

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

March 10, 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 the regular meeting held January 13, 2013

III. New Business:

1. The Commission is requested to consider a Certificate of Appropriateness for 4813 Orebank Road, located in the Exchange Place Historic District. The request is submitted by representatives of Exchange Place.

IV. Other Business:

1. Review the in-house approval for 242 E Main Street.
2. Planner Ken Weems to inform Commission on upcoming rezoning in the Central Business District.
3. Public Comment

Adjournment

**MINUTES OF THE REGULAR MEETING OF THE
KINGSPORT HISTORIC ZONING COMMISSION**

January 13, 2014

1:30 p.m.

Members Present

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

Members Absent

Ted Como
Hoyt Denton

Staff Present

Corey Shepherd, Planner

Visitors Present

Skip Norrell
Lesa Gardner

Jim Henderson, Chairman of the Historic Zoning Commission (HZC), opened the regular meeting at 1:30 p.m. Chairman Henderson welcomed the visitors and called for approval of the minutes from the November 11, 2013 regular meeting. On a motion by Vice-Chairman Harmon, seconded by Commissioner Crocker 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 1126 Watauga Street located in the Watauga Street Historic District. The request was submitted by Ms. Lesa Gardner. The request is to receive a Certificate of Appropriateness to approve the replacement of the current roof with an architectural shingle roof and replace the guttering on the home. The color of the roof is contingent upon the choice of color for repainting of the home itself. Ms. Gardner has included several choices for the Commission to consider for repainting the home. Next, Ms. Gardner hopes to "screen" the side terrace. Next, the applicant wishes to replace the windows in the home and has provided several choices for the Commission to consider in terms of style. The applicant wishes to put a copper roof on the bay window (see photo). Next, Ms. Gardner wishes to repair the front retaining wall and replace lamp post with a post consistent with time period of home. Next, the applicant wishes to paint the garage (partially visible from street) colors consistent with the home. Lastly, Ms. Gardner hopes to repair the security door and remove some of the existing overgrown landscaping. First, Chairman Henderson commended the applicant on the thorough nature of her application and undertaking such a large project. There was much discussion among the Commission regarding the colors and paint schemes for the home and the shingles. Ultimately, it was decided that the Commission would approve any combination of the color of shingles with the home as presented by Ms. Gardner. The Commission decided to approve the entire application with the stipulation that the colonial windows be installed and the original architecture of the terrace be maintained. Under a motion from Commissioner Crocker and seconded by Commissioner McKinney, the Commission unanimously voted to approve the COA request under the aforementioned conditions.

Next, the Commission was requested by the Tennessee Historical Commission to hold a public hearing and vote to consider the eligibility of 1434 Watauga Street for the National Register Historic Places. Planner Shepherd shared a brief summary of the history of the home and also a brief summary of the

Dobyns family. Vice-Chairman Harmon shared a brief history of the Finucane family as well. Being no further discussion, the Commission, under a motion from Commissioner McKinney and seconded by Commissioner Crocker, voted unanimously to approve the request. Planner Shepherd sent word to the Tennessee Historical Commission that the request was approved unanimously.

During the "Other Business" portion of the meeting the Commission reviewed an in-house approvals at 1201 Wateree Street in the White City Historic District. The in-house approval was for the replace of a dilapidated porch. Next, the Commission reviewed plans to expand the First Baptist Church located in the Church Circle Historic District. The Commission noted some of the architectural features such as columns, windows, etc. and also asked Planner Shepherd to inquire to the architects about the use of the large "chamber" portion of the building. Lastly, the Commission was asked to review the plans to expand the Greenbelt's westernmost boundary. The expansion project will take place in the Boatyard and Rotherwood Historic Districts. Therefore, appropriate notification was passed along to the KHZC for their consumption. Planner Shepherd cited other agencies' opinion that the project would have no adverse effect on the historic sites. The Commission agreed. There being no "Other Business" the Commission moved to the public comment portion of the meeting.

During the public comment portion Mr. Skip Norrell stated that he would like the stance that the HZC took on grandfathered homes (in terms of color) in the Park Hill Historic District specifically noted in the minutes. Planner Shepherd noted that when homes are repainted in the Park Hill Historic District the base color must be Glidden "Desert Floor" Semi-Gloss while the trim color shall be Glidden "Stewart House Brown" High Gloss. Chairman Henderson noted that Park Hill Historic residents would have to help enforce this as it is very difficult to know if someone uses a color that is out of compliance with HZC guidelines.

There being no further business, the meeting adjourned at 3:00 p.m.

Respectfully Submitted,

Perry Crocker, Secretary

MEMORANDUM

TO: Kingsport Historic Zoning Commission
FROM: Corey Shepherd, Planner
DATE: March 3, 2014
PROJECT: 14-104-00004
SUBJECT: Certificate of Appropriateness for 4812 Orebank Rd.

INTRODUCTION:

The Commission is asked to consider granting a Certificate of Appropriateness for 4812 Orebank Rd., located in the Exchange Place Historic District. The request is submitted by representatives of Exchange Place.

PRESENTATION:

The request is to receive a Certificate of Appropriateness to approve the relocation of the Gaines-Anderson Log House. Bancroft ministries have donated the house to Exchange Place. The structure is currently located at the corner of East Stone Drive and Bancroft Chapel Road. The house was built in 1786 on property that was part of the original Exchange Place holdings.

ITEMS TO CONSIDER FROM EXCHANGE PLACE GUIDELINES:

- Relocation Into a District. A building may be moved into the district if it maintains a sense of architectural unity in terms of style, height, scale, massing, materials, and texture.

Aerial Photo



Gaines-Anderson House







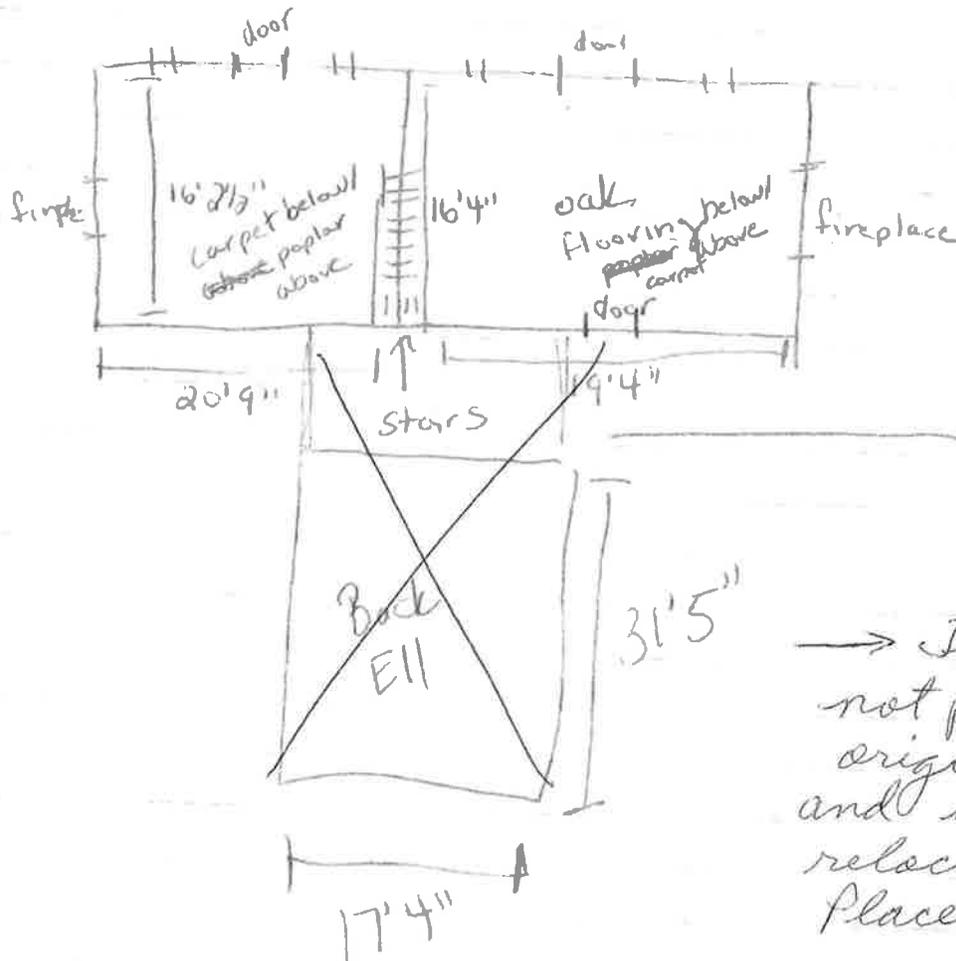
Desired Location at Exchange Place





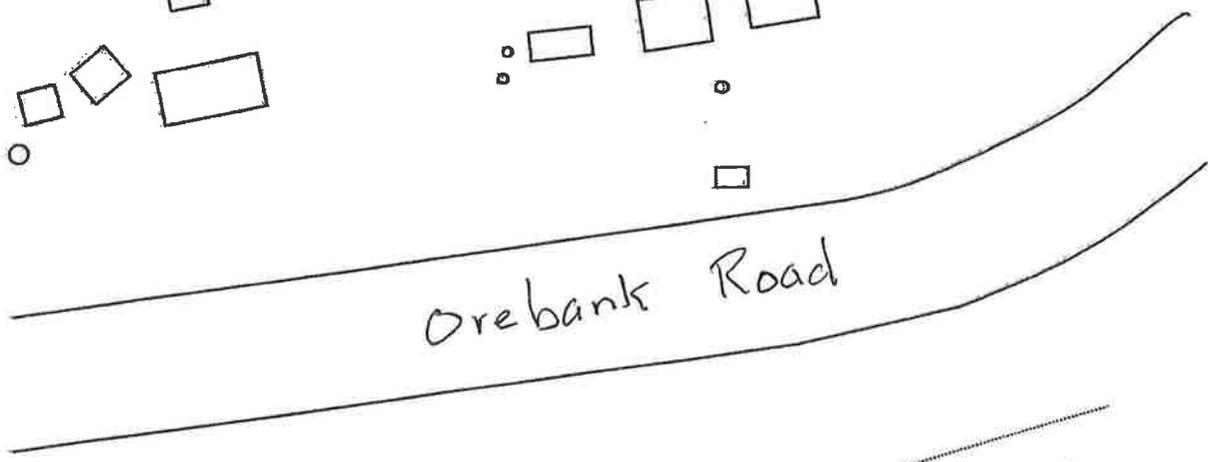
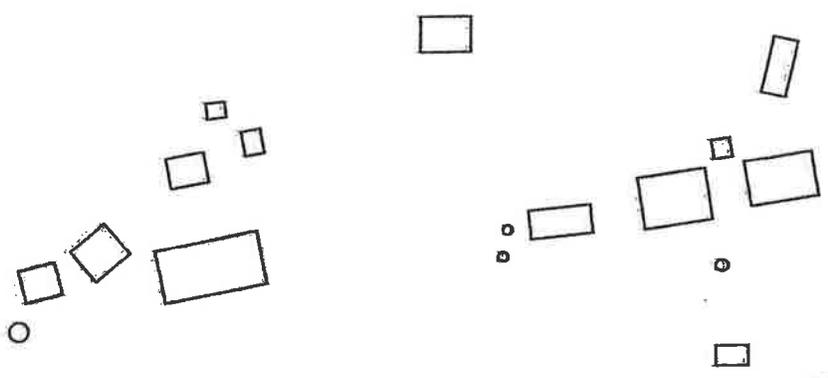
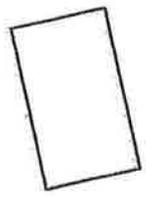
Gaines-Anderson House

Not Original Foundation



only this portion to be relocated

→ This rear ell is not part of the original log house and will not be relocated to Exchange Place.



ALC 2/27/2014

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CITY OF KINGSPORT, TENNESSEE

January 16, 2014

RE: In-house Approval

Mr. Richard Isaacs
242 E Main St
Kingsport, TN 37660

Dear Mr. Isaacs:

This letter is to notify you of an in-house approval by the Historic Zoning Commission for the installation of a new convex, black awning and the replacement of the wood trim surrounding the storefront to be painted "Midnight Black" located at 242 E. Main Street, in the Main Street Historic District. If you wish to paint storefront the "Sand Fossil" color, it will need to be brought before the KHZC before doing so.

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.

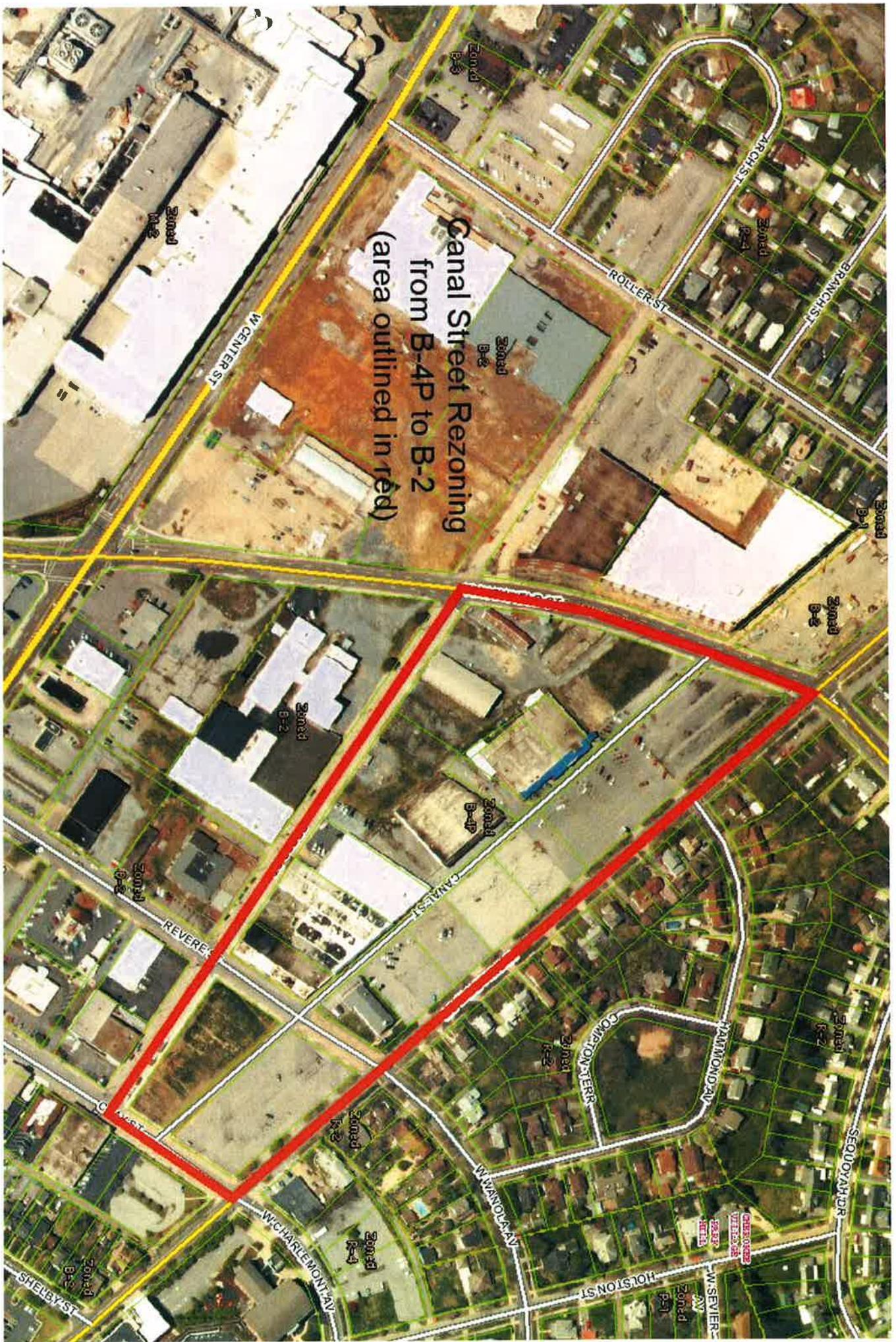
Sincerely,

Corey Shepherd
Historic Planner

cc: File
Building Official



Canal Street Rezoning
from B-4P to B-2
(area outlined in red)



**Canal Street Rezoning
from B-4P to B-2
(area outlined in red)**

