

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

March 13<sup>th</sup>, 2023

1:30 P.M.

Kingsport City Hall  
415 Broad Street  
Conference room 226

**I. Introduction and Recognition of Visitors**

At this time, the Commission 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 May 9<sup>th</sup>, 2022 minutes

**III. New Business:**

1. 278 Hammond Ave.
2. Vote on new Chairman

**IV. Other Business:**

1. 802 Yadkin St. – roof
2. 450 Shelby St. – roof
3. 454 Shelby St. – roof
4. 1125 Wateree St. – painting shutters
5. 100 E Church Circle – refurbished sign
6. 2305 Netherland Inn Rd. – roof
7. 100 E Church Circle – TPO membrane roof only over Wesley Wing
8. 102-114 E Main St. & 109-111 Broad St. – repairing brick, restoring parapet wall, new sealing around windows and doors
9. 2232 Netherland Inn Rd – roof and painting exterior
10. 126 W. Main St. – fence replacement
11. 1114 Watauga St. – retaining wall brick repair
12. 1909 – Brunswick St. – roof replacement
13. 422 W Sullivan St. – repair porch/deck

14. 1245 Watauga St. – painting the brick & shutters
15. 1316 Watauga St. – replacing windows
16. 422 Shelby St. – fixing sign, painting door, & replacing gutters

Public Comment

Adjournment

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

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

1:30 p.m.

### **Members Present**

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

### **Members Absent**

### **Staff Present**

Savannah Garland  
Ken Weems

### **Visitors Present**

Graig Sweetland

Historic Zoning Commission (HZC) Chairman Blackwell, opened the meeting at 1:30 p.m. Blackwell thanked the commissioners for attending the regular scheduled meeting and welcomed the visitor, Mr. Sweetland who was in attendance via Zoom. Garland then asked for an approval of the minutes from the August 2021 meeting. On a motion by Commissioner McKinney, seconded by Commissioner Dr. Reid the August meeting minutes were approved.

Under “New Business” Chairman Blackwell thanked the applicant Mr. Sweetland for attending and asked the Commissioners to look at the first application for 722 Yadkin Street. The first application is in reference to a new fence. The Commissioners discussed Mr. Sweetland’s first request of installing a new fence to be 6” tall and to move the fence forward towards the road 6” to cover the condensing unit. Commissioner Meredith pointed out that the condensing unit was already well covered up by bushes. Commissioner Millican and Commissioner McKinney discussed what was considered the front yard and Planner Weems chimed in from a zoning perspective explaining what the front yard was. Commissioner McKinney also asked what the subdivision regulations are for fence height and Planner Garland said there are not any regulations for fences in subdivisions, but there are in zoning. Planner Weems states that fences can be 6” in height. Commissioner West makes a motion to be raised 6” but to stay in the same location it is in now. Commissioner McKinney seconds that motion and all Commissioners agreed and voted yes to approve. The next application for 722 Yadkin St. is a new front porch. The Commissioners did not approve the first drawings and dimensions that were first submitted by Mr. Sweetland. Commissioner Meredith stated that the issue they are running into with his current proposal is the architectural style not matching the surrounding houses in the White City District. Mr. Sweetland asked what he could do to for a front porch

to match the White City District and Commissioner West suggested a shed roof and columns. Planner Weems pointed out the “mirror house” of 802 Yadkin who went to the HZC back in 2012 for approval of their front porch to match the current front porch at 722 Yadkin. Mr. Sweetland pointed out that most of the other houses have a front porch that are screened in or not. The Commissioners discussed more on what Mr. Sweetland could build that would match the character of the house and the district. Commissioner West pointed out that 706 Yadkin St would be a good example of a front porch that Mr. Sweetland could do. The Commissioners decided to table the front porch request for now until the applicant submitted new front porch drawings and dimensions. Planner Garland would receive those new drawing and send them out to the Commissioners for further review. Commissioner West asked Mr. Sweetland was going to add the shutters back and he stated yes and that they would be black. The next application for 722 Yadkin was the addition of a side porch. The Commissioners were pleased with the dimensions provided and it would be hardly visible from the road. Commissioner McKinney made a motion to approve the side porch and to paint it white, Commissioner West seconded. All Commissioners voted yes to approve the side porch. Next, application was for the back deck at 722 Yadkin St. Mr. Sweetland is wanting to downsize the current back deck. After further discussion, Commissioner Millican made a motion to approve the back deck and Commissioner McKinney approved. All Commissioners voted yes to approve the back deck. After the all the applications were discussed with Mr. Sweetland Chairman Blackwell thanked him again for his willingness to work with the Commissioners and the Mr. Sweetland signed off after Planner Garland said she would follow up with him about the front porch.

Next, under “Other Business” Planner Garland updated the Commissioners on the In-House approvals for 1342 Watauga St., 1329 Watauga St., 410 W. Sullivan St., 700 Yadkin St., 442 W. Sullivan St., 410 Shelby St., 114 Broad St., 1330 Watauga St., 151 E Main St., 209/213 Hammond Ave., 1204 Watauga St., and 817 Yadkin St. Planner Garland stated again she would email the Commissioners once she received the new drawings and dimensions for the front porch.

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 2:21pm.

Respectfully Submitted,

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Brad Blackwell, Chairman

\*Ultimately, the Commissioners decided to approve the new front porch. The Commissioners voted and it was 4-3 for approval. The Certificate of Appropriateness was sent to Mr. Sweetland on May 12<sup>th</sup>, 2022. The details for all approved projects can be found in the COA or under the file HISTRC22-0074.

# HISTORIC ZONING COMMISSION APPLICATION



## APPLICANT INFORMATION:

Last Name SCHRIEFER First SCOTT M.I. D Date 2/16/23  
Street Address 278 HAMMOND AVE Apartment/Unit #  
City KINGSPORT State TN ZIP 37660  
Phone 276-780-2660 E-mail Address SCOTTANBBIE@GMAIL.COM

## PROPERTY INFORMATION:

Tax Map Information Tax map: 046H Group: L Parcel: 027 Lot: 38  
Street Address 278 HAMMOND AVE Apartment/Unit #  
Name of Historic Zone PARK HILL  
Current Use RESIDENCE

## REPRESENTATIVE INFORMATION:

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

## REQUESTED ACTION:

WE WOULD LIKE TO INSTALL A 16x12 CEDAR GAZEBO TO USE AS A CARPORT  
IT WILL BE PURCHASED FROM LOWES. IT WILL HAVE A BROWN METAL ROOF.  
IT WILL BE PLACED AT THE REAR OF THE PROPERTY ON THE DRIVEWAY  
AS PER PHOTOS SHOWING WHERE OUR CAR IS CURRENTLY PARKED

## 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:

SCOTT D. [Signature]

Date:

2/16/23

Signed before me on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_,

a notary public for the State of \_\_\_\_\_

County of \_\_\_\_\_

Notary \_\_\_\_\_

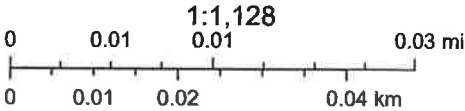
My Commission Expires \_\_\_\_\_

Sullivan County - Parcel: 046H L 027.00



Date: February 16, 2023

County: Sullivan  
Owner: SCHRIEFER SCOTT DAVID &  
Address: HAMMOND AVE 278  
Parcel Number: 046H L 027.00



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GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau,

## **DESIGN GUIDELINES FOR SITE FEATURES, continued...**

### *Ground Surfaces & Landscaping*

#### **13.5 Maintain historic placement, materials, and design for ground surface elements like walkways and drives.**

Site features such as concrete and brick walkways and driveways convey historic patterns of residential site and setting. Preserve these features, repairing them in accordance with guidelines for masonry. Private walkways and drives should blend into public sidewalks.

#### **13.6 Respect and preserve original grade and landscaping.**

Maintain and protect the original terrain of a historic property. Existing plants and trees provide passive energy functions like shading and wind breaks. Keep trees properly trimmed. Consider the mature size of plant stock when adding new landscaping.

### *Outbuildings*

#### **13.7 Preserve and maintain outbuildings.**

Preserve and maintain original outbuildings such as garages and sheds when possible following rehabilitation guidelines used for dwellings. Garages too small for modern vehicles can be converted for storage or other uses.

#### **13.8 Design and locate new outbuildings carefully.**

New outbuildings should blend with the architectural style of the primary dwelling. Site them at appropriate locations, such as to the rear of a house or recessed back from the side elevations.



*Original concrete ribbon driveway at 1301 Watauga Street.*



*Concrete walk with inlaid brick at 810-812 Yadkin Street.*



Manufactured by:  
Backyard Discovery  
3305 Airport Drive, Pittsburg, KS 66762  
800-856-4445

Basepoint Business Centre: Rivermead Drive, Westlea, Swindon SN5 7EX Phone: 0800-118-2476  
J.P. Coenstraat 7, The Bridge, The Hague, 2595 WP, Netherlands Phone: 08005678990

# 16x12 NORWOOD GAZEBO

## MODEL # : 2206038



### WARNING

Cancer and Reproductive Harm  
[www.P65Warnings.ca.gov](http://www.P65Warnings.ca.gov)



Please visit [www.backyarddiscovery.com](http://www.backyarddiscovery.com)

For the most up to date assembly manual, to register your product, or to order replacement parts *Para obtener instrucciones en español, visite*  
[www.backyarddiscovery.com](http://www.backyarddiscovery.com)

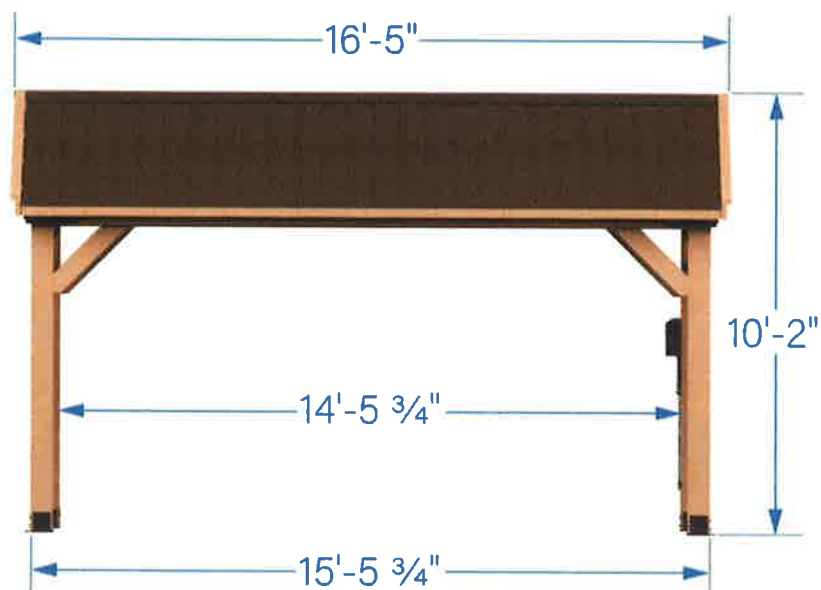


EASY STEP-BY-STEP  
3D INTERACTIVE INSTRUCTIONS  
DOWNLOAD THE FREE APP

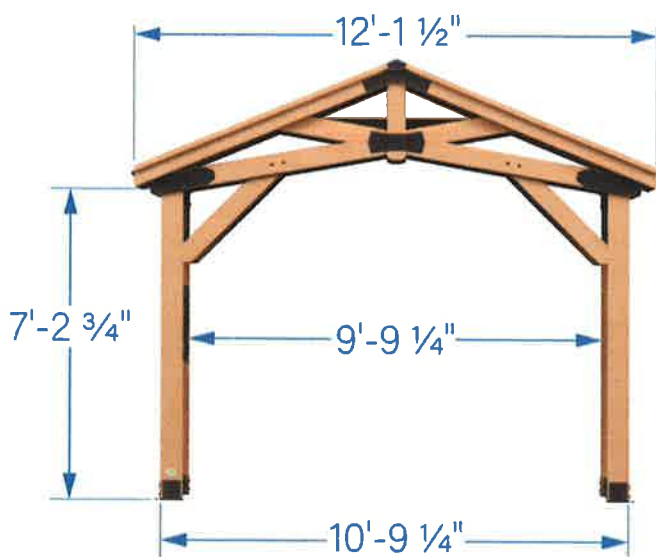


INSTALLATION  
SERVICES  
AVAILABLE!  
*See inside for details*

# 16X12 NORWOOD GAZEBO



SIDE VIEW

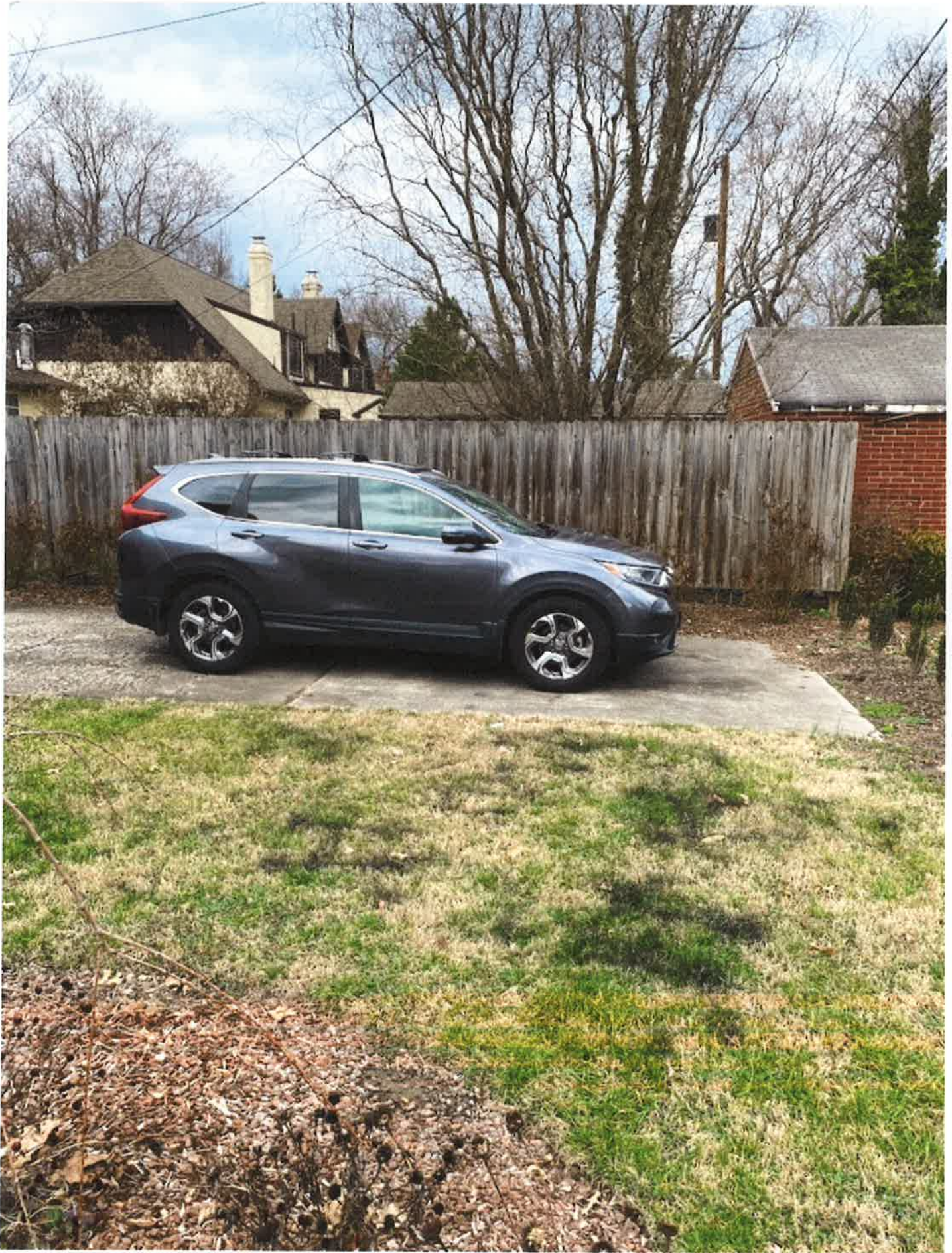


FRONT VIEW

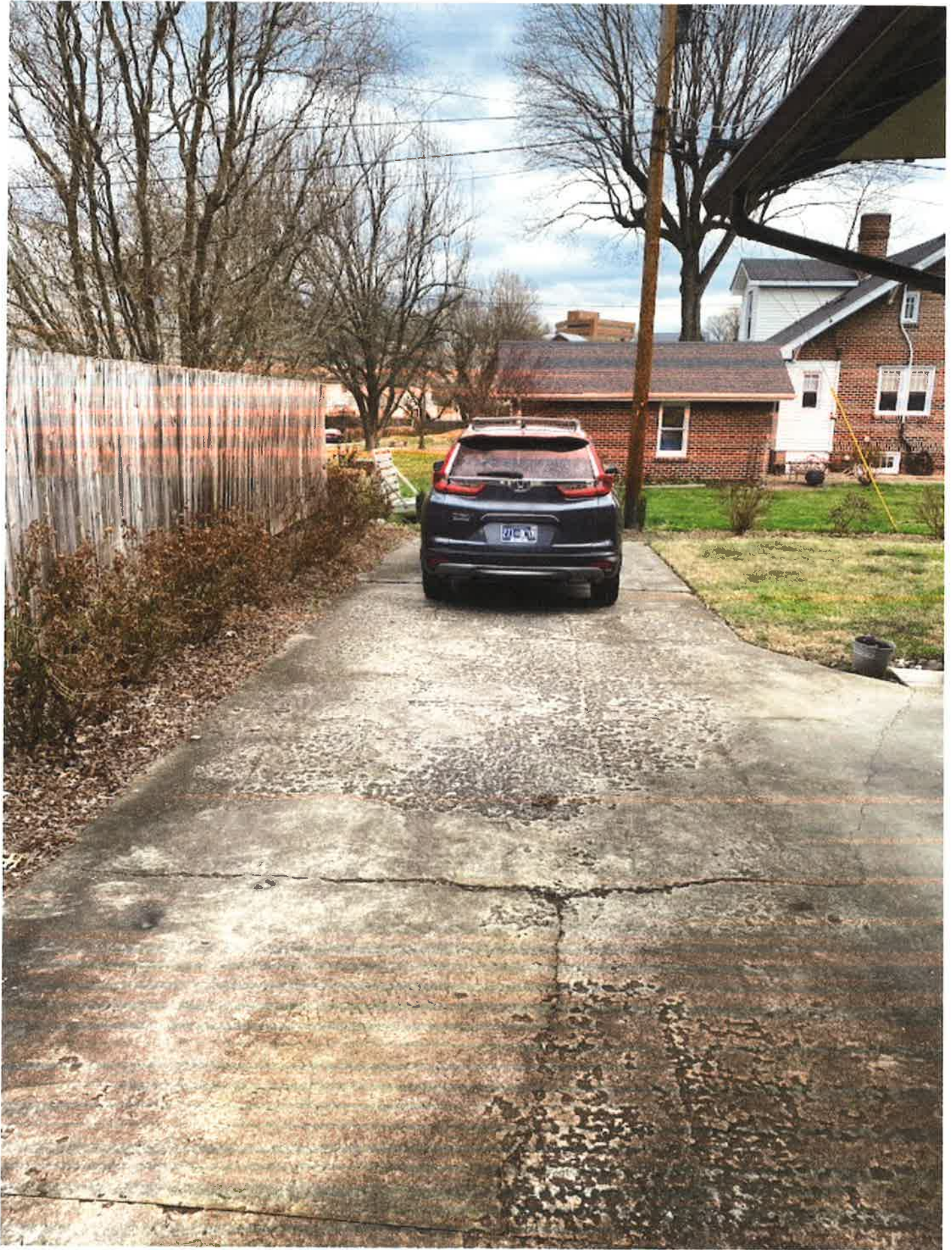
















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### **3.0 NEW ACCESSORY BUILDINGS**

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#### **3.1 Design new garages and other accessory buildings to be compatible with the historic districts.**

Design new accessory buildings to be compatible with the architectural style and scale of the associated dwelling.

#### **3.3 New accessory buildings should have compatible materials.**

The exterior finish of attached garages and accessory buildings may be wood, brick or stucco depending on the design and materials of the primary dwelling. An 8:12 pitch is should be a minimum for roofs. Screened landscaping of accessory buildings is also recommended.

#### **3.3 New accessory buildings shall be sited appropriately on the lot.**

Locate new outbuildings appropriately, such as to the rear of a dwelling or set back from the side elevation of the primary dwelling. The setback distance of at least one-third of the total depth of the dwelling is recommended.