural features shall be repaired rather than replaced whenever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture, and other visual qualities.
- Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historic, physical, or pictorial evidence.
- Painting. When structures are repainted the base (stucco) color shall be Glidden "Desert Floor" Semi-Gloss, or an identical color of another brand. The trim shall be Glidden "Stewart House Brown" High Gloss, or an identical color of another brand. If doors are to be repainted, the approved color shall be used.

Aerial Photo



Before Photo



From Sullivan Street



Upper Half



Right Side



Left Front



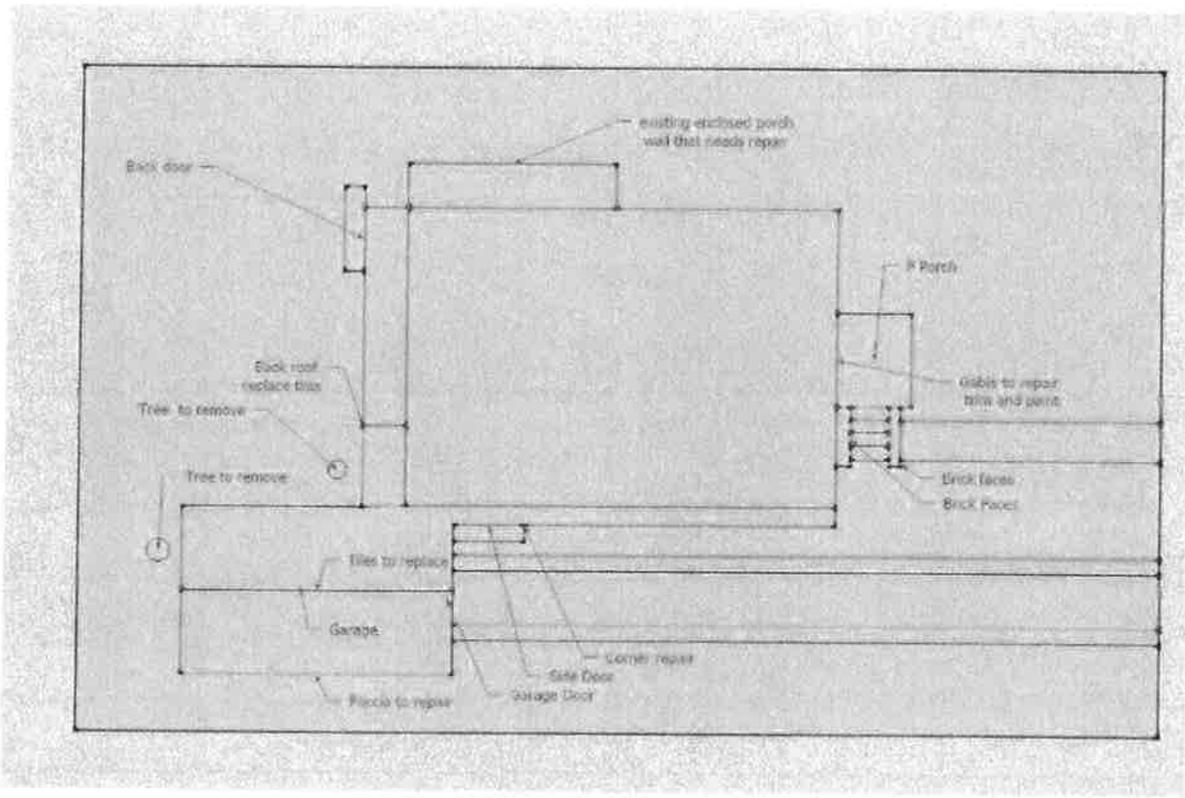
Left Side



438 West Sullivan Street

C - 306-5120
H - 246-7313

1. Remove trees leaning or close to house.
2. Use 2-4 -d on backyard. (This product kills broadleaf plants only)
3. Replace lost asphalt tiles on garage roof ridge.
4. Repair Roof over side door.
5. Replace lost asphalt tiles back room roof.
6. Clean gutters at courtyard.
7. Replace rotten fascia and gutter at side door.
8. Repair stucco corner at side door.
9. Repair or replace trim on front gable.
10. Repair panel on garage door.
11. Replace broken glass back door.
12. Repair outside wall on existing built-in porch.
13. Repair fascia and hang gutter back on garage.
14. Trim privet on north side of property.
15. Stucco brick at front porch to match porch style.
16. Replace rotten front porch post bases
17. Repair and paint all stucco areas with Desert Floor Brown (Glidden color chart)
18. Repair and paint all trim pieces with Stewart-house Brown (Glidden color chart)





CITY OF KINGSPORT, TENNESSEE

June 24, 2014

RE: In-house Approval

Mr. Justus Fry
209 W. Wanola Ave
Kingsport, TN 37660

Dear Mr. Fry:

This letter is to notify you of an in-house approval by the Historic Zoning Commission for the repainting of your home using the approved colors, located at 209 W. Wanola Ave, in the Park Hill Historic District.

This approval is good only for the actions listed above. Any other new or additional changes will require review by the Commission. Thank you and we hope your project is a successful one.

Sincerely,

Corey Shepherd
Historic Planner

cc: File
Building Official





CITY OF KINGSPORT, TENNESSEE

June 30, 2014

RE: In-house Approval

Mr. Bill Moss
280-282 Hammond Ave
Kingsport, TN 37660

Dear Mr. Moss:

This letter is to notify you of an in-house approval by the Historic Zoning Commission for the installation of a new architectural shingle roof and any other minor improvements associated, barkwood in color, located at 280-282 Hammond Ave, in the Park Hill Historic District.

This approval is good only for the actions listed above. Any other new or additional changes will require review by the Commission. Thank you and we hope your project is a successful one.

Sincerely,

Corey Shepherd
Historic Planner

cc: File
Building Official

