

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

March 12, 2018

1:30 p.m.

Members Present

Jim Henderson
Beverley Perdue
Dineen West
Jewell McKinney

Members Absent

Crocker
Henderson

Staff Present

Nathan Woods

Visitors Present

Skip Norrell
Justin Marshall
Rita Vestal
Linda Burkett

Historic Zoning Commission (HZC) Chairman, Jim Henderson, opened the meeting at 1:30 pm. Chairman Henderson welcomed the visitors, asked everyone to sign-in, and had visitors introduce themselves. Chairman Henderson then asked for an approval of the minutes from the December 2017 meeting. On a motion by Commissioner McKinney, seconded by Commissioner West the meeting minutes were unanimously approved.

Under the “New Business” portion of the March HZC meeting the first item for discussion was the granting of a Certificate of Appropriateness for renovations and an addition at 410 W. Sullivan St submitted by Ms. Linda Burkett, owner of the property. Staff gave a brief overview of the nature of the request and introduced the owner to the commission. Next, Ms. Burkett provided additional details of her project. She stated that this would not immediately be her primary residence, and the property was purchased as an investment. Ms. Burkett stated that she would like to bump out the top floor 8 feet to match the footprint of an existing enclosed porch. Commissioner West asked for a floorplan and exterior elevations prior to approval. After some discussion, Commissioner West again stated that she would need to see an elevation prior to approval. Chairman Henderson then stated that he would like to see some separation between the addition and the original house. Ms. Burkett then asked for clarification from the commission about what they wanted to see, and stated that this was her third time in front of the commission. Planner Woods clarified that he has spoken with her in January and that she had shown up to the canceled February meeting. Chairman Henderson offered up the possibility of a called meeting. The conversation then switched to the front of the house, and the front door, porch, and shutters were discussed. Chairman Henderson asked if there was anything that the committee could approve at the meeting to help. Ms. Burkett asked if she could begin demolition of the roof portion of the existing rear addition. The chairman and commission stated that as long as the building official was in agreement, they were ok with her removing the roof as it would have to be done regardless of future approvals. Planner Woods and Ms. Burkett agreed to correspond later in the week with drawings and examples.

The second item up for discussion was the discussion of a Certificate of Appropriateness for a standalone garage at 1362 Watauga Street. Because of the abundance of plans submitted by the applicant, Planner Woods asked the applicant to describe exactly what they would like to do. The contractor and Chairman Henderson discussed plate height and the depth of the slab. The applicant stated that the purpose for garage was that he needed room

to park his various cars, and that recently he had a car stolen from his driveway. The applicant stated that that garaged doors would be 10ft high. The applicant then stated that he would like to place the garage in the rear corner of the yard with a new driveway, dependent on required setbacks. Commissioner McKinney and West communicated that the applicant must adhere to the setbacks. The discussion then turned to the exterior materials, and it was stated that the brick and color should match the house. It was then stated that the applicant would like to use wood look garage doors. The applicant then asked if the commission would approve the garage pending verification of the required setbacks. The committee then decided that if the applicant followed setback guidelines, and matched materials the garage could be approved. On a motion by Commissioner McKinney, seconded by Commissioner West the commission unanimously approved the garage conceptually with coloration matching the house, brick, and new garage doors that match the house, pending identification of setbacks by Ken Weems in the planning department.

The third item under “New Business,” of the March HZC meeting was a review of the deck added to 2236 Netherland Inn Rd. Planner Woods stated that he had contacted the property owner, and received a notarized application and \$50 check in return. Chairman Henderson stated that he felt the \$50 fee was punitive and that the Boatyard Historic had numerous properties that were irrelevant to the district. He asked for a clause that assured these properties were not held to the same standard. On a motion by Commissioner McKinney, and seconded by commissioner Perdue, the commission unanimously approved the deck at 2236 Netherland Inn Rd.

Planner Woods thanked the committee for baring with him on the Park Hill property and stated he was working to streamline a communication process. Commissioner West stressed the need for elevations and site plans.

The final item on the agenda was the call for public comment of which Skip Norrell stated the municipal code read that one cannot bring an application before the commission without an elevation and property location. Chairman Henderson suggested the creation of a document that listed exactly what is required, so that applicants didn't have to dig into the minutia of the City Code of Ordinances. Planner Woods thanked Chairman Henderson for the idea. Mr. Norrell then stated that someone ought to look at the code because “it's the law, you can be taken to court and sued individually and as a board.” Mr. Norrell then stated that the board spent about 30 minutes discussing a deck on Netherland Inn Rd. about three months ago, and discussed at length its design. He then stated the board had considered none of that regarding 2236 Netherland Inn Rd, and that the first people should return. Commissioner McKinney then addressed Skip and asked him what he would like the commission to do? Mr. Norrell said he didn't know what to do, and he agreed that the boatyard houses should not be in the historic district. He then stated that there have been cases in the past where this board has made people replace doors and repaint houses and that if he were those people he would come back to the board. Chairman Henderson stated that “every submittal is different, every situation is different, every historic zone is different” - that the commission looks at each submittal case by case, and that though there are flaws we are looking to remedy those by rewriting our guidelines. Mr. Norrell stated that until we get people to the follow the rules we will be ineffective.

There being no further business the meeting adjourned at 2:40 p.m.

Respectfully Submitted,

Perry Crocker, Secretary