

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

May 9<sup>th</sup>, 2022

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 August 9<sup>th</sup>, 2021 minutes

**III. New Business:**

1. 722 Yadkin Street
  - a. Fence
  - b. Front porch
  - c. Side Porch
  - d. Back Deck

**IV. Other Business:**

1. 1342 Watauga St. – roof
2. 1329 Watauga St. – roof
3. 410 W. Sullivan St. – roof
4. 700 Yadkin St. – front door
5. 442 W. Sullivan St. – roof
6. 410 Shelby St. – roof
7. 114 Broad St. – logo on sign, logo on window, hours on door
8. 1330 Watauga St. – roof
9. 151 E Main St. – new panel for existing sign
10. 209/213 Hammond Ave. – replacing windows
11. 1204 Watauga St. – roof
12. 817 Yadkin St. – Refurbish porch

Adjournment

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

August 9<sup>th</sup>, 2021

1:30 p.m.

**Members Present**

Jason Meredith  
Jack Edwards  
Brad Blackwell  
Dr. Erin Reid  
Chip Millican  
Jewell McKinney

**Members Absent**

Dineen West

**Staff Present**

Savannah Garland

**Visitors Present**

Shelton Clark  
Will Clark

Historic Zoning Commission (HZC) Planner Garland, opened the meeting at 1:35 p.m. Garland thanked the commissioners for attending the regular scheduled meeting and welcomed the visitors. Garland then asked for an approval of the minutes from the July 2021 meeting. On a motion by Commissioner McKinney, seconded by Commissioner Meredith the July meeting minutes were approved.

Under “New Business” Garland thanked the applicants Shelton and Will Clark for coming and asked them to discuss their project at 151 E. Main Street or Model City Tap House. S. Clark described the glass vinyl that will come down as a temporary enclosure on the patio to help extend outdoor seating during the colder months. W. Clarke clarified that it will be taken down for the hotter parts of the year. After further discussion Commissioner McKinney made a motion to approve the Model City Tap House vinyl enclosure and Meredith seconded. All Commissioners agreed and voted yes to pass the project. Next, under New business is the 1253 Watauga Street application. The applicant was not present, but the project was to replace the roof. The current roof has some deterioration and is a reddish/brown color. The applicant proposed to replace it with a new black roof. Commissioner Meredith made a motion to approve the project at 1235 Watauga St and McKinney seconded. All Commissioners agreed and voted yes. Planner Garland updated the Commissioners on the Historical Zoning letters being sent out.

Next, under “Other Business” Garland updated the Commissioners on the In-House approval for 201 W. Sullivan Street for chimney repairs. Commissioner McKinney brought in a contact list of the Title Companies and Law Firms who handle real-estate. Garland stated that she would have the letter sent out to the Commissioners first for feedback before they are mailed out.

Blackwell 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 2:03pm.

Respectfully Submitted,

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Brad

Blackwell,

Chairman

TO: KINGSFORT HISTORIC ZONING COMMISSION

FROM: Savannah Garland, Planner

DATE: April 29, 2022

RE: 722 Yadkin Street

The Commissioners are asked to consider the following request:

**Case: HISTRC22-0074 – Property located at 722 Yadkin Street, Control Map 0460, Grp E, Parcel 018.00** requests a new privacy fence, front porch, side porch, and back deck. The applications with supporting documents are to follow as well as staff's analysis and recommendations.

**This property is located in the White City Historic District**



## HISTORIC ZONING COMMISSION APPLICATION



## APPLICANT INFORMATION:

Last Name	Sweetland	First	Graig	M.I.	J	Date	2-30-2022
Street Address	Humboldt & circle drive			Apartment/Unit #			
City	Apalachin	State	NY	ZIP 13732			
Phone	(607) 761-1070			E-mail Address GSweet999@gmail.com			

## PROPERTY INFORMATION:

Tax Map Information	Tax map: 0460	Group: E	Parcel: 016.00	Lot: 722
Street Address	722 Yarkin St Kingsport TN			Apartment/Unit #
Name of Historic Zone	white city Historic District			
Current Use	Home			

## REPRESENTATIVE INFORMATION:

Last Name	First	M.I.	Date
Street Address	Apartment/Unit #		
City	State	ZIP	
Phone	E-mail Address		

## REQUESTED ACTION: Privacy Fence

I would like to rebuild privacy fence, there is a old one already standing but is in very bad shape. The fence would be right where the existing fence is except another 6 foot towards Road to Hide condensing unit on the side of the house. material would be pressure treated lumber at 6' high.

**DISCLAIMER AND SIGNATURE** I will attach picture of style of fence.

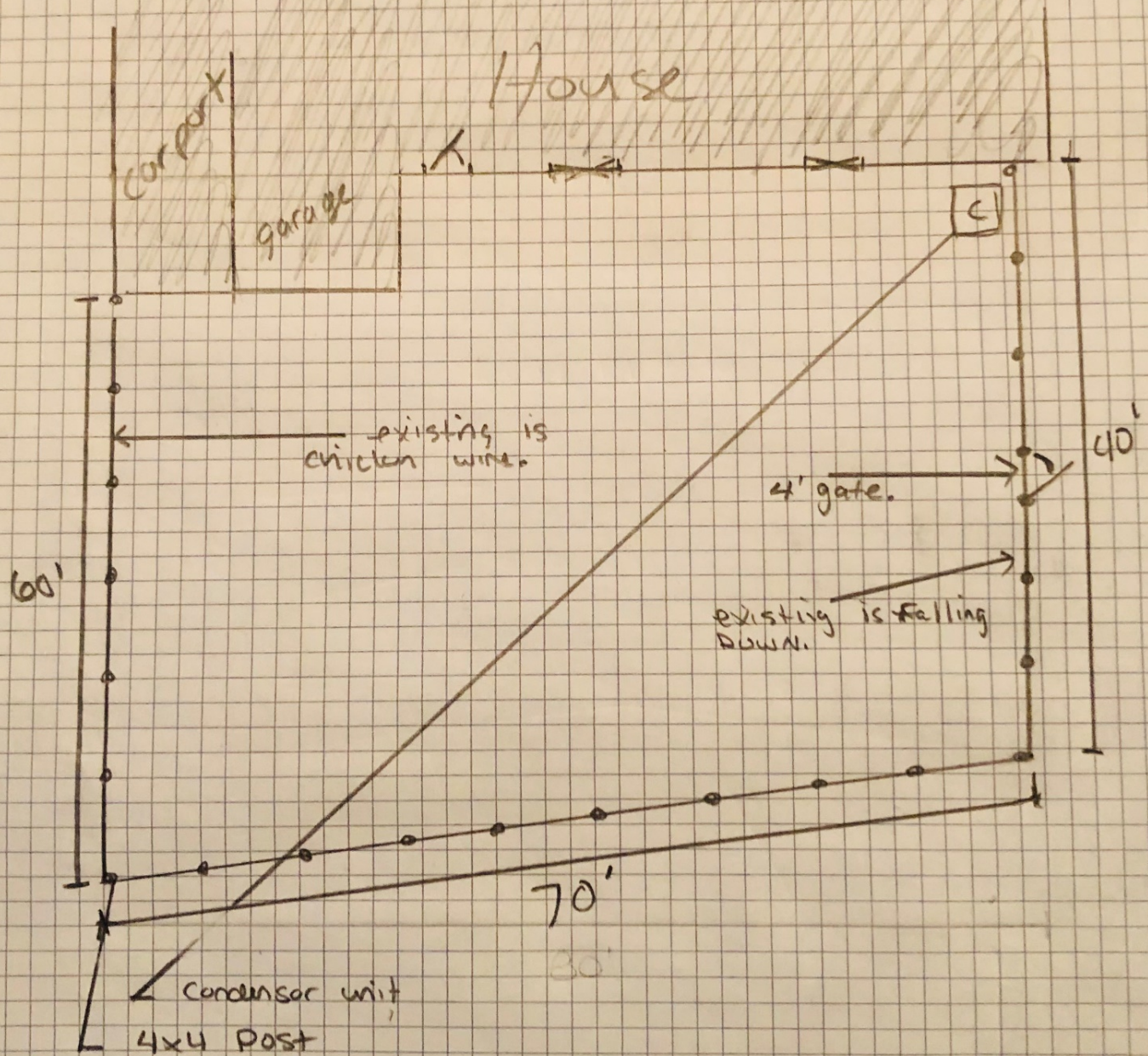
By signing below I state that I have read and understand the conditions of this application and have been notified as to the location, date and time of the meeting in which my application will be reviewed by the Commission. I further state that I am/we are the sole and legal owner(s) of the property 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: 3-30-2022
Signed before me on this <u>30th</u> day of <u>march</u> 20 <u>22</u>	
a notary public for the State of <u>New York</u>	
County of <u>Tioga</u>	
Notary <u>Kim Lalkin</u>	
My Commission Expires <u>8/27/22</u>	

KINNA J LALKIN  
 STARY PUBLIC-STATE OF NEW YORK  
 No. 01LA6380082  
 Qualified in Broome County  
 My Commission Expires 08-27-2022



# Back privacy fence



## Notes:

- fence to follow existing fence line. (fence now is falling down)
- fence will be 5'-6' tall because of slopping in yard (will make all level on top)
- fencing will be paneled with a top cap, and trimmed out.



**Current fence at 722 Yadkin Street (4 feet):**



**Example below provided by applicant:**





**722 Yadkin Street**



**Condensing Unit behind  
bushes**

**Where 718 and 722 Yadkin Street fences meet**





**802 Yadkin rear yard/fence & screened in porch (Mirror House):**



**802 Yadkin Street (Mirror House):**





**718 Yadkin Street fence:**



1. Request a new 6' privacy fence moved another 6' towards the road to hide the condensing unit on the side of the house. The material would be pressure treated lumber.

**Staff Analysis and Recommendation:** Based off the Historic Zoning Guidelines staff recommends against the proposed fence because the applicant requested the fence be moved 6' towards the road and that will not be one-third back of the total depth of the house.

*Guideline Reference:*

**13.1 Retain and maintain historic fences and walls. (Pg. 65)** Wood fences can be maintained with regular painting. Repair, or if necessary, replace individual pickets rather than replacing the entire fence.

**13.2 New fences and walls should blend with the historic character of their surroundings. (Pg. 65)** New fences and walls should be constructed of traditional or similar materials that visually match authentic examples. New wood fences located in a front yard should not exceed 48" in height and be supported by wood posts (4" by 4" recommended) with no more than 2" of spacing between the pickets. Fences may have flat, spear, gothic, or pointed tops.

**13.4 Privacy fences and hedges may be appropriate. (Pg.66)** For privacy in back yards, wood fences may be installed up to 7' in height or 6' with 2' with a framed lattice top. Wood supports measuring 4" by 4" or metal pipe are recommended. Privacy fences should be set back from the main façade by at least one-third of the total depth of the house. Maintain the fence with regular painting. Living fences, such as hedges or other landscaping, are attractive alternatives to chain-link or privacy fences.



## HISTORIC ZONING COMMISSION APPLICATION



## APPLICANT INFORMATION:

Last Name <u>Sweetland</u>	First <u>Greg</u>	M.I. <u>J</u>	Date <u>3-30-2022</u>
Street Address <u>8 Circle Drive</u>		Apartment/Unit #	
City <u>Apalachin</u>	State <u>NY</u>	ZIP <u>13732</u>	
Phone <u>(607) 761-1070</u>	E-mail Address <u>GSweet999@gmail.com</u>		

## PROPERTY INFORMATION:

Tax Map Information	Tax map: <u>0460</u> Group: <u>E</u> Parcel: <u>616.00</u> Lot: <u>722</u>
Street Address <u>722 Yackin St Kingsport TN</u>	Apartment/Unit #
Name of Historic Zone <u>White City Historical District</u>	
Current Use	

## REPRESENTATIVE INFORMATION:

Last Name	First	M.I.	Date
Street Address		Apartment/Unit #	
City	State	ZIP	
Phone	E-mail Address		

REQUESTED ACTION: front porch

I would like to build a front porch with roof over top.  
 It would be 6' x 12' with a pitched roof, shingles to match house.  
 floor would be pressure treated Lumber with beam style construction.  
 I will attach pictures of the idea when finished.

## DISCLAIMER AND SIGNATURE

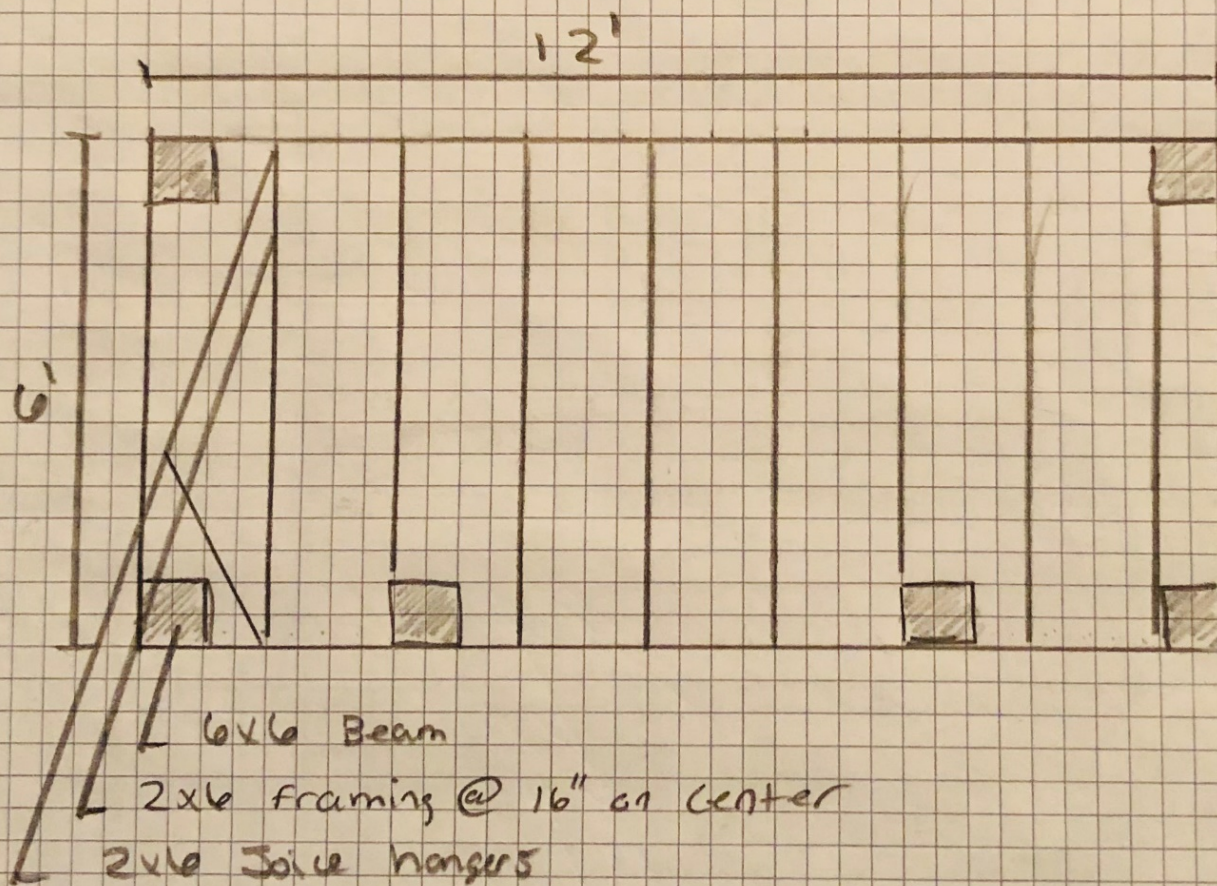
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Signature: <u>[Signature]</u>	Date: <u>3-30-2022</u>
Signed before me on this <u>30th</u> day of <u>March</u> , 20 <u>22</u>	
a notary public for the State of <u>New York</u>	
County of <u>Tioga</u>	
Notary <u>Kim Lalka</u>	
My Commission Expires <u>8/27/22</u>	

KINNA J LALKIA  
 NOTARY PUBLIC-STATE OF NEW YORK  
 No. 01LA6380082  
 Qualified in Broome County  
 My Commission Expires 08-27-2022



# front porch Deck plan



## Notes:

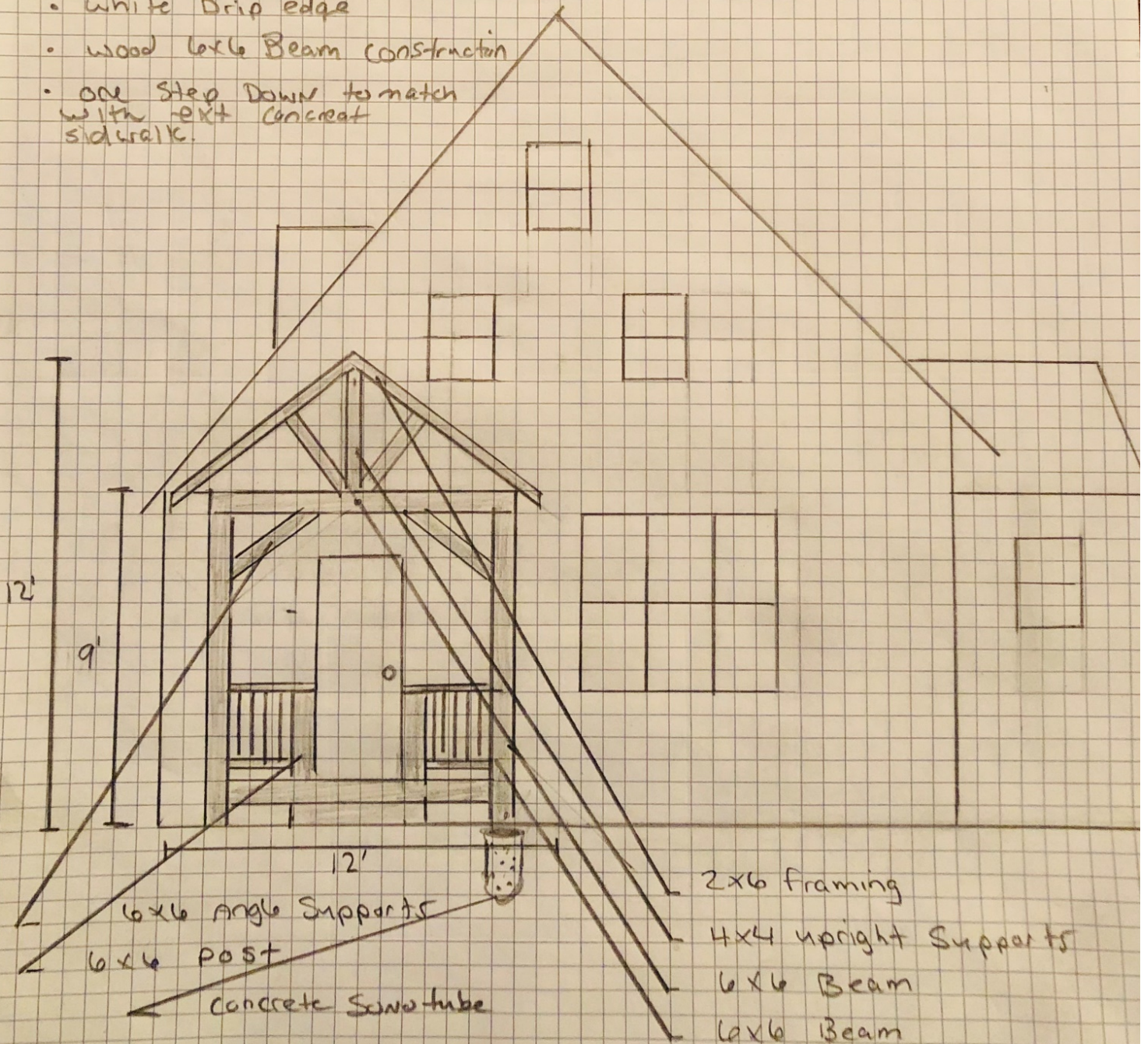
- framing will have header
- Top Deck boards will be 1x6 x 12 ft (2x6 x 12 ft)
- will Raise up to bottom of Door so there is not a trip hazard from A Step Down.



# front porch face view

## Notes:

- Roof would be 2x6 framing 16" on center
- grey Shingles (Arch) to match house
- white Drip edge
- wood 6x6 Beam construction
- one Step Down to match with ext concrete sidewalk.





**Current Pictures of 722 Yadkin Street:**



**Examples below provided by applicant:**





2. Request to build a front porch with a roof over top. It would be 6' x 12' with a pitched roof, shingles to match the house. The floor would be pressure treated. It would be lumber with beam style construction.

**Staff Analysis and Recommendation:** Based off the Historic Zoning Guidelines staff recommends against the proposed front porch. The proposed design is not compatible with the historic character of the original house, as well as the surrounding houses in the district. This is a “mirror house” to 802 Yadkin Street. At the Dec. 2012 HZC meeting 802 Yadkin Street was approved for a front porch to match the current front porch at 722 Yadkin St. Please see the quote below from the Dec. 2012 HZC minutes:

“Next, the Commission addressed the request to consider granting a Certificate of Appropriateness for 802 Yadkin Street, located in the White City Historic District. The request is to install a new porch, vinyl siding, and overhang over the front door. The theme of the proposed changes is to match the house on the other side of Yadkin Street (722 Yadkin). The new porch is to be modeled after 717 Yadkin Street. The vinyl siding is proposed white in color to match the existing theme of the neighborhood. The proposed awning will match the existing one located at 722 Yadkin Street. Commissioner Oaks commented that he was favorable of the changes. Mr. Odom stated that he wanted the overhang over the front door to block the sunlight. Chairman Henderson commented that the overhang is not original to the home. The Commission commented that the proposed changes were favorable to the neighborhood. On a motion by Commissioner Oaks, seconded by Commissioner Como, the COA was approved as submitted.”

#### **“Mirror House” Pictures**



## 802 and 722 Yadkin Street



### *Guideline Reference:*

**1.0 Additions to Primary Dwellings. 1.1 Consider the location, size, and scale of the addition. (Pg.71).** A new addition should never overwhelm the historic dwelling. The window spacing and materials of the new addition should follow those of the original building. Locate new additions on rear or side elevations where not visible from the street. **1.2 Retain historic character. (Pg. 71)** Design the addition in a manner compatible with the historic character of the original building, as well as of surrounding buildings in the district. Though the addition should be a discernible wing from the historic building, it should blend well without duplicating the original form, material, style, wall plane, or roofline. **1.3 Porch enclosures may be appropriate. (Pg. 71).** If an owner chooses to enclose a porch (or a portion thereof), the floor fascia board and columns shall not be covered, and every effort shall be made to express the original intent of the porch with screen panels. **8.1 Retain, maintain, and repair wooden and masonry porches. (Pg. 48)** Follow the guidelines for wood and masonry as appropriate to maintain and preserve porches and their elements. **8.2 Replace when necessary. (Pg.48).** Replacement of a porch element may be required if it is damaged or deteriorated beyond reasonable repair. Select materials and a design that matches the original aspects. **8.3 Enclosure of porches is discouraged. (Pg.48)** If enclosing a porch is desired, the materials should be of screen panels with minimal structural elements. Insert screen sections of proper dimensions into the openings between the porch's columns, posts, or other original divisions. Do not use solid materials or superfluous crossmembers that will create inner divisions of the original openings. Porches on elevations not readily visible from the street may be enclosed with glass if desired. **8.4 Composite materials may be appropriate. (Pg.48).** Wood and plastic composites may be appropriate substitutes for historic wood porch floors. These non-traditional materials may be appropriate under some circumstances. If a substitute material is used, choose a product that resembles wood and matches typical dimensions of wood floor boards. The porch floor should be painted or stained to blend with the house colors.



## HISTORIC ZONING COMMISSION APPLICATION



## APPLICANT INFORMATION:

Last Name <u>Sweetland</u>	First <u>Graig</u>	M.I. <u>J</u>	Date <u>3-30-2022</u>
Street Address <u>8 Circle Drive</u>		Apartment/Unit #	
City <u>Apalachin</u>	State <u>NY</u>	ZIP <u>13732</u>	
Phone <u>(607) 761-1470</u>	E-mail Address <u>Gsweet999@gmail.com</u>		

## PROPERTY INFORMATION:

Tax Map Information Tax map: 0460 Group: E Parcel: dtg.w Lot: 722

Street Address 722 Yackin St Kingsport TN Apartment/Unit #

Name of Historic Zone white city historical district

Current Use

## REPRESENTATIVE INFORMATION:

Last Name	First	M.I.	Date
Street Address		Apartment/Unit #	
City	State	ZIP	
Phone	E-mail Address		

REQUESTED ACTION: Side Porch

I would like to build a side porch to connect back side door to driveway. (not covered) material would be pressure treated lumber. Dimensions 8'x8'. I will also attach picture of what the end idea will be.

## 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: [Signature]

Date: 3-30-2022

Signed before me on this 30th day of march, 2022

a notary public for the State of New York

County of Tioga

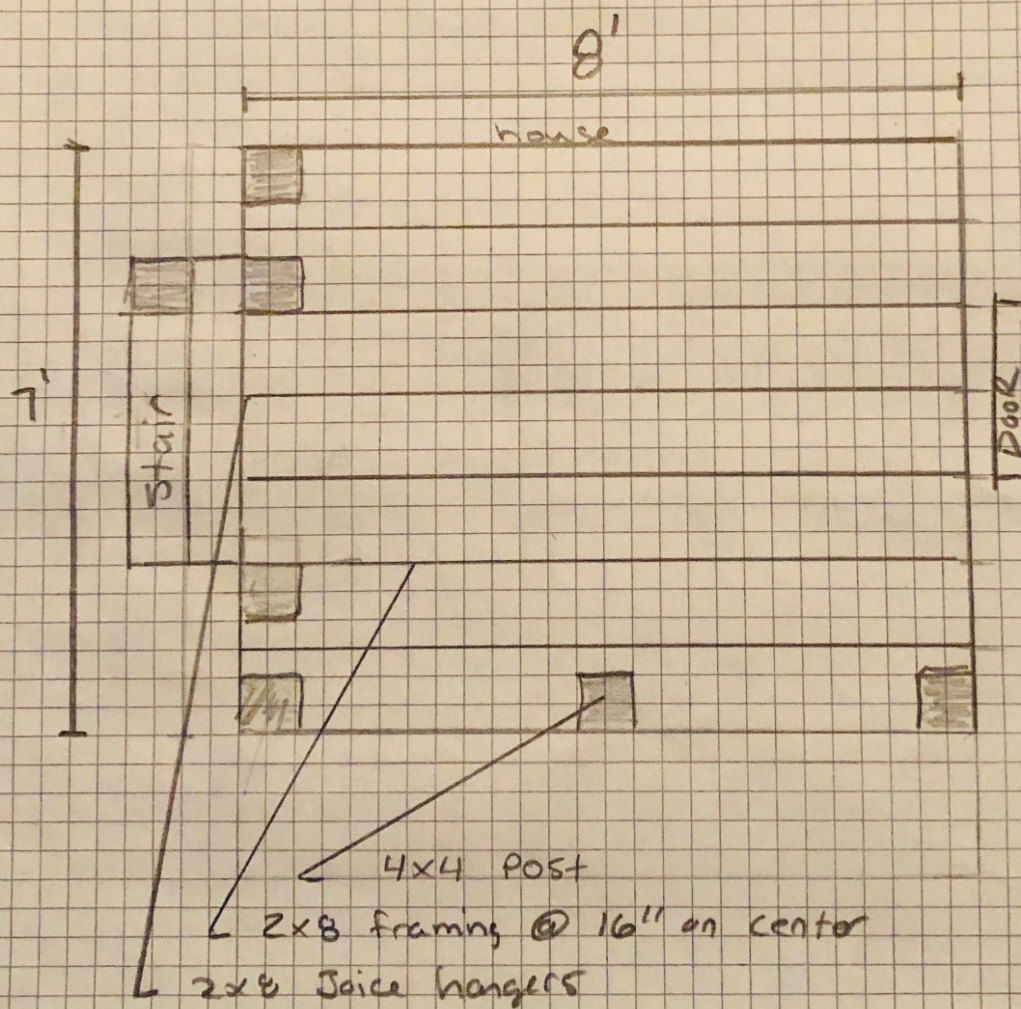
Notary Kim Lalkin

My Commission Expires 8/27/22

Kim J Lalkin  
Notary Public - State of New York  
No. 01LA6380082  
Qualified in Broome County  
My Commission Expires 08-27-2022



# Side porch



## Notes:

- All framing 16" on center
- Header will be located where needed
- Porch will go to bottom of door so there will be no trip Hazard
- Top deck boards will be 1x6x8 pt (2x6x8 pt)



**Side Porch proposal location:**



**Side porch location:**



**Example below provided by applicant:**





3. Request a side porch to connect to the back side door to driveway (not covered). The material would be pressure treated lumber of 8'X8'.

**Staff analysis and recommendation:** Based off the Historic Zoning Guidelines staff recommends a positive recommendation for the requested side porch. The side porch is small and unnoticeable from the road. The proposed materials will match the historic character of the house. The request meets the guidelines.

*Guideline Reference:*

**1.0 Additions to Primary Dwellings. 1.1 Consider the location, size, and scale of the addition. (Pg.71).** A new addition should never overwhelm the historic dwelling. The window spacing and materials of the new addition should follow those of the original building. Locate new additions on rear or side elevations where not visible from the street. **1.2 Retain historic character. (Pg. 71)** Design the addition in a manner compatible with the historic character of the original building, as well as of surrounding buildings in the district. Though the addition should be a discernible wing from the historic building, it should blend well without duplicating the original form, material, style, wall plane, or roofline. **1.3 Porch enclosures may be appropriate. (Pg. 71).** If an owner chooses to enclose a porch (or a portion thereof), the floor fascia board and columns shall not be covered, and every effort shall be made to express the original intent of the porch with screen panels. **8.1 Retain, maintain, and repair wooden and masonry porches. (Pg. 48)** Follow the guidelines for wood and masonry as appropriate to maintain and preserve porches and their elements. **8.2 Replace when necessary. (Pg.48).** Replacement of a porch element may be required if it is damaged or deteriorated beyond reasonable repair. Select materials and a design that matches the original aspects. **8.3 Enclosure of porches is discouraged. (Pg.48)** If enclosing a porch is desired, the materials should be of screen panels with minimal structural elements. Insert screen sections of proper dimensions into the openings between the porch's columns, posts, or other original divisions. Do not use solid materials or superfluous crossmembers that will create inner divisions of the original openings. Porches on elevations not readily visible from the street may be enclosed with glass if desired. **8.4 Composite materials may be appropriate. (Pg.48).** Wood and plastic composites may be appropriate substitutes for historic wood porch floors. These non-traditional materials may be appropriate under some circumstances. If a substitute material is used, choose a product that resembles wood and matches typical dimensions of wood floor boards. The porch floor should be painted or stained to blend with the house colors.

## HISTORIC ZONING COMMISSION APPLICATION



## APPLICANT INFORMATION:

Last Name <u>Am Sweetland</u>	First <u>Greg</u>	M.I. <u>J</u>	Date <u>3-30-2022</u>
Street Address <u>Circle Drive</u>		Apartment/Unit #	
City <u>Apalachin</u>	State <u>NY</u>	ZIP <u>13732</u>	
Phone <u>(607) 761-1070</u>	E-mail Address <u>GSweet999@gmail.com</u>		

## PROPERTY INFORMATION:

Tax Map Information	Tax map <u>0160 GRPE</u>	Parcel <u>244</u> LOT <u>722</u>
Street Address	<u>722 Yachin St Kingsport TN</u>	Apartment/Unit #
Name of Historic Zone	<u>White City Historic district</u>	
Current Use		

## REPRESENTATIVE INFORMATION:

Last Name	First	M.I.	Date
Street Address			Apartment/Unit #
City	State	ZIP	
Phone	E-mail Address		

REQUESTED ACTION: back deck

I would like to repair the back deck the boards are all rotted and can't be salvaged I want LBR to shrink to size 4x6. Total the deck would be 7' x 30'. materials would be pressure treated Lumber. I will attach picture of what the final idea will be.

## DISCLAIMER AND SIGNATURE

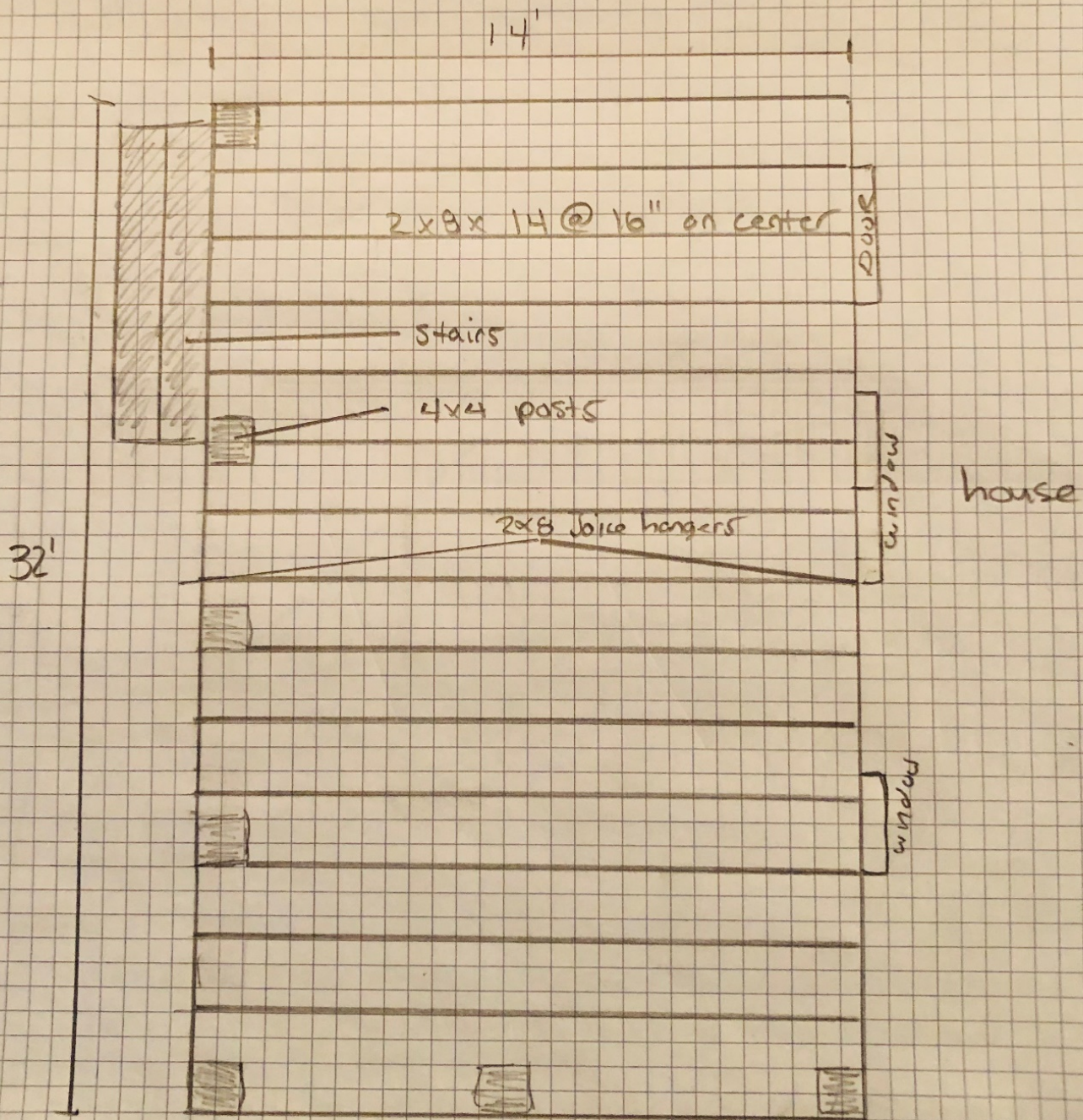
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Signature [Signature] Date 3-30-2022  
 Signed before me on this 30th day of March, 2022  
 a notary public for the State of New York  
 County of Tioga  
 Notary Kim Lalkiya  
 My Commission Expires 8/17/22

KIMBA J LALKIYA  
 NOTARY PUBLIC-STATE OF NEW YORK  
 No. 0146380080  
 Qualified in Broome County  
 My Commission Expires 08-27-27



# Back Deck

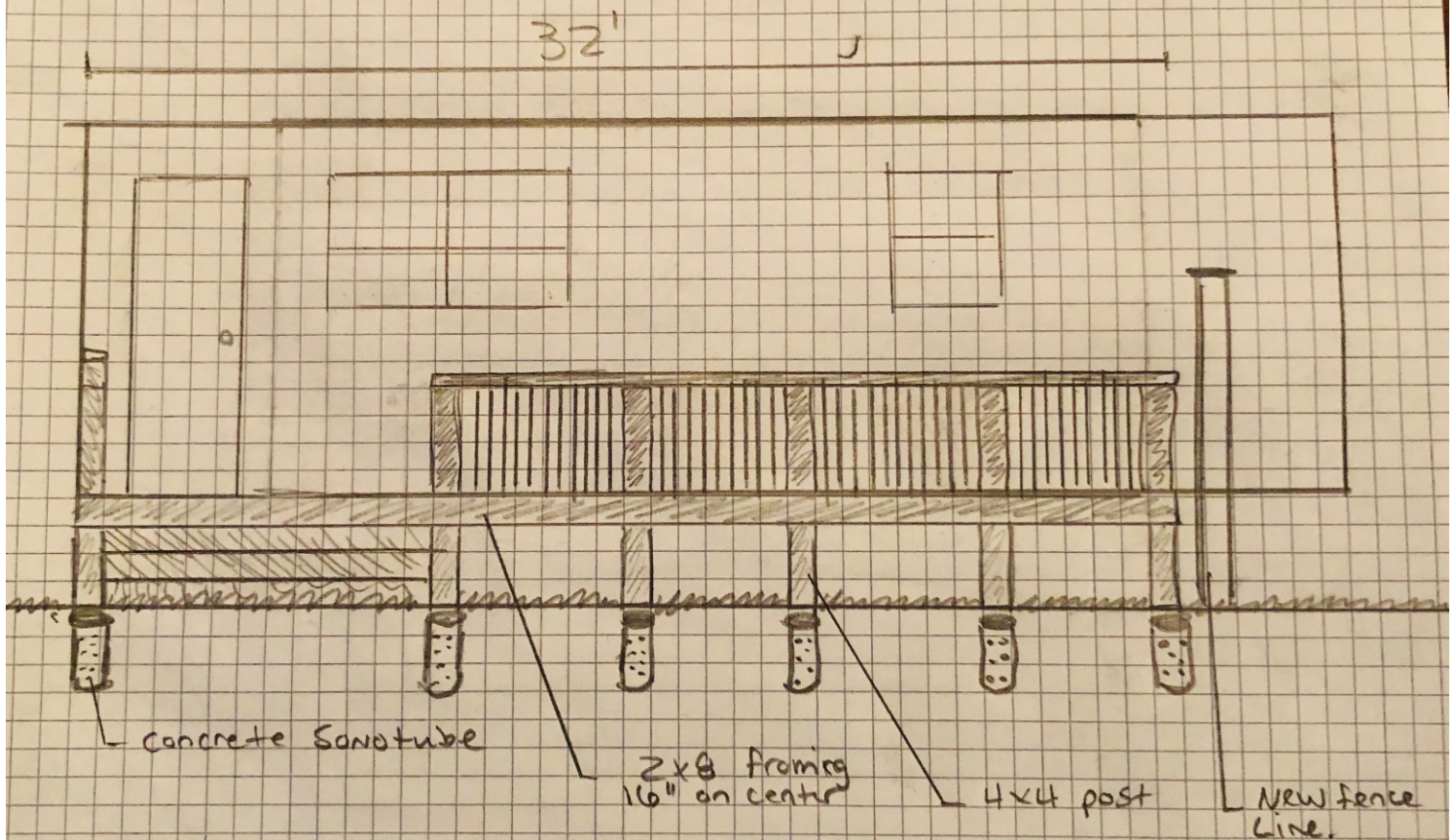


## Notes:

- framing is 2x8x14 @ 16" on center
- Top Deck will be 1x6 P+ (2x6 M+)
- Deck to go to bottom of Dope so there is no trip Hazard



# Back Deck



## Notes:

- Framing will be 2x8x11 @ 16" on center
- 2x8 Joist hangers
- 4x4 posts
- Headers where needed
- Deck will go up to Door for no trip Hazard
- existing deck is much bigger but is not in good shape or safe.



**Current back deck & the blue line showing proposal for new deck:**



**Example below provided by applicant:**



4. Request to replace the back deck. The boards are all rotted and can't be salvaged. It would be a smaller deck of 9'X 30'. The material would be pressure treated lumber.

**Staff analysis and Recommendation:** Based off the Historic Zoning Guidelines staff recommends a positive recommendation for the requested back deck. The current deck is in bad condition and needs to be repaired. The requested new deck will be smaller and not readily visible from the street.

*Guideline Reference:*

**The addition of decks on rear elevations may be appropriate. (Pg. 71)** Place decks on rear elevations or in other locations that are out of view from the street. Paint and design decks to blend closely with the dwelling. Keep deck designs simple in appearance. If visible from the street, ensure that decks have square balusters set no more than three inches apart and no more than two inches in width and depth.

**1.4 Roof and rear decks may be appropriate. (Pg.90)** The addition of roof and rear decks may be appropriate if they are not readily visible from the street.