

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

May 12, 2014

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:

Approval of the minutes for the regular meeting held March 10, 2014

III. New Business:

1. The Commission is requested to consider a Certificate of Appropriateness for 410 West Sullivan Street, located in the Park Hill Historic District. The request is submitted by Billy Munsey.
2. The Commission is requested to consider a Certificate of Appropriateness for 274 Hammond Ave, located in the Park Hill Historic District. The request is submitted by Talina Zsido and representatives Justus Frye and Adam Roach.

IV. Other Business:

1. Review the in-house approval for 709 Yadkin Street.
2. HZC Reappointments
3. Public Comment

Adjournment

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

March 10, 2014

1:30 p.m.

**Members Present**

Jim Henderson, Chairman  
Perry Crocker, Secretary  
Ted Como  
Hoyt Denton  
David Oaks

**Members Absent**

Liza Harmon, Vice-Chairman  
Jewell McKinney

**Staff Present**

Corey Shepherd, Planner  
Ken Weems, AICP

**Visitors Present**

Mark Selby  
Charles Newland  
Billee Moore  
Debbie Waggoner  
Skip Norrell

Jim Henderson, Chairman of the Historic Zoning Commission (HZC), opened the regular meeting at 1:30 p.m. Chairman Henderson welcomed the visitors and called for approval of the minutes from the March 10, 2014 regular meeting. The HZC requested to include the full wording from the Park Hill Historic Guidelines in the minutes pertaining to acceptable paint colors. The guidelines read, "When structures are repainted the base (stucco) color shall be Glidden "Desert Floor" Semi-Gloss, or an identical color of another brand. The trim shall be Glidden "Stewart House Brown" High Gloss, or an identical color of another brand. If doors are to be repainted, the approved trim color shall be used." On a motion by Commissioner Oaks, seconded by Commissioner Como, the regular meeting minutes were unanimously approved as amended.

Under "New Business", the Commission addressed the request to consider granting a Certificate of Appropriateness for 4812 Orebank Road, located in the Exchange Place Historic District. The request is to receive a Certificate of Appropriateness to approve the relocation of the Gaines-Anderson Log House. Bancroft ministries have donated the house to Exchange Place. The structure is currently located at the corner of East Stone Drive and Bancroft Chapel Road. The house was built in 1786 on property that was part of the original Exchange Place holdings. Chairman Henderson shared his experience with the structure as he had inspected in the past. Chairman Henderson stated that the structure as we see it today was actually two separate structures built at two separate times connected by a "dog-trot". Chairman Henderson also stated that there was three feet difference in the floor levels of the two structures. The structure will be deconstructed on site and reassembled at Exchange Place. Then, Mark Selby, President of Netherland Inn/Exchange Place Association, addressed the HZC. He gave the HZC some insight as to the condition of the existing building, location of the building at Exchange Place, and some potential uses for the building once relocated. The HZC commended representatives of Exchange Place for preserving

the structure. On a motion by Commissioner Como, seconded by Commissioner McKinney, the COA was awarded as submitted, unanimously.

Under "Other Business", the HZC reviewed an in-house approval for 242 East Main Street, located in the Main Street Historic District. Planner Shepherd gave a detailed report about the in-house approval. Planner Shepherd stated that the in-house approval was for replacing some damage woodwork on the storefront and to install a black awning consistent with other awnings in the district. The applicant had also requested to paint the building "tan". However, Chairman Henderson and Planner Shepherd did not feel comfortable issuing an in-house approval for this particular item in the application. Planner Shepherd explained to the applicant that if he wishes to paint the building "tan" he would need to come before the HZC for a Certificate of Appropriateness.

Next, under "Other Business", Planner Ken Weems gave a brief presentation to the HZC regarding the "Canal Street Rezoning" that would be on the March Planning Commission agenda. Planner Weems informed the HZC that the rezoning request would take the outlined area (along Sullivan Street) from a B4-P (planned business district) zone to a B-2 (central business district). He cited the fact that the B-2 zone does not create any non-conforming uses and that the zone allows residential uses as rationale for the rezoning.

During the public comment portion of the meeting Skip Norrell stated that the rezoning area falls within an overlay district and there should be, "some regulation for what goes into that property so that is sensitive for that historic area." After some brief discussion, several Commissioners encouraged the guests in attendance to attend the March 20, 2014 Planning Commission to express their concerns.

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

Respectfully Submitted,

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Perry Crocker, Secretary

## MEMORANDUM

TO: Kingsport Historic Zoning Commission  
FROM: Corey Shepherd, Planner  
DATE: April 9, 2014  
PROJECT: 14-104-00005  
SUBJECT: Certificate of Appropriateness for 410 W. Sullivan St.

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### INTRODUCTION:

The Commission is asked to consider granting a Certificate of Appropriateness for 410 W. Sullivan St., located in the Park Hill Historic District. The request is submitted by Billy Munsey.

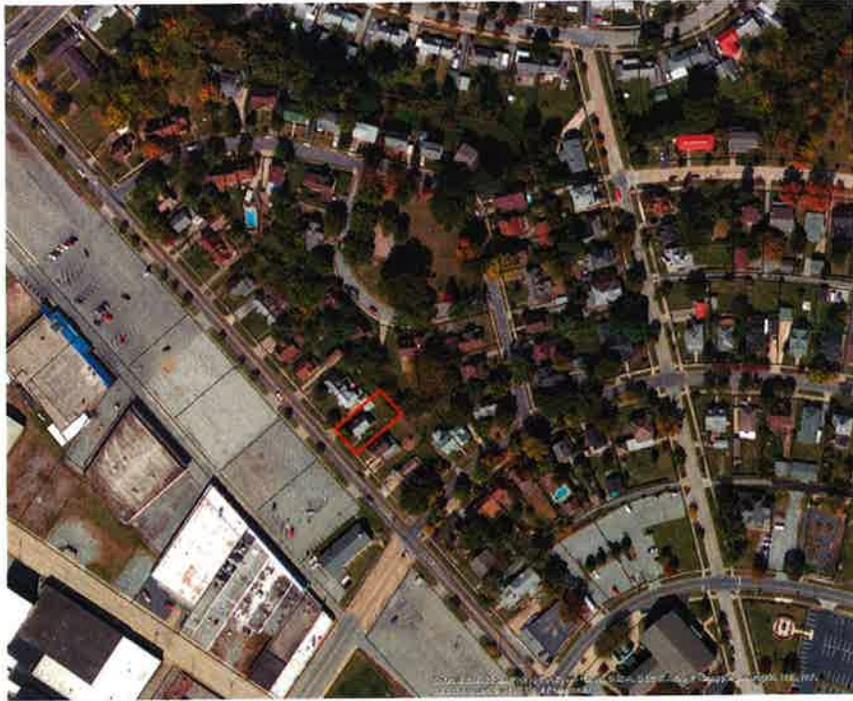
### PRESENTATION:

The request is to receive a Certificate of Appropriateness to approve the construction of a deck at the rear of the home yet visible from Sullivan Street. Next, the applicant wishes to build the structures necessary for some outdoor recreation activity at the rear of his home. Lastly, Mr. Munsey hopes to make some landscaping changes which will include the removal of dead vegetation at the front of his home.

### ITEMS TO CONSIDER FROM EXCHANGE PLACE GUIDELINES:

- Decks. Original architectural details, shape, outline, roof height, and roof pitch shall be retained, as well as porch materials. If different materials are substituted, they should be a close visual approximation of the original.
- Landscaping. All aspects of the site's development shall be sympathetic to the character of landscape development, types of plants and spatial treatment of adjacent properties. Planting shade trees and shrubs shall be encouraged where they would enhance the historic character or create more inviting spaces. Removal of healthy trees shall be discouraged, except where they threaten existing structures.

Aerial Photo



Front

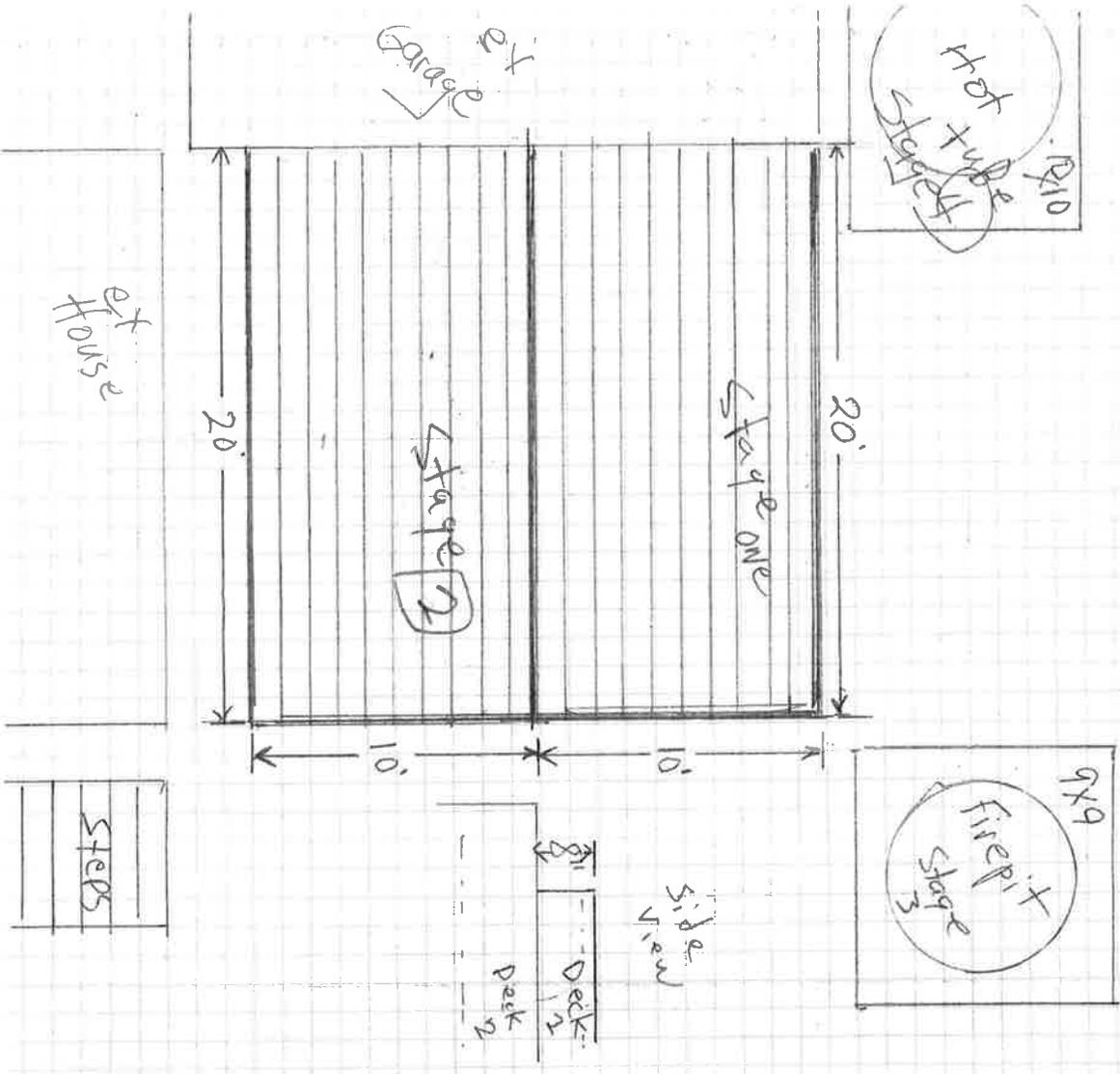


Right Side



Left Side





Not to scale

Notes

Stage one  
Build first

Stage 2  
Build deck

Stage 3  
Build stage 3  
Fire pit

Stage 4  
Build stage 4  
Hot tub

Not to scale

## MEMORANDUM

TO: Kingsport Historic Zoning Commission  
FROM: Corey Shepherd, Planner  
DATE: May 5, 2014  
PROJECT: 14-104-00007  
SUBJECT: Certificate of Appropriateness for 274 Hammond Ave.

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### INTRODUCTION:

The Commission is asked to consider granting a Certificate of Appropriateness for 274 Hammond Avenue, located in the Park Hill Historic District. The request is submitted by Talina Zsido.

### PRESENTATION:

The request is to receive a Certificate of Appropriateness to approve replacement of the porch windows and to repaint the home. Please see sketches provided in the packet for specific information pertaining to the windows.

### ITEMS TO CONSIDER FROM EXCHANGE PLACE GUIDELINES:

- Windows. The existing three window configuration with etched glass is not original to the structure.
- Painting. When structures are repainted the base (stucco) color shall be Glidden "Desert Floor" Semi-Gloss, or an identical color of another brand. The trim shall be Glidden "Stewart House Brown" High Gloss, or an identical color of another brand. If doors are to be repainted, the approved color shall be used.

Aerial Photo



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# TUDOR REVIVAL

[Type text]

[Type text]

1. Remove old windows on front sun porch. Pic#1

Fig-1

2. Install windows that are to match the windows of the rest of the house. The windows that are being installed wear made

In the same time period as the house.

Pic#1-2 Fig-2

3. Stucco work to be done on corners of front sun porch.

Pic#1-2 Fig-3

4. One false timber under the eave of gabled roof, to be replaced. Pic#1 Fig-4

5. Sand all false half timbers on front side, replace any pieces that may be worn and damaged due to age and weathering, sand and scrape any loose paint and prep for painting. Pic#1 Fig-5

6. Paint front of house including all half timbers and stuccoed surfaces. Paint to be used is Glidden brand. (Appropriate color code on file at Glidden paint store. Pic#1 Fig-6

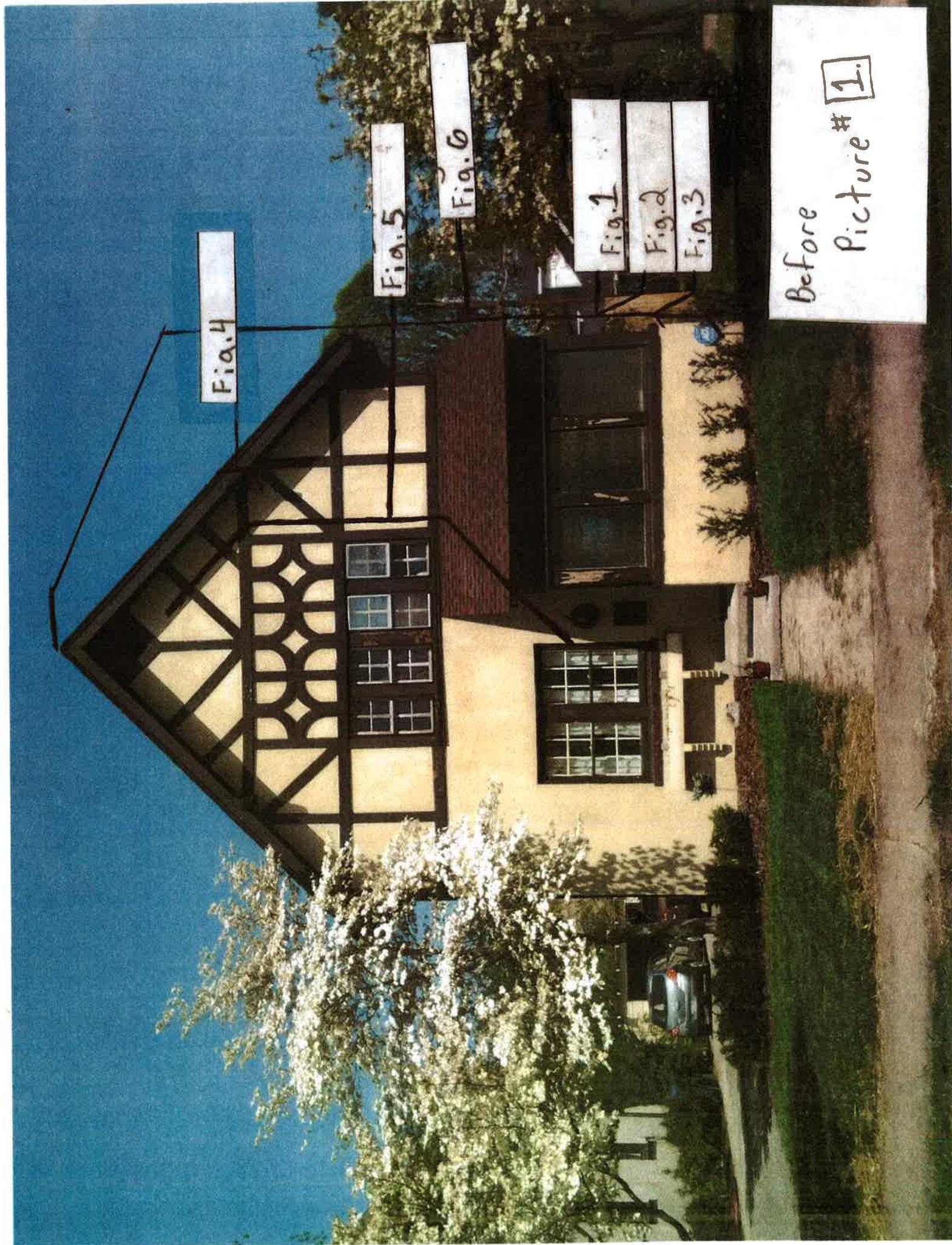


Fig. 4

Fig. 5

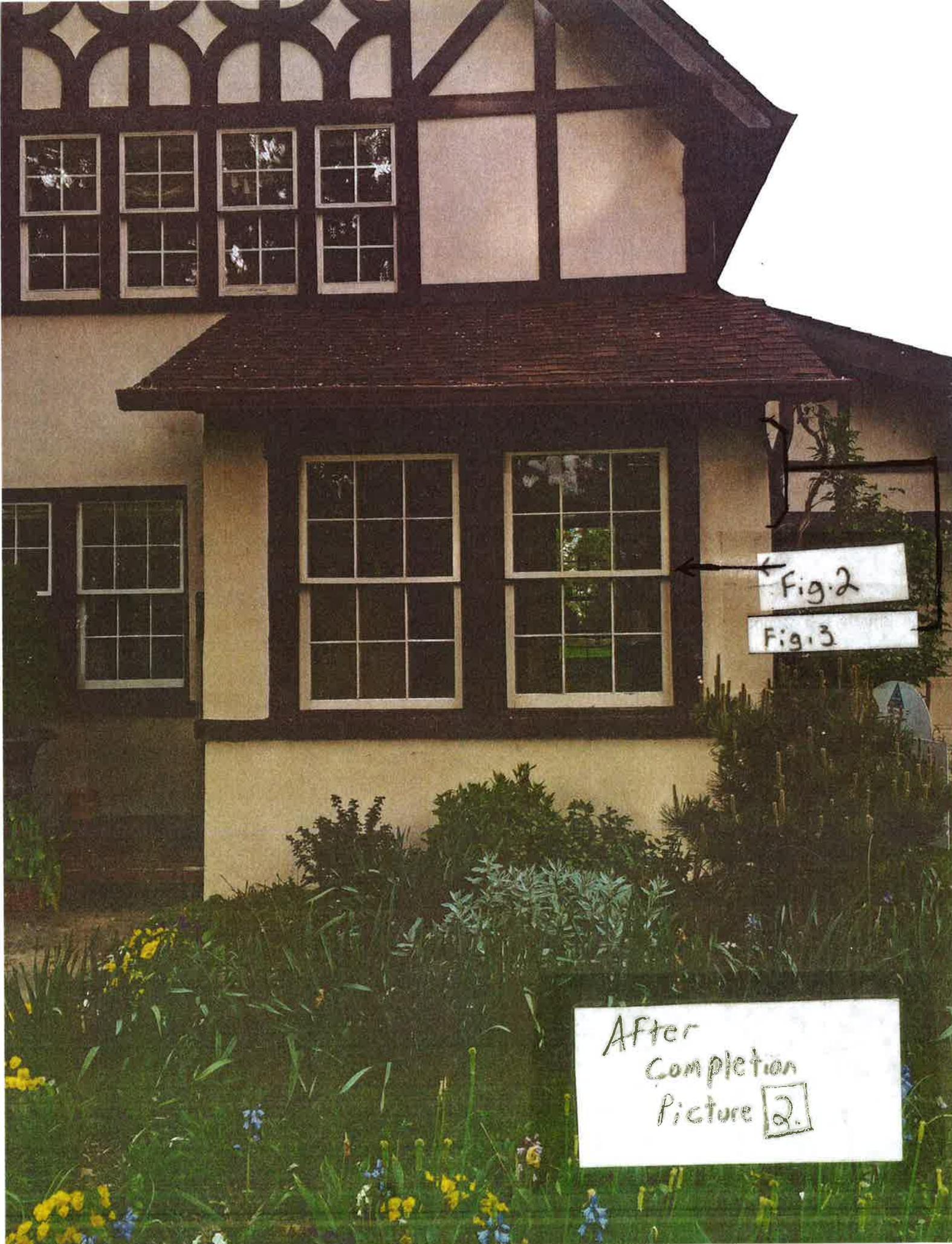
Fig. 6

Fig. 1

Fig. 2

Fig. 3

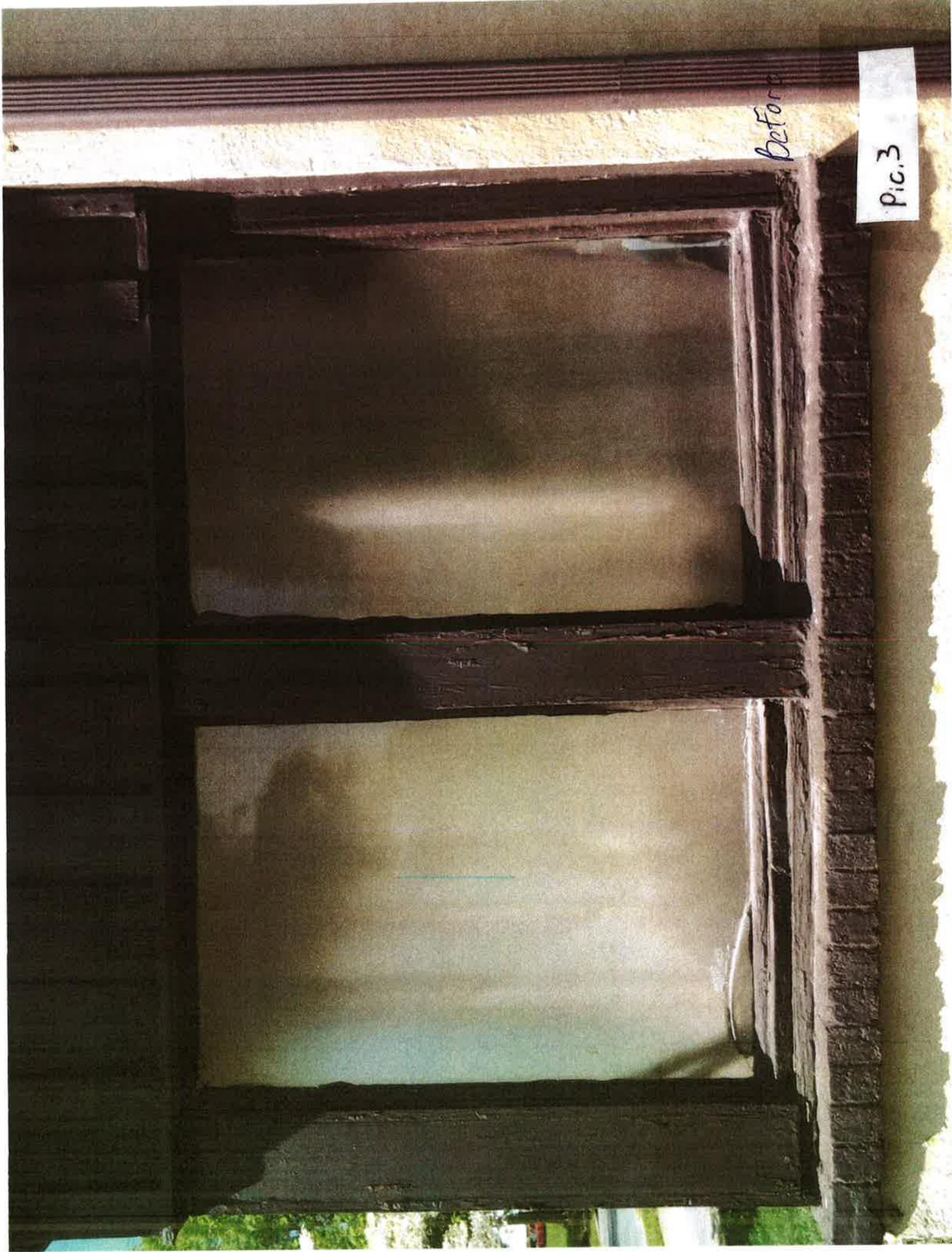
Before  
Picture # 1.



← Fig. 2

← Fig. 3

After  
Completion  
Picture 2.



before

Pic. 3

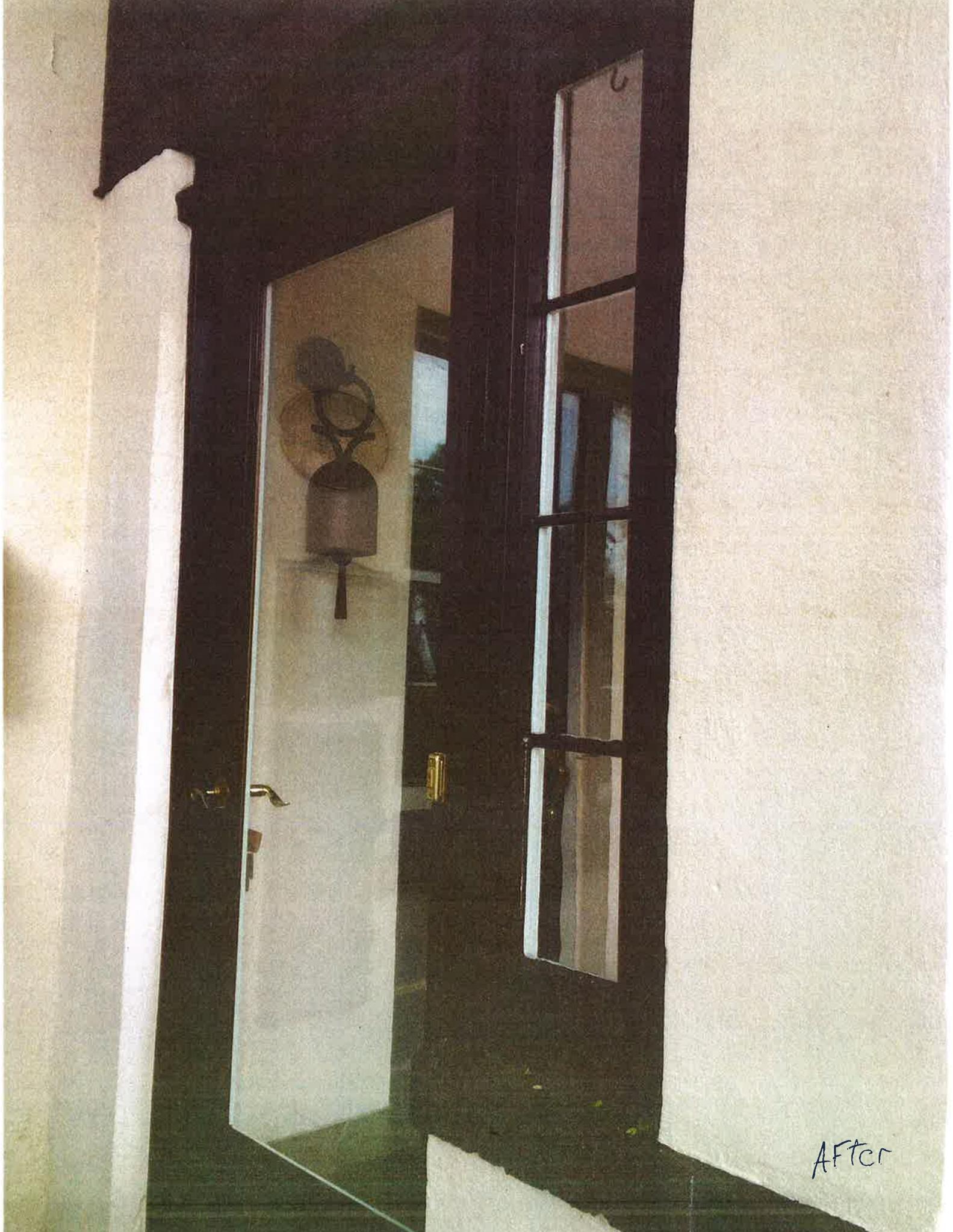


After



Before

214



After



OFFICE OF THE MAYOR  
CITY OF KINGSPORT, TENNESSEE

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April 16, 2014

Ms. Jewell McKinney  
1076 Wellington Boulevard  
Kingsport, TN 37660

Dear Ms. McKinney:

It is a pleasure to reappoint you as a member of the Historic Zoning Commission. Thank you for your willingness to give your time and expertise as a volunteer for our City.

The Board of Mayor and Aldermen approved on April 15, 2014 your reappointment to a three-year term of office effective immediately and will expire April 30, 2017.

Thank you again for your interest and your willingness to serve in helping to make Kingsport the best place to be.

Sincerely,

Dennis R. Phillips  
Mayor  
City of Kingsport

DRP/drm

C: ✓ Mr. Corey Shepherd, Planning





OFFICE OF THE MAYOR  
CITY OF KINGSPORT, TENNESSEE

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April 16, 2014

Mr. Perry Crocker  
211 W. Wanola Avenue  
Kingsport, TN 37660

Dear Mr. Crocker:

It is a pleasure to reappoint you as a member of the Historic Zoning Commission. Thank you for your willingness to give your time and expertise as a volunteer for our City.

The Board of Mayor and Aldermen approved on April 15, 2014 your reappointment to a three-year term of office effective immediately and will expire April 30, 2017.

Thank you again for your interest and your willingness to serve in helping to make Kingsport the best place to be.

Sincerely,

Dennis R. Phillips  
Mayor  
City of Kingsport

DRP/drm

C: ~~Mr.~~ Corey Shepherd, Planning





OFFICE OF THE MAYOR  
CITY OF KINGSPORT, TENNESSEE

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April 16, 2014

Mr. David Oaks  
1228 Watauga Street  
Kingsport, TN 37660

Dear Mr. Oaks:

It is a pleasure to reappoint you as a member of the Historic Zoning Commission. Thank you for your willingness to give your time and expertise as a volunteer for our City.

The Board of Mayor and Aldermen approved on April 15, 2014 your reappointment to a three-year term of office effective immediately and will expire April 30, 2017.

Thank you again for your interest and your willingness to serve in helping to make Kingsport the best place to be.

Sincerely,

Dennis R. Phillips  
Mayor  
City of Kingsport

DRP/drm

C: ✓ Mr. Corey Shepherd, Planning

