

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

May 9, 2016

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 December 14, 2015

III. New Business:

1. The Commission is asked to consider granting a Certificate of Appropriateness for 2144 Netherland Inn Road. The request is submitted by Mrs. Jennifer Light on behalf of the Netherland Inn Association, Inc.

IV. Other Business:

1. Review In-House Approval letter
2. SR-126 Letter from the Chairman
3. David Oaks Recognition
4. Introduction of Chairman's Nomination to the Mayor
5. Introduction of new staff to the KHZC, Jessica Harmon
6. Public Comment

Adjournment

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

December 14, 2015

1:30 p.m.

Members Present

Jim Henderson, Chairman
Liza Harmon, Vice-Chairman
David Oaks
Beverley Perdue

Members Absent

Ted Como
Perry Crocker, Secretary

Staff Present

Corey Shepherd, Planner
Justin Steinmann, Principal Planner, AICP

Visitors Present

Skip Norrell
Jennifer Salyer

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 September 2015 meeting. On a motion by Commissioner McKinney, seconded by Vice-Chairman Harmon the regular meeting minutes were unanimously approved.

There were no items under the "New Business" portion of the December HZC Meeting.

Next, under "Other Business", the Commission entertained a presentation by Principal Planner Justin Steinmann, AICP regarding Centennial Park. Planner Steinmann introduced the Commission to Jennifer Salyer, the landscape architect that has been handling much of the planning processes related to the park. Planner Steinmann spoke briefly about the Main Street Improvement project and detailed some of the expected outcomes of the project. Planner Steinmann spoke to the expected uses of the park and some of the design elements. Planner Steinmann and Ms. Salyer fielded several follow-up questions from the Commission. After several minutes of responses, the presentation concluded and Chairman Henderson and the HZC commended Jennifer, Planner Steinmann, and the rest of the Centennial Commission for their hard work on such an important project.

In addition to the Centennial Park presentation there were three in-house approval letters in the packet for the Commission's review. Next, Planner Shepherd made mention of the Chairman's Letter that was included in the packet. Chairman Henderson said he was not happy with the outcome of the Compton Terrace chimney removal controversy, but that we learned a valuable lesson for the future.

Lastly, there was no "Public Comment".

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

Respectfully Submitted,

Perry Crocker, Secretary

MEMORANDUM

TO: Kingsport Historic Zoning Commission
FROM: Corey Shepherd, Planner
DATE: April 21, 2016
PROJECT: 16-104-00002
SUBJECT: Certificate of Appropriateness for 2144 Netherland Inn Road

INTRODUCTION:

The Commission is asked to consider granting a Certificate of Appropriateness for 2144 Netherland Inn Road, located in the Boatyard Historic District. The request is submitted by Mrs. Jennifer Light representing Netherland Inn Association, Inc.

PRESENTATION:

The request is to receive a Certificate of Appropriateness to approve the placement and construction of an additional log cabin (approximately 35'x18') on the Inn campus west of the parking lot between the Pence Cabin (gift shop) and Lilac Street. The cabin is a gift to the Netherland Inn and predates 1855. With the addition of a shake roof, it will be in keeping with other dependencies on the Netherland Inn grounds.

ITEMS TO CONSIDER FROM BOATYARD GUIDELINES:

- Reconstruction. Relocated homes must be carefully rebuilt to retain and maintain original architectural details and materials.
- Relocation Into a District. A building may be moved into the district if it maintains a sense of architectural unity in terms of style, height, scale, massing, materials, texture, and setback with existing buildings along the street.

Aerial Photo





**Goodman Cabin
Front View**



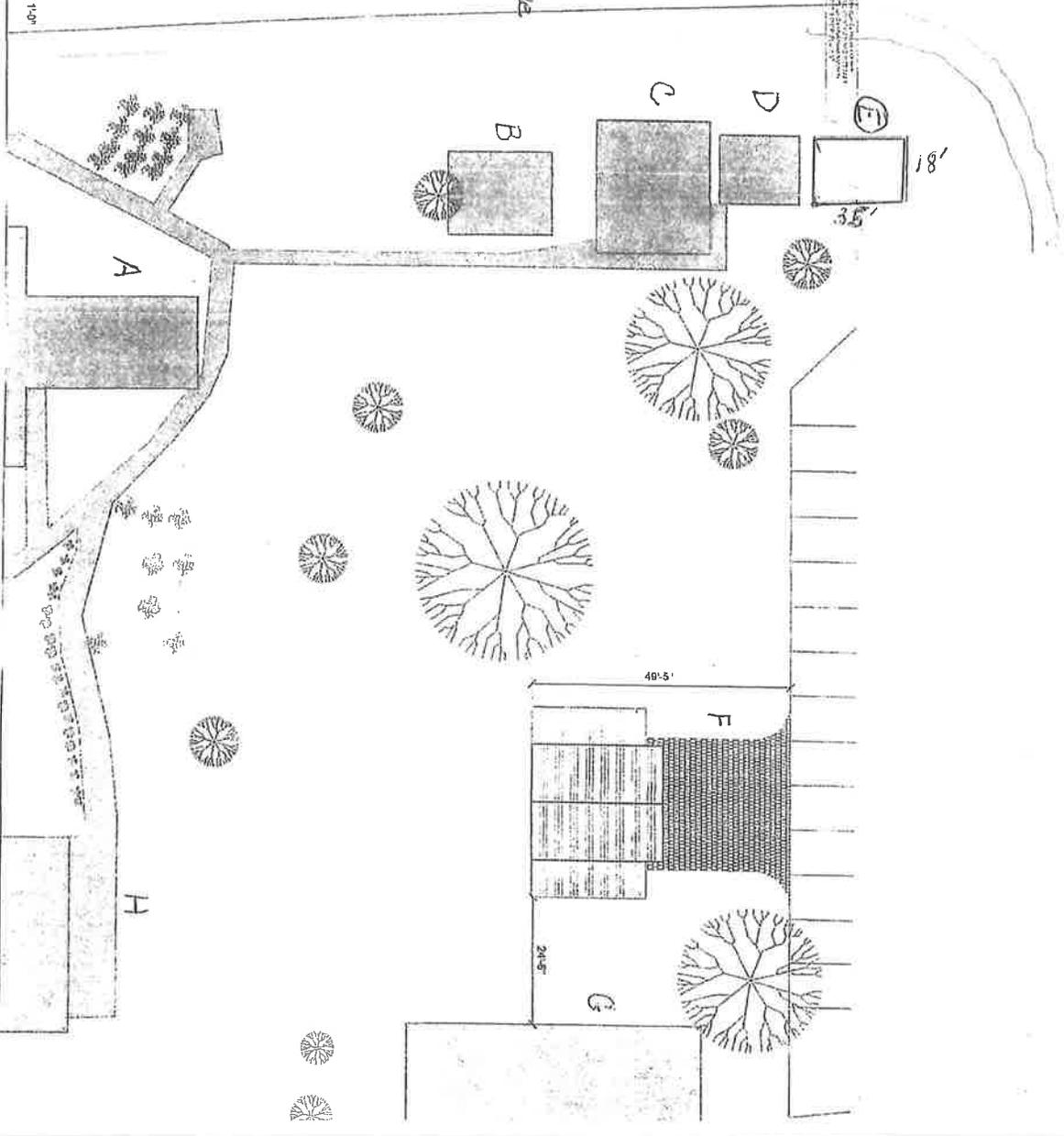
**Goodman Cabin
End View**

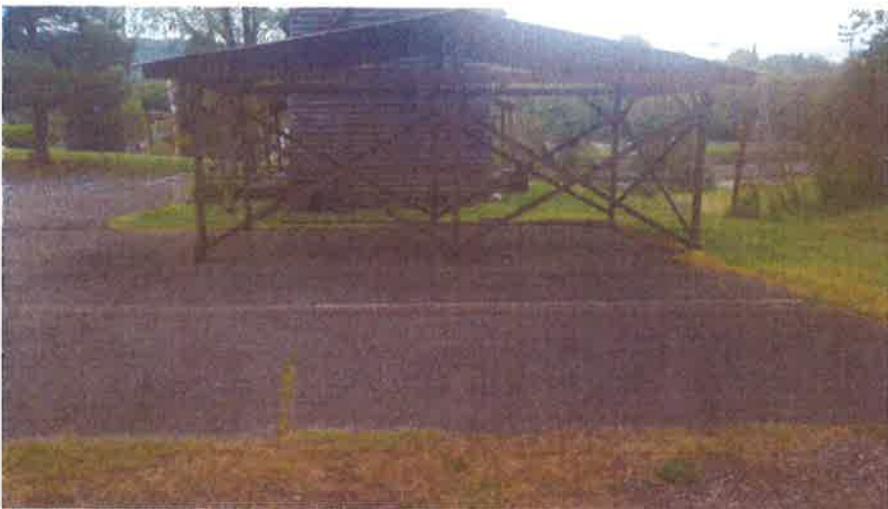


Cabin in 1981

- A - Netherland Inn
- B - Boone Cabin
- C - Schoolhouse Cabin
- D - Pence Cabin
- E - Site of new cabin
- F - Paric Pavi
- G - Caretaker residence
- H - Bank Barn

SCALE: 1/8" = 1'-0"







CITY OF KINGSPORT, TENNESSEE

January 29, 2016

RE: In-house Approval

Mr. Craig Torbett
108 W Main St
Kingsport, TN 37660

Dear Mr. Torbett

This letter is to notify you of an in-house approval by the Historic Zoning Commission for the addition of horizontal exterior plate letter sign as shown on the application.

This approval is good only for the actions listed above. Any other new or additional changes will require review by the Commission. Thank you and we hope your project is a successful one.

Sincerely,

Corey Shepherd
Historic Planner

cc: File
Building Official





CITY OF KINGSPORT, TENNESSEE

January 29, 2016

To whom it may concern,

Having been involved in various capacities concerning Kingsport area historic property issues for my adult life, naturally I am interested when any project is proposed and what, if any impact that have on anything with historic value.

In high school and college, I worked for Hal and Mimi Spoden documenting historic structures in Sullivan County. As a result, I prepared the architectural documentation of remaining structures in the application for the recognition of the Boatyard Historic District in the National Register of Historic Places. The primary lesson that I learned from this was that everything historic, whole or partial, has value. Some historic artifacts may not seem worth saving today, but who knows what attitudes and priorities may be held by future generations.

Close to home, several decades ago, before the Greenbelt, a hewn limestone 19th century bridge abutment in the Boatyard Historic District was destroyed by a City sewer project at the confluence of the North and South Forks of the Holston River. Instead of being preserved by proper planning and visioning, it was lost forever. Today the Kingsport Greenbelt passes within yards of that site. If preserved, a noteworthy local historical artifact could have been restored and made accessible to Greenbelt users.

On a larger regional scale, the complete destruction of the Cumberland Gap trail/road occurred over an extended period of time. This resulted in the subsequent expensive reconstruction of this major historic place by the vision of a later generation.

Today another project is planned that could have a similar result on some remaining traces of a meaningful historic artifact in our area, the Island Road. The significance of this road in our region's history has been well documented in the letter from Mark Selby. I support any effort to preserve, protect, and buffer remaining Island Road traces in the vicinity of the SR 126 Corridor Improvement Project for any visioning may arise by a future generation. For example, a bicycle trail over Eden's Ridge into Cooks Valley could eventually occur which could include a satellite stop-over park in the vicinity of Yancey's Tavern and Old Stage Road with a historic focus. An opportunity like that could be enhanced or diminished by the fate of the remaining traces of the historic Island Road.

Sincerely,
Jim Henderson
Chairman, Kingsport Historic Zoning Commission

City Hall 225 West Center Street Kingsport, TN 37660-4237 (423) 229-9400
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