

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

December 11, 2017

1:30 p.m.

Members Present

Liza Harmon
Beverley Perdue
Dineen West
Jewell McKinney
Ted Como

Members Absent

Crocker
Henderson

Staff Present

Nathan Woods

Visitors Present

Skip Norrell
Benson Lai
Josh Coon

Historic Zoning Commission (HZC) Vice Chairman, Liza Harmon, opened the meeting at 1:30 pm. Vice Chairman Henderson welcomed the visitors and planner Woods called for approval of the minutes from the August 30th meeting. On a motion by Commissioner McKinney, seconded by Commissioner Perdue the meeting minutes were unanimously approved.

Under the “New Business” portion of the December HZC meeting the first item for discussion was the granting of a Certificate of Appropriateness for the addition of signage at 109 Shelby Street, submitted by Joshua Coon an employee of the business that occupies the property. Staff gave a brief overview of the nature of the request and introduced pictures of surrounding properties. Next, Mr. Coon provided additional details about the signage. On a motion made by Commissioner McKinney and seconded by Commissioner Como the Certificate Appropriateness was approved unanimously.

Next under “New Business,” of the December HZC meeting was a discussion about the appropriateness of window renovations at 446 W. Sullivan Street. Staff gave a brief overview of the situation – that 4 pane windows had been installed on the second level rather than six – and of the property owner’s desire to keep their installed windows in place. Mr. Lai then provided pictures of surrounding properties with similar windows. Commissioner Como asked for further clarification, resulting in a discussion by the commission about the variety of windows in the neighborhood. Planner Woods reminded the commission that the guidelines state that the original number of panes should remain during a renovation, and that the commission had approved the windows with the understanding that the guidelines would be followed. Planner Woods reminded the commission that they could approve the installed windows but that would be a departure from the guidelines. Skip Norrell spoke to the originality of the 4 panes. Commissioner McKinney asked if the mullions could be replaced with 4, Mr. Lai stated that they could not. Commissioner Como remarked that he would have had no problem denying the request had all the windows in the neighborhood shown the 4x4 pattern, but that was not consistent across many properties in the neighborhood. Commissioner Perdue stated that it was important to consider the intent of the property owner, and that they were trying to do the right thing. On a motion made by Commissioner Como and seconded by Commissioner West the Certificate of Appropriateness for the installed windows was approved unanimously.

The Third item under “New Business,” of the December HZC meeting was a discussion about the addition of a deck without application at 2236 Netherland Inn Rd. Staff gave a brief overview of the nature of the issue and introduced pictures of the house and deck, as well as surrounding properties. A lengthy discussion followed concerning the historic nature of the district in general. On a motion made by Commissioner McKinney and seconded by Commissioner West the commission agreed that we should notify the home owner that the need to appear before the Historic Zoning Commission for approval.

Under “Other Business” was discussions of an impending visit from the state CLG coordinator, and that Planner Woods would be applying for a grant to help rewrite the district guidelines.

The final item on the agenda was the call for public comment of which Skip Norrell asked the commission to name an instance when they have required a homeowner to remove an alteration to a property that had been installed opposed to the guidelines. Commissioner Perdue mentioned having to tear off an addition to her property. Commissioner Como described his idea that he would always assume the best about a homeowner unless the act was egregious. Commissioner Harmon stated that she felt the commission had advanced a goal to promote a better look throughout districts, and that she felt the homeowner had acted in good faith.

There being no further business the meeting adjourned at 2:04 p.m.

Respectfully Submitted,

Perry Crocker, Secretary