

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

July 13th, 2020

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 Harmon extends a welcome to all visitors. Time will be allowed at the conclusion of the meeting for public comment.

II. Old Business:

1. Approval of the Nov. 11th, 2019 Minutes
2. Approval of March 9th, 2020 Minutes

III. New Business:

1. 202 Hammond Ave. Demolition by neglect (Park Hill District)
2. Update from Commissioner Beverly about PC
3. Change to By-Laws regarding the day and time for meetings

IV. Other Business:

1. Follow up about the In-House approved roof at 1122 Watauga St.
2. In-House approved outdoor kitchen at 1362 Watauga St.
3. In-House approved roof and gutter replacement at 1365 Watauga St.
4. In-House approved roof/shingle replacement at 422 W. Sullivan St.
5. In-House approved window replacement at 1358 Watauga St.
6. Pro-active In- House approved new roof replacement at 1224 Watauga St.
7. In-House approved roof repair at 1245 Watauga St.

Adjournment

**AGENDA FOR A CALLED
MEETING
OF THE
KINGSPORT HISTORIC ZONING COMMISSION**

July 22nd, 2020

1:30 P.M.

Kingsport Development Services Center
225 W. Center St.
Council Room

I. Introduction and Recognition of Visitors

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

II. Old Business:

1. 2248 Netherland Inn Road – Roof Color

Adjournment

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

July 13, 2020

1:30 p.m.

Members Present

Dr. Erin Reid
Beverley Perdue
Jewell McKinney
Liza Harmon
Liza Howle

Members Absent

Dineen West
Jason Meredith

Staff Present

Savannah Garland

Visitors Present

Bradley Hoover

Historic Zoning Commission (HZC) Chairman, Liza Harmon, opened the meeting at 1:30pm. Chairman Harmon thanked the commissioners for attending and thanked the visitor for coming to present his project. Under “Old Business” Chairman Harmon asked the Commissioners to review the November 2019 minutes for approval. Jewell makes a motion to approve the Nov. 2019 minutes and Howle seconds it. Next, the March 2020 minutes were reviewed. Howle makes a motion to approve the March 2020 minutes and Dr. Reid seconds it.

Under the “New Business” portion of the July HZC meeting the first item for discussion was the visitor, Mr. Hoover, to present his project of demolishing the old garage behind his house at 202 Hammond Avenue. Mr. Hoover talked a little about how he got the house and the updates he has done to it. Mr. Hoover also had two builders come out to look at the old garage behind the house for their professional opinions. The builder’s consensus was that the building could not be salvaged and that it is leaning so bad that it may fall over anytime. At this point in time, Mr. Hoover does not want to replace the old garage, but just to knock it down. This garage has no electricity or water to it. Harmon then read the Kingsport Design Guidelines referencing demolition on page 101. These guidelines reflected that demolition may be allowed if it does not have historical integrity. It was agreed by the commissioners that it does not have historical integrity and that it would make more sense for it to come down rather than it collapse on its own and possible cause damage or hurt someone. Chairman Harmon then read the email that Staff Garland gave her from Mr. Bruner, the City Building Inspector. The email from Mr. Bruner stated that he searched the building records and did not find any permits for the garage, so it must have existed prior 1986. Mr. Bruner said he was unaware of anything that would prevent them from demolishing the garage. Mr. Hoover was made aware that if he did decide to add another structure behind his house he would have to go through HZC again for approval. Dr. Reid makes a motion to approve the demolition of the old garage structure behind the house of 202 Hammond Ave. Perdue seconded the motion for it to pass

Next under “New Business” Chairman Harmon mentioned the election of a Vice Chair, and it was decided to hold it at the next called meeting when everyone could attend. Also, listed was changing the bylaws of the time and date of the meeting. Dr. Reid stated that the current time and date works fine for her now and everyone agreed to keep it as is. Chairman Harmon brought up an application from 2248 Netherland Inn Rd to try and reach a decision. The applicant wants to replace the roof with a regal blue metal roof, replace the gutters, and add a car port behind the house. The Commissioners agreed that the gutters and car port (located behind the house) should

be approve. However, Chairman Harmon referenced the Guidelines on page 52 under section 10.4 which states that the roof color should come from the existing two-or three paint color palette of the building. The Commissioners did not agree on the roof color the applicant wanted, but would approve the roof with the suggested color gray or within the existing colors of the current roof.

Under “Other Business” Chairman Harmon asked Garland to catch everyone up on all 7 of the In-House approvals since the last called meeting. Chairman Harmon asked the Commissioners if they have any thoughts or questions about the In-House approvals that were done and there were no criticisms. The next discussion was brought up by Staff Garland on the possibility of having Zoom meetings in the future. After further discussion, the Commissioners agreed to just monitor the situation and then make the decision on whether to have a Zoom meeting or an in-person meeting for next time.

There was no public comment.

There being no further business the meeting adjourned at 2:25 p.m.

Respectfully Submitted,

Liza Harmon, Chairman

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

July 22, 2020

1:30 p.m.

Members Present

Dineen West
Beverley Perdue
Liza Harmon
Liza Howle
Jason Meredith

Members Absent

Jewell McKinney
Dr. Erin Reid

Staff Present

Savannah Garland

Visitors Present

Suzy Robinette

Historic Zoning Commission (HZC) Chairman, Liza Harmon, opened the meeting at 1:30pm. Chairman Harmon thanked the commissioners for attending and thanked the visitor for coming to present her project. Since this is a called meeting there is no minutes to be approved. Harmon explains the reason for the called meeting is so that each party can get a better understanding of what is happening.

Harmon asks the visitor, Mrs. Robinette, to explain what she wants to do to her roof. Mrs. Robinette further explained the background of the home and the history of it. The home was also damaged in April 2020 thus another reason to replace the roof. The applicant brought a sample of the blue metal and also color samples to be passed around. Commissioner West explained her professional expertise and why “blue” may not be the best color for the roof. Mrs. Robinette expressed her concerns of another home in the Boat Yard District has a blue roof, but Harmon then explained how those are “buffer homes” in the Historic District and not a real Historic Home like the applicants. Garland then reads from the Kingsport Historic Guidelines on page 52 concerning roof color to make sure everyone is on the right track. The applicant stated she is trying to enhance the property and the Commissioners applauded her the good work she has done and is doing.

There was a discussion held about Mrs. Robinette’s shudders and how it would match the new roof color. Harmon asked the applicant if she had other preferences that everyone could agree on for the roof color. After everyone expressed their concerns and reasoning we came to a conclusion. After further discussion the agreed upon conclusion, that the Commissioners approved, was a Charcoal color metal roof.

There was no public comment.

There being no further business the meeting adjourned at 1:56 p.m.

Respectfully Submitted,

Liza Harmon, Chairman

