

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

April 13, 2015

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 Henderson 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 minutes for the regular meeting held March 9, 2015

III. New Business:

1. Conduct a Public Hearing to consider establishing a set color palette for the Shelby Street Row Houses located within the Church Circle Historic District.
2. The Commission is requested to consider granting a Certificate of Appropriateness for 1900 Brunswick Street in the Boatyard Historic District. The request is submitted by Tempest Ellis.
3. The Commission is requested to consider granting a Certificate of Appropriateness for 430 Shelby Street in the Church Circle Historic District. The request is submitted by Deanna Russell.
4. The Commission is requested to consider granting a Certificate of Appropriateness for 400 Broad Street in the Church Circle Historic District. The request is submitted by representatives of the Kingsport Public Library.

IV. Other Business:

1. Public Comment

Adjournment

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

March 9, 2014

1:30 p.m.

Members Present

Jim Henderson, Chairman
Liza Harmon, Vice-Chairman
Perry Crocker, Secretary
David Oaks
Ted Como
Hoyt Denton
Jewell McKinney

Members Absent

Staff Present

Corey Shepherd, Planner
Curtis Montgomery, Planning Intern
Lynn Tully, Development Services Director

Visitors Present

David Moore
Cammie Moore
Skip Norrell
Larry Gillenwater
Debbie Waggoner
Nathan Honeycutt
Marvin Cameron
David Collins

Historic Zoning Commission (HZC) Chairman, Jim Henderson, opened the regular meeting at 1:30 p.m. Chairman Henderson welcomed the visitors and called for approval of the minutes from the October 2014 meeting. On a motion by Commissioner Denton, seconded by Commissioner Como the regular meeting minutes were unanimously approved as amended.

Under "New Business," the Commission addressed the request is to receive a Certificate of Appropriateness at 442 Shelby Street (Flowers by Copper Creek). The request is to to approve the painting of the exterior of the building. The proposed color by the applicant is a Kingsport Grey (brown) and Elmira White. Next, the applicant wishes to replace the ripped awning (material only) and add landscaping to include Japanese Maple-Dwarf, Nandinas, and small green shrubs. Lastly, the applicant wishes to replace the wooden sign with new wrought iron sign holder and sign.

Cammie Moore presented information regarding the landscaping and her desire for the sign. Mrs. Moore stated that she would be using the existing frame for the awning and the color of the awning is contingent upon the approved color for the building repaint. Mrs. Moore commented on the downtown revitalization in her presentation of the colors she wishes to repaint her building on Shelby Street. Mrs. Moore was not in favor of using the two approved colors from the Park Hill Historic District. Mrs. Moore provided imagery from a trip to Asheville, North Carolina showing more "neutral" historic colors.

Chairman Henderson began Commission commentary by stating that the genesis of approving the two colors for all future repaints in the Park Hill Historic District was the inconsistency in regard to paint colors within the neighborhood. The Chairman went on to say that the original district had a very uniform

paint scheme throughout and that Shelby Street now has the same issue. Chairman Henderson recommended establishing two approved colors for the Shelby Street Row Houses as was done in the Park Hill Historic District. Commissioner Denton was in favor of this idea with the caveat that the Moore's be able to paint their building the presented colors in the packet. Chairmen Henderson asked David and Cammie if they would consider painting their building the two approved Park Hill colors to set the precedent on Shelby Street, further explaining that the Commission could formally adopt the colors at the next meeting. Vice-Chairman Harmon spoke about the ineffectiveness of "grandfathering" in the context of similar colors in historic districts. Vice-Chairman Harmon said that she would be in favor establishing a color palette for Shelby Street that is different from Park Hill. Commissioner Como stated that he would like to see consistency through a color palette but that it does not have to start with the David and Cammie's property. Cammie suggested a compromise in the colors: Bronze Tone for trim and Elmira White both by Benjamin Moore. The Commission was very pleased with the suggestion. The awning color number is to be #314403. Vice-Chairman Harmon requested that the Commission change the guidelines to only allow those two colors. After a motion from Vice-Chairman Harmon, seconded by Commissioner Oaks, for the landscaping, signage, awning, and repaint (Benjamin Moore Bronze Tone (trim) and Benjamin Moore Elmira White (base), the Commission voted unanimously to approve the Certificate of Appropriateness. Planner Shepherd said that he would produce an amendment to the Church Guidelines for the Commission to consider and also create a formal letter to property owners soliciting their comments regarding the proposed colors.

Under "New Business," the Commission is requested to consider a Certificate of Appropriateness to approve the installation of a significant new addition for the First Baptist Church. The intended use for the addition is for Sunday School classes and to increase the presence of other church programs and initiatives. Also, there is to be a large congregation hall in the upstairs portion of the addition.

David Collins and Nathan Honeycutt from McCarty, Holsaple, & McCarty gave a very in-depth presentation regarding the major expansion of the First Baptist Church. The Commission had several questions in regard to bricks, access, and window placement. These comments were generally favorable as the Commission did not see any problem with the expansion. It should be noted that the church submitted preliminary sketches in January 2014 for review so the Commission was very familiar with the project. Pastor Marvin Cameron spoke to the impact of the Sullivan Street improvement project's impact on the expansion. He stated the City of Kingsport intends to remove the street light at Charlemont and install a raised crosswalk as a traffic calming measure. After a motion from Commissioner Como, seconded by Commissioner Oaks, the HZC approved the COA request unanimously.

Under "Other Business" Planner Shepherd shared three in-house approvals conducted. There was very little comment from the Commission regarding these approvals. Vice-Chairman Harmon inquired about the color of the Northeast State signage. Planner Shepherd stated that the Academic Village is attempting to brand the campus using signage of a different color.

Under the "Public Comment" portion of the meeting, visitor Skip Norrell asked about the in-house approval for 414-418 W Sullivan as it was not included in the packet. Mr. Norrell said the roof colors were changed. Planner Shepherd said he would research and follow-up after the meeting. Vice-Chairman Harmon requested that staff touch base with the demolition by neglect property owner on 438 & 446 Sullivan Street. Planner Shepherd he would reach out to Building Official, Dee Morgan, for an update.

Chairman Henderson shared a few comments about projects he is an advocate for. The first of which is for a piece of public art to be installed at Hammond Park and at the greenspace within White City. Development Services Director, Lynn Tully, said she would speak Engage Kingsport regarding the request. Vice-Chairman Harmon said she would like to see the City of Kingsport improve the steps up to the park. Mr. Norrell said that he would like to see Park Hill residents complete this project.

There being no further business, the meeting adjourned at 2:30 p.m.

Respectfully Submitted,

Perry Crocker, Secretary



Parcels Subject to Potential New Color Palette



CITY OF KINGSPORT, TENNESSEE

March 20, 2015

Perry Crocker
430 Shelby Street
Kingsport, TN 37660

Dear Perry Crocker (or current tenant):

At the March 2015 Regular Meeting of the Kingsport Historic Zoning Commission it was decided by the Commission that the Shelby Street Row Houses should adhere to a particular color palette. At the request of the Commission, I am contacting you in order to solicit comments and encourage you to attend the next meeting in which this matter will be discussed and voted upon. This meeting will occur on April 13th, 2015 at 1:30pm in the Bob Clear Conference at 201 W Market Street.

If approved, this color palette would be the only two colors that would be accepted by the HZC when repainting your property contained within Church Circle Historic District. The colors to be voted on are: Elmira White (base) & Bronze Tone (trim) by Benjamin Moore. **Please note, this does not mean you will be forced to repaint your building these colors immediately.** However, if these changes are approved, when your property is repainted Elmira White & Bronze Tone by Benjamin Moore must be used. Please contact me by phone (224-2877) or email coreyshepherd@kingsporttn.gov with any questions or comments. I have attached a map of the properties that must adhere to these potential changes and printed samples of the colors.

Sincerely,

Corey Shepherd
Planner



NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN to all citizens of the City of Kingsport, Tennessee, to all persons interested, and the public at large that the City of Kingsport Historic Zoning Commission will conduct a Public Hearing during its regular business meeting on Monday April 13, 2015 to consider amending the design guidelines for the Church Circle Historic District. The regular business meeting will begin at 1:30 p.m. in the Bob Clear Conference Room located on the first floor of the Improvement Building, at 201 W Market Street, Kingsport, Tennessee.

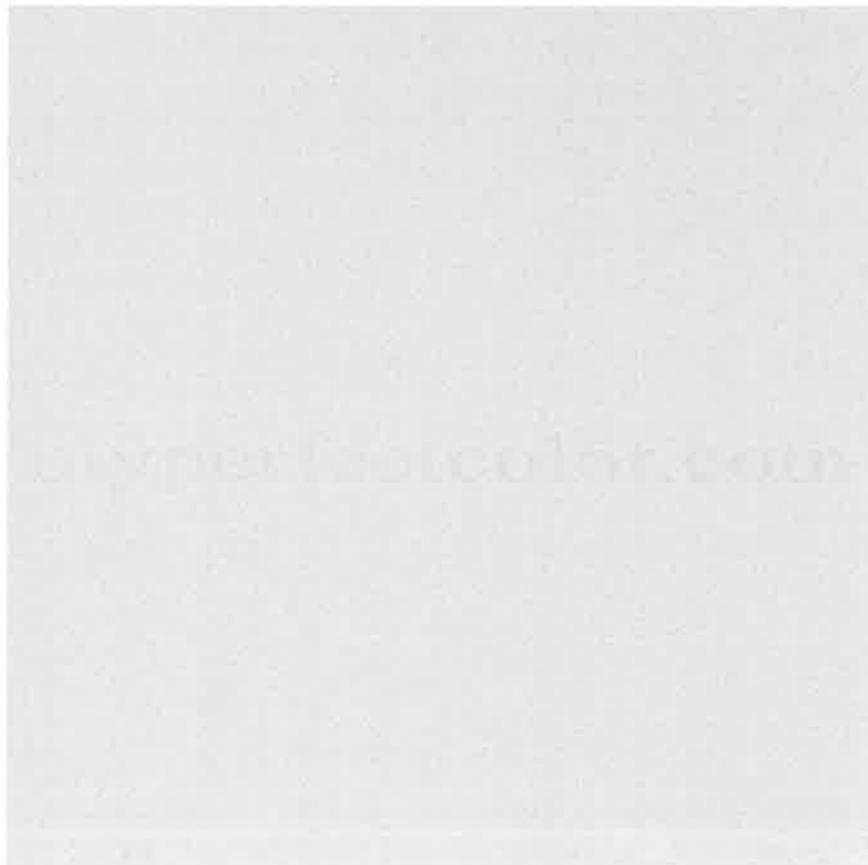
Additional information concerning this proposal may be obtained by contacting the Kingsport Planning Division of the Development Services Department, telephone 423-229-9485.

CITY OF KINGSPORT
Angie Marshall, Deputy City Clerk
P1T: 3/27/15

Bronze Tone by Benjamin Moore



Elmira White by Benjamin Moore



Wording to be added to the design guidelines for the Church Circle Historic District.

“Painting. When structures are repainted the base (stucco) color shall be Benjamin Moore “Elmira White”, or an identical color of another brand. The trim color shall be Benjamin Moore “Bronze Tone”, or an identical color of another brand. If doors are to be repainted, the trim color shall be used. This color palette only applies to the “Shelby Row Houses” located within the Church Circle Historic District.

MEMORANDUM

TO: Kingsport Historic Zoning Commission
FROM: Corey Shepherd, Planner
DATE: March 31, 2015
PROJECT: 15-104-00005
SUBJECT: Certificate of Appropriateness for 1900 Brunswick Street.

INTRODUCTION:

The Commission is asked to consider granting a Certificate of Appropriateness for 1900 Brunswick Street located in the Boatyard Historic District. The request is submitted by Tempest Ellis.

PRESENTATION:

The request is to receive a Certificate of Appropriateness to approve the construction of a large deck not connected to the home. The dimensions of the deck are to be 12'x62'. Please refer to the drawings in the packet.

ITEMS TO CONSIDER FROM BOATYARD GUIDELINES:

- Porches.- Original architectural details, shape, outline, roof height, and roof pitch shall be retained, as well as original porch materials.
- Scale.- Windows, doors, openings, and porches shall be visually compatible with the surrounding buildings.

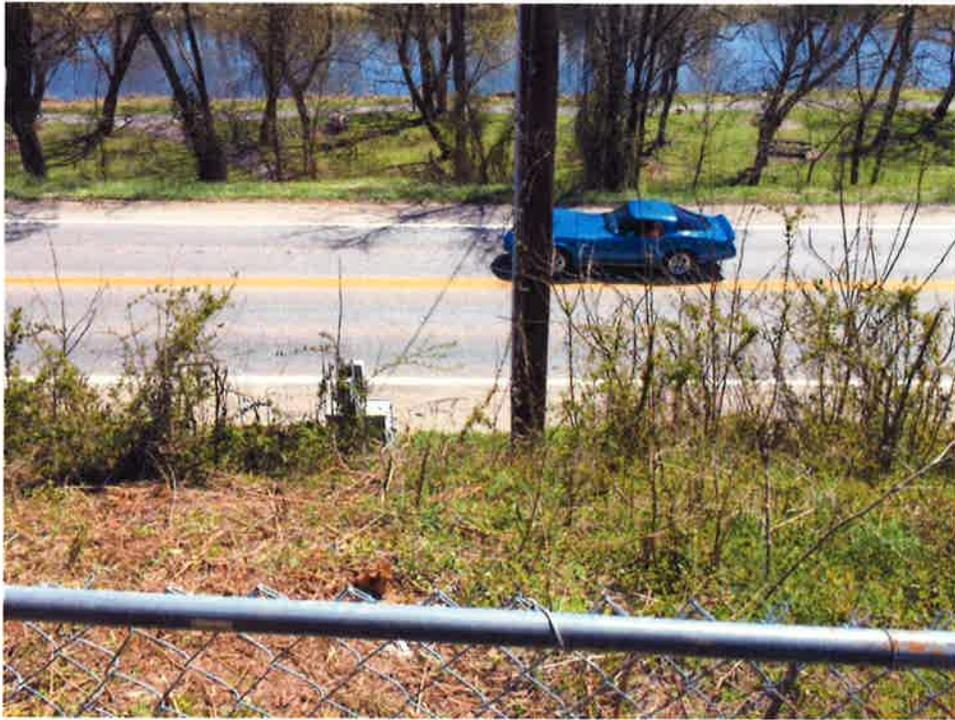
Aerial



Right Side Toward Netherland Inn Road



In Front of Home Toward Netherland Inn Rd.



From Fence Toward House

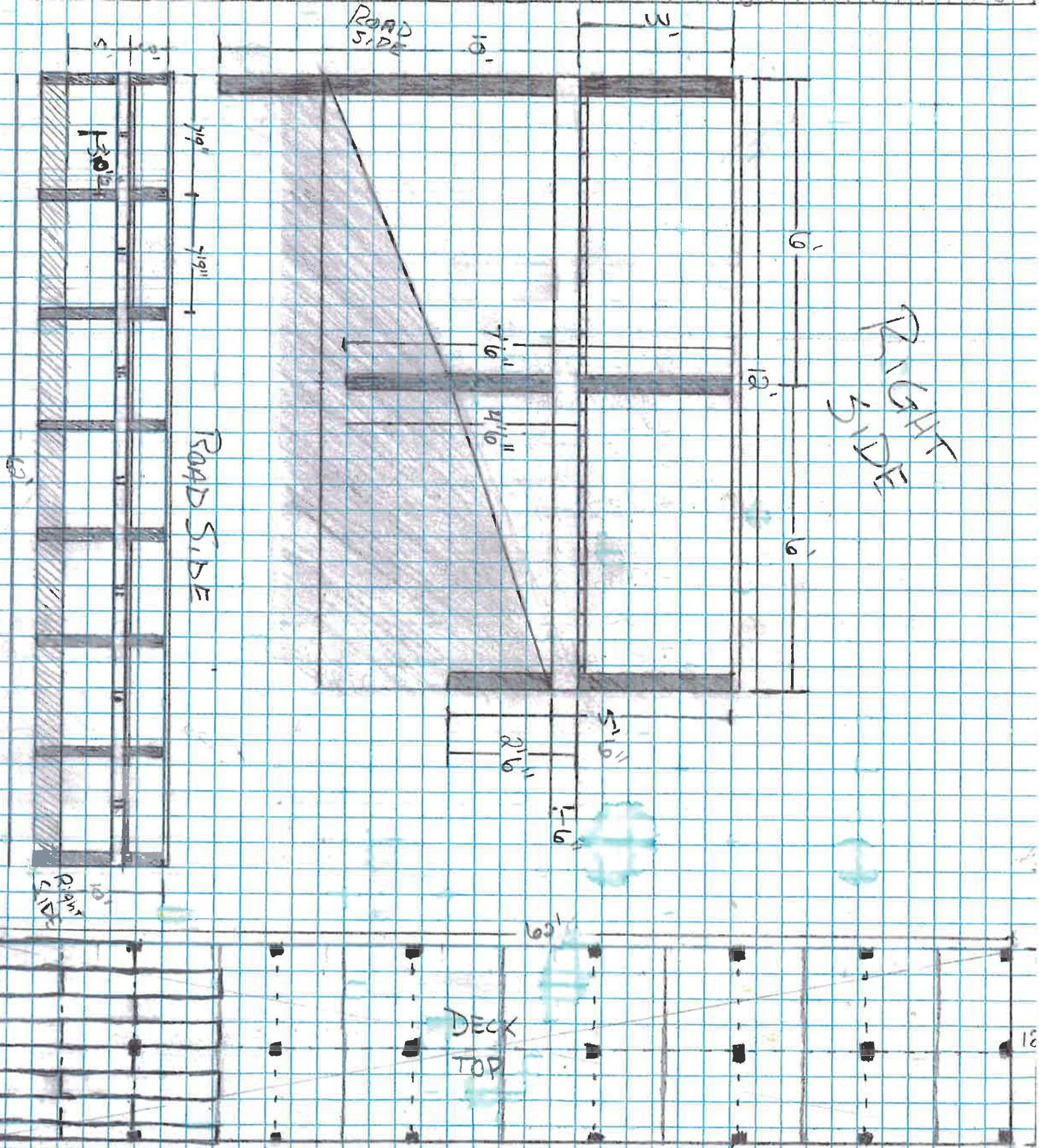


From Netherland Inn Road to Home



From Netherland Inn Road





Deck top made of 2x6" x 6" s
 Placed side by side staggered by
 3' 10 1/2"

↑
 ROAD
 SIDE

3' 10 1/2" ↑
 RIGHT
 SIDE
 7' 9"

--- = Center of 4" x 4" s
 Placed 7' 9" apart with 2x6" x 6"
 Placed in the center of each Post at 3' 10 1/2" center to center

MEMORANDUM

TO: Kingsport Historic Zoning Commission
FROM: Corey Shepherd, Planner
DATE: 4-1-2015
PROJECT: 15-104-00006
SUBJECT: Certificate of Appropriateness for 430 Shelby Street.

INTRODUCTION:

The Commission is asked to consider granting a Certificate of Appropriateness for 430 Shelby Street, located in the Church Circle Historic District. The request is submitted by Deanna Russell.

PRESENTATION:

The request is to receive a Certificate of Appropriateness to approve the installation of a replacement canvas on existing frame and to replace the existing sunbrella. The sunbrella will be the forest vintage bar stripe. Samples have been provided.

ITEMS TO CONSIDER FROM CHURCH CIRCLE GUIDELINES:

- Windows- "Where replacement is essential, new windows shall match the originals with regard to original window type (hung sash, casement, pivot, awning, etc.)"

Aerial



From Shelby Street Facing Right



From Shelby Street With Awning



MEMORANDUM

TO: Kingsport Historic Zoning Commission
FROM: Corey Shepherd, Planner
DATE: March 3, 2015
PROJECT: 15-104-00007
SUBJECT: Certificate of Appropriateness for 400 Broad Street.

INTRODUCTION:

The Commission is asked to consider granting a Certificate of Appropriateness for 400 Broad Street, located in the Church Circle Historic District. The request is submitted by representatives of the Kingsport Public Library.

PRESENTATION:

The request is to receive a Certificate of Appropriateness to approve the replacement of approximately 60-72 windows (depending on funding). These windows will maintain the same appearance as the original ones. The original shutters will be maintained.

ITEMS TO CONSIDER FROM CHURCH CIRCLE GUIDELINES:

- Windows- The original size, shape, number of windows, and arrangement of panes shall be maintained, and the color of glass in doors and windows shall be consistent with the original, including stained glass. Where replacement is essential, new windows shall match the originals with regard to original window type (hung sash, casement, pivot, awning, etc.) as shall be the appearance of the individual lights of glass formed by the muntin grid.

Right Side



Rear



Left Side 1



Left Side 2



No.	DATE	REVISION	BY
0	00-00-00	CHANGES	KAC

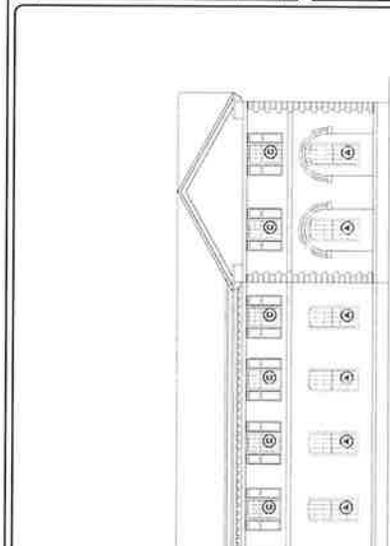
KINGSPORT
PUBLIC LIBRARY
WINDOW REPLACEMENT
KINGSPORT, TN

Calm
West
Architects
Architectural
Services
100 Belmont Park Dr.
Kingsport, TN 37660
Ph: (423) 348-7760
Fax: (423) 348-7413
www.calmwest.com

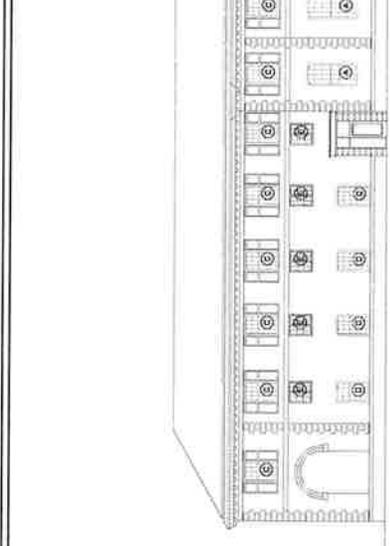


sheet: 03-17-15
designed: WEST
approved: WEST
drawn: CDR
project no.: 2014-89
drawing name:
ACK-LBP ELEVATIONS

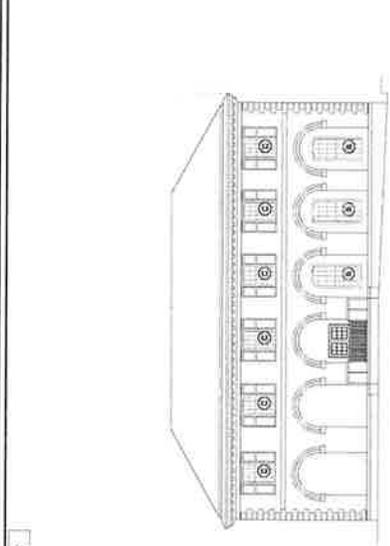
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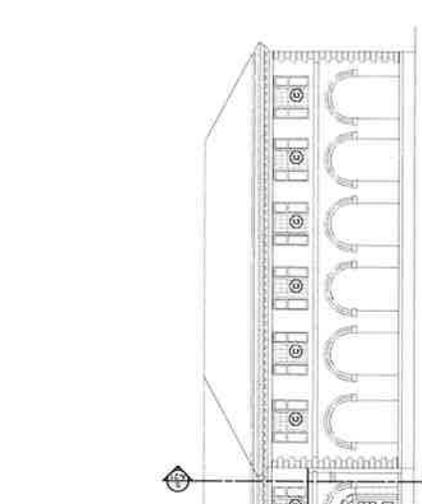
1
NORTH ELEVATION
SCALE: 3/32" = 1'-0"



2
WEST ELEVATION
SCALE: 3/32" = 1'-0"



3
SOUTH ELEVATION
SCALE: 3/32" = 1'-0"



4
EAST ELEVATION
SCALE: 3/32" = 1'-0"



5
HIDDEN ELEVATION
SCALE: 3/32" = 1'-0"

AREA 2 AREAS 1 & 1.134 - 21 WINDOW UNITS 2ND FLOOR
AREA 3 WINDOW UNITS 2ND FLOOR
AREA 4 AREAS 1 & 1.134 - 16 WINDOW UNITS 2ND FLOOR
(NOTE: ACTUALLY 17 UNITS, ALL SIMILAR CONDITIONS)

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DOOR WINDOW HUNDRED

WINDOW AREA HATCH KEY FOR ACM-LBP REPORT

REV	DATE	REVISION
2	03-13-15	TYPE 'C' WINDOW ON EAST ELEVATION
1	03-04-15	REVISED BID ADDENDUMS
CON		
COM		
BY		

**KINGSFORT
PUBLIC LIBRARY
WINDOW REPLACEMENT**
KINGSFORT, TN

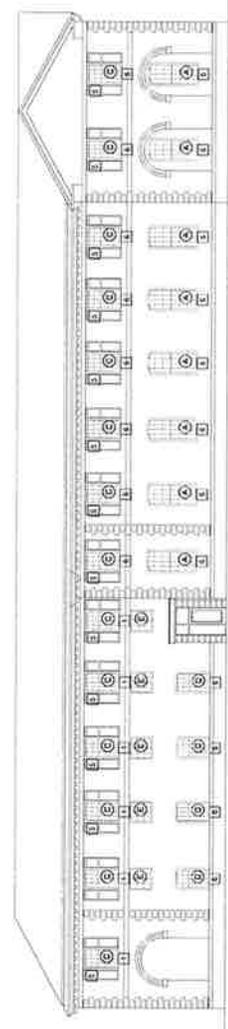
**Architectural
Services**

**Cain
Rash
West
Architects**

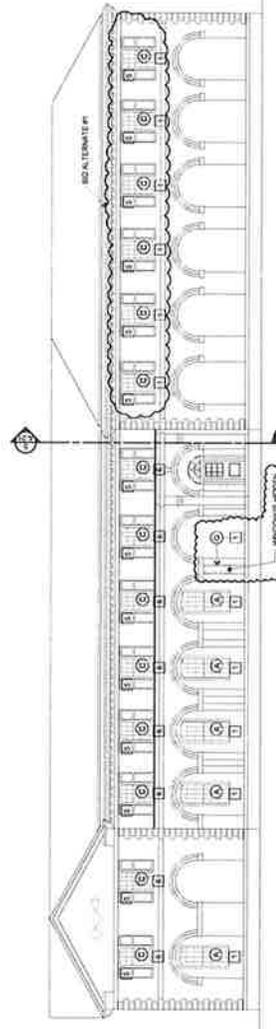
100 Regalwood Park Dr.
Kingsport, TN 37650
Ph: (423) 248-7760
Fax: (423) 248-7413
www.grcnc.com

Sealed	02-17-15
checked	WEST
approved	CDR
drawn	CDR
project no.	2014-89
drawing name	ELEVATIONS

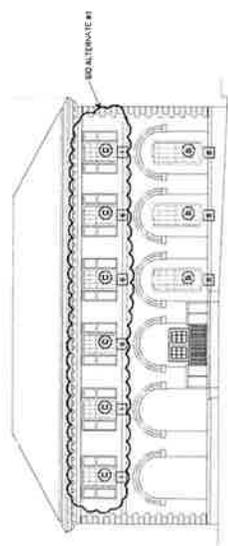
A-21



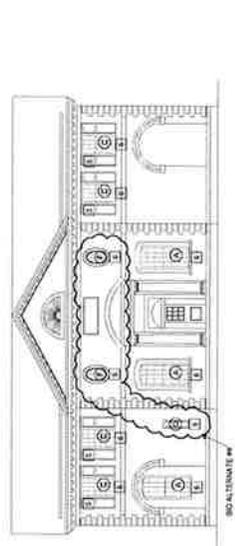
WEST ELEVATION
SCALE: 3/32" = 1'-0"



EAST ELEVATION
SCALE: 3/32" = 1'-0"



NORTH ELEVATION
SCALE: 3/32" = 1'-0"



SOUTH ELEVATION
SCALE: 3/32" = 1'-0"

- WINDOW KEY NOTES**
- 1) REPLACE WINDOW
 - 2) REPAIR DAMAGED EXTERIOR SILL AND REPLACE WINDOW
 - 3) REMOVE INTERIOR PLANK AND STYLISH BRACKET
 - 4) CLEAN AND REPAIR INTERIOR SILL AS COAT OF STAINBLOCKING PRIMER AND MIN. OF 1/8" THICK FINISH COAT
 - 5) BRIDGE EXTERIOR SHUTTER MARKING AND REMAIN SHUTTER TO USE, OFFSET FROM BRICK VENEER BY 1/2"
 - 6) REPAIR DAMAGED JAMB AND SILL. REPLACE WINDOW

BID ALTERNATES

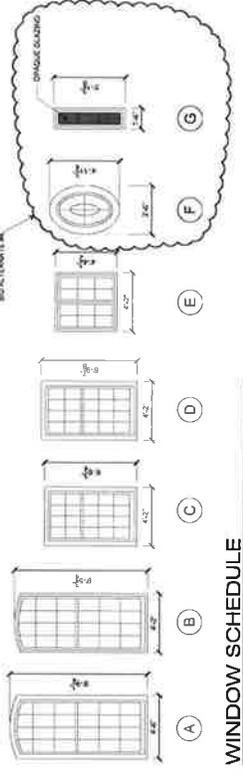
WINDOW ADD ALTERNATE #1
ALTERNATE TO INCLUDE REPLACEMENT OF SECOND FLOOR WINDOWS ON THE NORTHEAST PORTION OF THE BUILDING AS INDICATED IN CLOUDED AREA ON SHEET A-21

BRIDGE SILL ADD ALTERNATE #2
REPLACE EXTERIOR SHUTTER MARKING AND REMAIN SHUTTER TO USE, OFFSET FROM EXTERIOR TO PROVIDE SURFACE SILL ON THE INTERIOR OF WINDOW

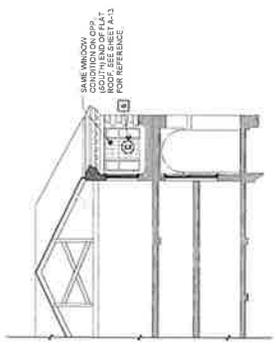
SURFACE SILLS ADD ALTERNATE #3
REPLACE EXTERIOR SHUTTER MARKING AND REMAIN SHUTTER TO USE, OFFSET FROM EXTERIOR TO PROVIDE SURFACE SILL ON THE INTERIOR OF WINDOW

OVAL AND SLIT WINDOW ADD ALTERNATE #4
ALTERNATE TO INCLUDE REPAIR AND REPLACEMENT WINDOWS FOR WINDOW TYPE #4 ON BOTH ELEVATIONS. THIS INCLUDES THE TYPE 'C' WINDOW ON THE EAST ELEVATION.

FULL DIVIDED LIGHT ADD ALTERNATE #5
ALTERNATE TO INCLUDE FULL DIVIDED LIGHT WINDOW GRILLES ON BOTH THE INTERIOR AND EXTERIOR, AS WELL AS A SPACER BETWEEN THE GLASS.



WINDOW SCHEDULE
SCALE: 1/2" = 1'-0"
FIELD VERIFY ALL WINDOW DIMENSIONS



HIDDEN ELEVATION (5) A-08
SCALE: 3/32" = 1'-0"

