

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

April 26, 2017

12:30 p.m.

Members Present

Jim Henderson, Chairman
Beverley Perdue
Jewell McKinney
Liza Harmon, Vice-Chairman

Members Absent

Crocker
West
Como

Staff Present

Nathan Woods

Visitors Present

Skip Norrell
Zach Fleming
John Lester

Historic Zoning Commission (HZC) Chairman, Jim Henderson, opened the meeting at 12:30 p.m. Chairman Henderson welcomed the visitors and called for approval of the minutes from the regular February 13, 2016 meeting and the December 1, 2016 called meeting . On a motion by Commissioner Harmon, seconded by Commissioner McKinney the meeting minutes were unanimously approved.

Under the “New Business” portion of the April HZC meeting the first item for discussion was the granting of a Certificate of Appropriateness for exterior alterations at 1253 Watauga Street, submitted by Zach Fleming the owner of the property. Staff gave a brief overview of the nature of the request and introduced picture of surrounding properties. Next, Mr. Fleming provided additional pictures of the front door and paint samples for the trim, base, and shutters. Commissioner McKinney asked Mr. Fleming to consider also painting the garage door during the process. On a motion made by Commissioner Perdue and seconded by Commissioner McKinney the Certificate Appropriateness was approved unanimously.

Next under “New Business,” of the April HZC meeting was a discussion about granting a Certificate of Appropriateness for 217 West Wanola, submitted by Mark Franklin. Staff gave a brief overview of the reasoning for the request, which was to replace the existing roof. On a motion made by Commissioner Harmon and seconded by Commissioner Perdue the Certificate of Appropriateness was approved unanimously.

Lastly, under “New Business” was a discussion of a Certificate of Appropriateness for extensive exterior renovation work at 446 W. Sullivan Street. Staff gave a brief overview of the nature of the request and introduced pictures of the property and surrounding properties. Commissioner Harmon relayed to the applicants that the design guidelines specify base and trim colors for the district. The commission then discussed architectural elements including the roof, garage and garage door, privacy fence in the back yard, removing the tree stump, landscaping, and windows. Staff stated that everything could be approved except that the porch railing would need to come back in front of the HZC. Vice-Chairman Harmon mentioned that the lattice should be taken down from the front porch. Mr. Norrell then chimed in that the shutters on the house were original and should be preserved. Chairmen Henderson mentioned that should the garage boards be rotten he would like to know what would occur, the applicant stated that he would replace the boards and paint to match the others. After a discussion of the front door, a motion was made to approve the exterior renovations with the understanding that samples of the windows and railing would be presented to the board at a later date by Commissioner McKinney, and

seconded by Commissioner Perdue. After these motions the board approved the Certificate of Appropriateness unanimously.

The 4th item on the agenda was a discussion of a letter mailed November 21, 2016 to all Historic Districts. Vice-Chairman Harmon offered a number of helpful rewordings. Visitor Norrell addressed the commission and asked their opinion about repainting a home its current color even if those colors were not in line with the district guidelines. Chairman Henderson stated that the commission could not require an owner to change their house color when repainting. Mr. Norrell stated that this had not always been the opinion of the commission in the past. It was agreed by the commission that the letter would be edited and brought before the commission before the next mailing.

The final item on the agenda was a discussion regarding the all historic district guidelines surrounding their ambiguity in many places. The commission discussed a recent situation where the guidelines left them no recourse with regard to the Patriot Title sign, and how tightening up the guidelines could prevent similar situations in the future. The commission discussed looking through one district each month (beginning with Church Circle) and making notations/suggestions/modifications where necessary. Commissioners McKinney, Harmon, and Henderson all agreed that what the guidelines really needed was clarity. Historic Commission liaison Woods suggested that this be homework, and the commission agreed.

There being no further business the meeting adjourned at 2:36 p.m.

Respectfully Submitted,

Perry Crocker, Secretary