

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

August 9th, 2021

1:30 P.M.

Kingsport City Hall
415 Broad Street
Conference room 226

I. Introduction and Recognition of Visitors

At this time, Chairman Blackwell 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 July 9th, 2021 minutes

III. New Business:

1. 151 E. Main Street – Model City Tap House
2. 1253 Watauga Street
3. Historical Zoning letters sent!

IV. Other Business:

1. 201 W Sullivan St. – chimney repairs

Adjournment

**MINUTES OF THE REGULARLY SCHEDULED MEETING OF THE
KINGSPORT HISTORIC ZONING COMMISSION**

July 12th, 2021

1:30 p.m.

Members Present

Jason Meredith
Dineen West
Brad Blackwell
Dr. Erin Reid
Chip Millican
Jewell McKinney

Members Absent

Jack Edwards

Staff Present

Savannah Garland

Visitors Present

Historic Zoning Commission (HZC) Vice Chair Dineen West, opened the meeting at 1:33 p.m. West thanked the commissioners for attending the regular scheduled meeting and welcomed the new members. The Commissioners went around to introduce themselves and give a quick introduction. West then asked for an approval of the minutes from the March 2021 meeting. On a motion by Commissioner McKinney, seconded by Commissioner Meredith the March meeting minutes were approved.

Under “New Business” the commission welcomed all the new members! Next, a discussion about the new Chairman took place. Vice Chair West stated she did not wish to fulfill the Chairman role, but would continue to be Vice Chair. Planner Garland asked if there were any nominations and after further discussion the Commissioners agreed on the nomination of Brad Blackwell becoming the new Chairman. Then Planner Garland asked the Commissioners to review the Historical zoning letters that are to be mailed out to all occupants in a Historical Zone. Commissioner Millican suggested adding steps in to finding the Historic Guidelines and application. Commissioner Meredith pointed out a couple of grammatical areas that Planner Garland will address. The Commissioners then discuss and agree that a letter should be sent out to the Historical Zoning occupants every two years in July. Commissioner McKinney brought up that letters should also be sent out to attorneys who deal with real-estate and title companies. McKinney stated that she would send an email with the list of attorneys and title companies in the area to Garland. There was some discussion about how reinforcement was provided for those who live in a Historic Zone and also on how to extend current Historic Zones. No further action was taken.

Next, under “Other Business” was the discussion of the “In-House” approvals that took place. Garland reviewed the five “In-House” approvals and gave a quick update on those projects. West made a motion to adjourn since there were no more comments.

No one spoke during public comment. There being no further business the meeting adjourned at 2:12pm.

Respectfully Submitted,

Brad Blackwell, Chairman

HISTORIC ZONING COMMISSION APPLICATION



APPLICANT INFORMATION:

Last Name **MODEL CITY TAPHOUSE** First M.I. Date **7/27/2021**
Street Address **151 E. MAIN ST.** Apartment/Unit # **512**
City **KINGSPORT** State **TN** ZIP **37660**
Phone **423-765-0875** E-mail Address

PROPERTY INFORMATION:

Tax Map Information Tax map: Group: Parcel: Lot:
Street Address Apartment/Unit #

Name of Historic Zone **DOWNTOWN MAIN STREET**

Current Use **TAPHOUSE | DELI**

REPRESENTATIVE INFORMATION:

Last Name **CLARK** First **SHELTON** M.I. **A.** Date
Street Address **1825 Washington Ave.** Apartment/Unit #
City **KINGSPORT** State **TN** ZIP **37664**
Phone **423-341-6583** E-mail Address **shelton.clark51@gmail.com**

REQUESTED ACTION:

REQUEST TO ADD VINYL GLASS to the OUTDOOR PATIO.
Vinyl Glass will be on tracks to be pulled back during good weather and pulled shut when weather is cooler, allowing the area to be heated + extend the outdoor season.

DISCLAIMER AND SIGNATURE

By signing below I state that I have read and understand the conditions of this application and have been notified as to the location, date and time of the meeting in which my application will be reviewed by the Commission. I further state that I am/we are the sole and legal owner(s) of the property described herein or have been appointed by the property owner to serve as a representative for this application and that I am/we are appealing to the Historic Commission.

Signature: 

Date:

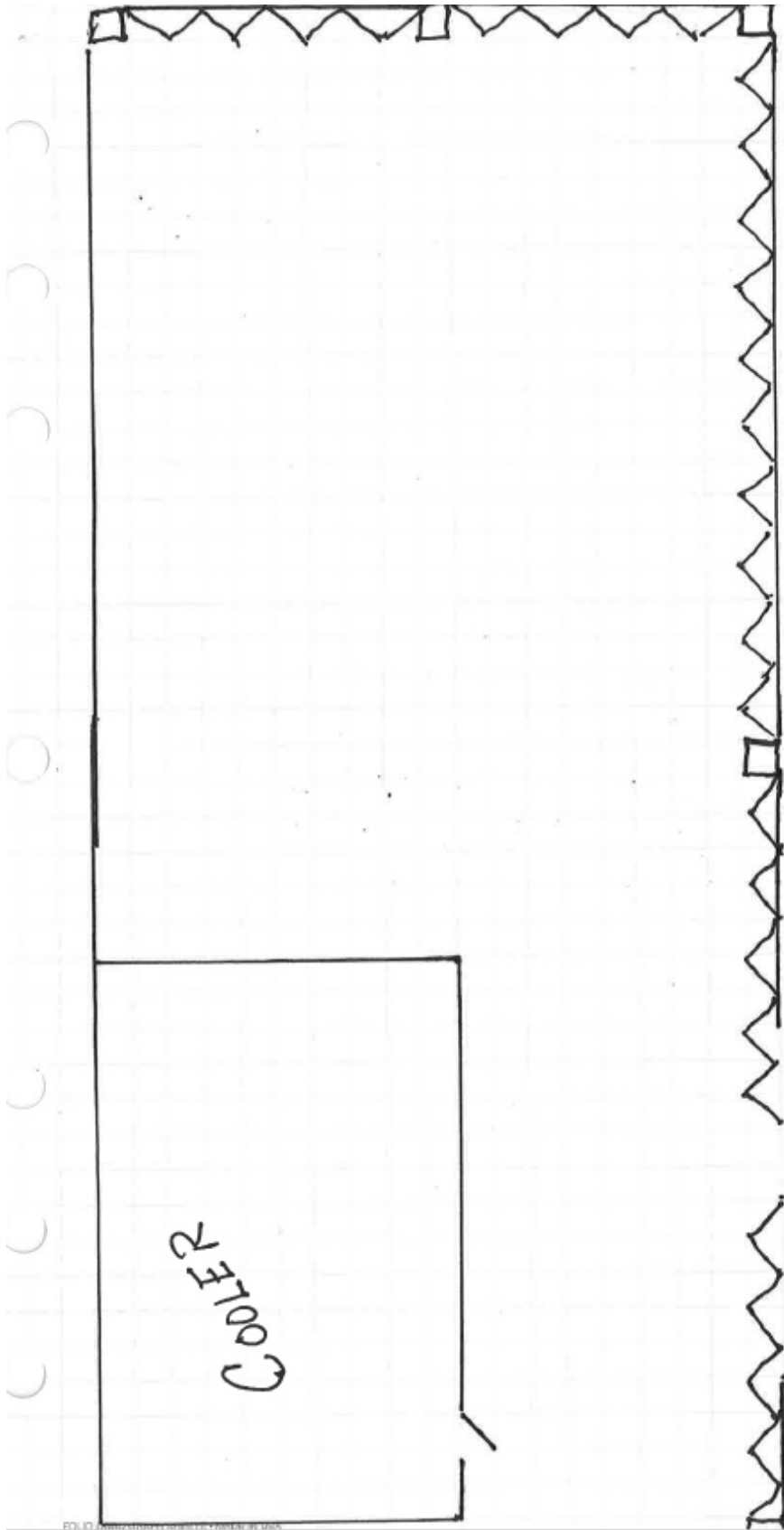
Signed before me on this _____ day of _____, 20____

a notary public for the State of _____

County of _____

Notary _____

My Commission Expires _____



Vinyl Glass
ON OVERHEAD TRACKS
w/ TIE BACKS



Vinyl Glass
ON OVERHEAD TRACKS
w/ TIE BACKS





HISTORIC ZONING COMMISSION APPLICATION



APPLICANT INFORMATION:

Last Name	Hoepfner	First	Stephanie	M.I. G	Date	7/23/2021
Street Address	201 West Sullivan Street			Apartment/Unit #		
City	Kingsport	State	TN	ZIP	37660	
Phone	(931) 644-4549		E-mail Address stephanie@hoepfnerlaw.com			

PROPERTY INFORMATION:

Tax Map Information	Tax map: 0461 B	Group:	Parcel: 01000	Lot:	
Street Address	201 West Sullivan Street Kingsport, TN 37660			Apartment/Unit #	
Name of Historic Zone	Church Circle Historic District				
Current Use	Law Office				

REPRESENTATIVE INFORMATION:

Last Name	Hoepfner	First	Stephanie	M.I. G	Date	07/23/2021
Street Address	201 West Sullivan Street			Apartment/Unit #		
City	Kingsport	State	TN	ZIP	37660	
Phone	(931) 644-4549		E-mail Address stephanie@hoepfnerlaw.com			

REQUESTED ACTION:

Chimney Repair: we are requesting to repair and cap the chimney. The current chimney is in poor condition at the top and allows animals and rain to come in, as well as air to flow out. We propose to have the chimney professionally cleaned by a chimney sweep. After the cleaning, we request to hire a mason to repair the masonry chase and pour a masonry crown to be period correct. David Rosetti is the mason we have spoken with and he is aware of the historic district guidelines for repairs.

The goal of this cleaning and repair to prevent animals and weather from coming into the chimney, as well as repair existing masonry damage that is visible from the ground.

We plan to adhere to regulations 3.1 through 3.3 set forth in the Kingsport Design Guidelines for Historical Districts, which state:

3.0 CHIMNEYS

Policy:

Retain and maintain original chimneys, even if it is no longer in use. Chimneys help define the historic character and style of the dwelling. An original chimney should be removed only if it is structurally unstable and therefore a safety hazard. Follow the guidelines for primary masonry materials to maintain and preserve historic chimneys.

DESIGN GUIDELINES FOR CHIMNEYS

3.1 Do not remove or alter original chimneys.

Even a non-functioning chimney should be preserved as an important architectural feature. Do not apply stucco or paint to chimney masonry unless there is significant deterioration. Concrete, slate, unglazed terra cotta, and stone may be used as chimney caps.

3.2 Follow the guidelines for brick/masonry to maintain the structural integrity of an original chimney.

Use gentle cleaning methods as needed. When repointing is necessary, apply soft historic mortar compounds that match the original.

3.3 Repair chimneys to match the original as closely as possible.

Chimneys may be rebuilt or otherwise supported if they become unstable or damaged. Physical structural support may include metal straps or brackets anchored to the roof framing. Match repairs to historic materials, shapes, mortar, material color, and brick patterns.

Below is a current picture of the chimney:



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Signature:

Josh Hoegner

Date: 7/23/21

Josh Hoegner, Attorney at Law
building owner

Signed before me on this 29th day of July, 2021

a notary public for the State of TENNESSEE

County of SULLIVAN

Notary Stephanie D. Farley

My Commission Expires 9/30/2023



*It is not currently a functioning chimney and they do not plan to use it as one. They will be using concrete for the masonry crown. The mason has done other restoration jobs and will make it look as it did, but without the current damage. The previous damage was from years of weathering and deterioration.

HISTORIC ZONING COMMISSION APPLICATION



APPLICANT INFORMATION:

Last Name Fleming First ZACK M.I. _____ Date 8/5/21
Street Address 1253 WATAUGA ST Apartment/Unit # _____
City Kingsport State TN ZIP 37660
Phone 865-603-1420 E-mail Address _____

PROPERTY INFORMATION:

Tax Map Information Tax map: _____ Group: _____ Parcel: _____ Lot: _____
Street Address 1253 WATAUGA ST Apartment/Unit # _____
Name of Historic Zone WATAUGA ST
Current Use _____

REPRESENTATIVE INFORMATION:

Last Name Model City Roofing First _____ M.I. _____ Date _____
Street Address 1504 Bridgewater Ln Apartment/Unit # _____
City Kingsport State TN ZIP 37660
Phone 423-405-5432 E-mail Address derek@modelcityroofing.com

REQUESTED ACTION:

New Roof Architectural Shingles /color changing to
Owens Corning Duration Onyx Black in color

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Signature:  Date: 8/5/21

Signed before me on this _____ day of _____, 20____,

a notary public for the State of _____

County of _____

Notary _____

My Commission Expires _____

