

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

October 13, 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:

1. Approval of the minutes for the regular meeting held August 11, 2014
2. The Commission is requested to consider a Certificate of Appropriateness for 200 East Church Circle. The request is submitted by Mike McIntire.

III. New Business:

1. The Commission is requested to consider a Certificate of Appropriateness for 200 East Church Circle in the Church Circle Historic District. The request is submitted by Mike McIntire.

IV. Other Business:

1. In-house approval for 1900 Brunswick Avenue
2. In-house approval for 258 Hammond Avenue
3. Public Comment

Adjournment

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

August 11, 2014

1:30 p.m.

Members Present

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

Members Absent

Liza Harmon, Vice-Chairman

Staff Present

Corey Shepherd, Planner

Visitors Present

Skip Norrell
LeeAnn Skeens
Jacob Mims
Tammie Dean
Jackie Coon

Historic Zoning Commission (HZC) Chairman, Jim Henderson, opened the regular meeting at 1:35 p.m. Chairman Henderson welcomed the visitors and called for approval of the minutes from the July 2014 meeting. On a motion by Commissioner Denton, seconded by Commissioner McKinney the regular meeting minutes were unanimously approved as amended.

Under "Old Business," the Commission addressed the request to consider granting the final portion Certificate of Appropriateness for 406 West Sullivan Street, located in the Park Hill Historic District. The request was submitted by Mrs. Tammie Dean. At the July 2014 HZC meeting, the HZC requested that this portion of the COA be brought back before the Commission at the August 2014 HZC meeting upon receipt of further pictorial evidence of the proposed location of the privacy fence Ms. Dean applied for.

Ms. Dean cited issues with the neighbor's porch and additional privacy issues as the chief reasons for application for the fence. Commissioner Como stated that he inspected the site and would not normally support a COA request for this application. However, he stated the owner's property right should be protected in this scenario. Commissioner McKinney asked if a four foot fence would be more appropriate. After more discussion about color, Commissioner Denton made a motion to approve a 6 foot tall dark brown fence with the placement of the fence to be constructed as presented. Commissioner Como seconded the motion and the motion was approved unanimously.

The next item under "New Business," the Commission addressed the request to consider granting a Certificate of Appropriateness for 2224 Netherland Inn Road, located in the Boatyard Historic District. The request is submitted by Jacob Mims. The request is to receive a Certificate of Appropriateness to approve the replacement of the roof of the home. Next, the applicant wishes to construct a porch 25 feet in length (length of the house) and 9 feet wide. The porch would be stained and would include white railing. The applicant also hopes to add a back porch addition that will be 10 ft by 7ft. Next, the applicant wishes to install a picket fence surrounding the backyard and part of the front yard. The applicant wishes

to repaint the home a cream color (see color board). Lastly, the applicant wishes to add shutters and would like to replace all windows.

Mr. Mims began the presentation by stating that the home is currently in need of many, many repairs. The HZC questioned the design of the steps coming off of the porch. Chairman Henderson questioned the ability of the steps to “catch up” before meeting the existing stairs coming up from Netherland Inn Road. There was much discussion about the color of the home, shutters, and roof shingles. Ultimately, the Commission offered their advice to applicants as to what they believed would be most aesthetically pleasing. Several of the Commissioners cited no architectural significance as it relates to the Boatyard Historic District because there is no common design pattern within most of the district. The Commission commended Mr. Mims and Ms. Skeens for their efforts to rehabilitate the home. The Commission raised questions about what would fall under their purview due to the special circumstances as it related to location for the applicant’s home. The property in question is in the middle of Netherland Inn Terrace and Netherland Inn Road. Commissioner Denton recommended that the Commission take a lenient approach due to the low-traffic nature of Netherland Inn Terrace. The Commission, after a motion by Commissioner Denton, seconded by Commissioner Como, voted unanimously to grant the COA as presented with a few specific requests. The COA would include specifics regarding the inclusion of brown diamond shaped lattice, the roof shingles are to be “burnt sienna” in color, and the windows are to be double-hung. The HZC requested that there be a six month timeframe attached to the COA.

Planner Shepherd then provided the HZC with an update regarding the demolition by neglect site visit conducted on June 9, 2014 at 446 & 438 West Sullivan Street. After an on-site visit, the demolition by neglect review committee, consisting of Randy Beckner (structural engineer), Dee Morgan (building official), and Liza Harmon (HZC representative) concluded that neither property met the criteria to conduct a demolition by neglect hearing. Planner Shepherd informed the Commission that the Building Official, Dee Morgan, made contact with the property owner at 438 West Sullivan Street. This prompted the COA request that was applied for and received in July 2014. The property owner has made great strides in improving the appearance of the property. Unfortunately, the property owner at 446 West Sullivan Street is not in a financial situation to correct the aesthetic issues at his/her property.

There being no further business, the meeting adjourned at 2:15 p.m.

Respectfully Submitted,

Perry Crocker, Secretary

MEMORANDUM

TO: Kingsport Historic Zoning Commission
FROM: Corey Shepherd, Planner
DATE: October 7, 2014
PROJECT: 14-104-00019
SUBJECT: Certificate of Appropriateness for 200 East Church Circle.

INTRODUCTION:

The Commission is asked to consider granting a Certificate of Appropriateness for 200 East Church Circle, located in the Church Circle Historic District. The request is submitted by Mike McIntire.

PRESENTATION:

The request is to receive a Certificate of Appropriateness to approve the installation of new aluminum exterior trim at the horizontal cornices, rakes, gable ends, soffit and door surrounds as these features have deteriorated over time. Next, the applicant wishes to replace vertical trim and repaint where necessary. Replace 27 rectangular windows Pella windows and 13 large church windows with windows fabricated by Statesville Stained Glass Inc.

ITEMS TO CONSIDER FROM CHURCH CIRCLE GUIDELINES:

- Architectural Features-“Deteriorated architectural features shall be repaired rather than replaced whenever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture, and other visual qualities.”
- Windows- “Where replacement is essential, new windows shall match the originals with regard to original window type (hung, sash, casement, pivot, awning, etc.)”

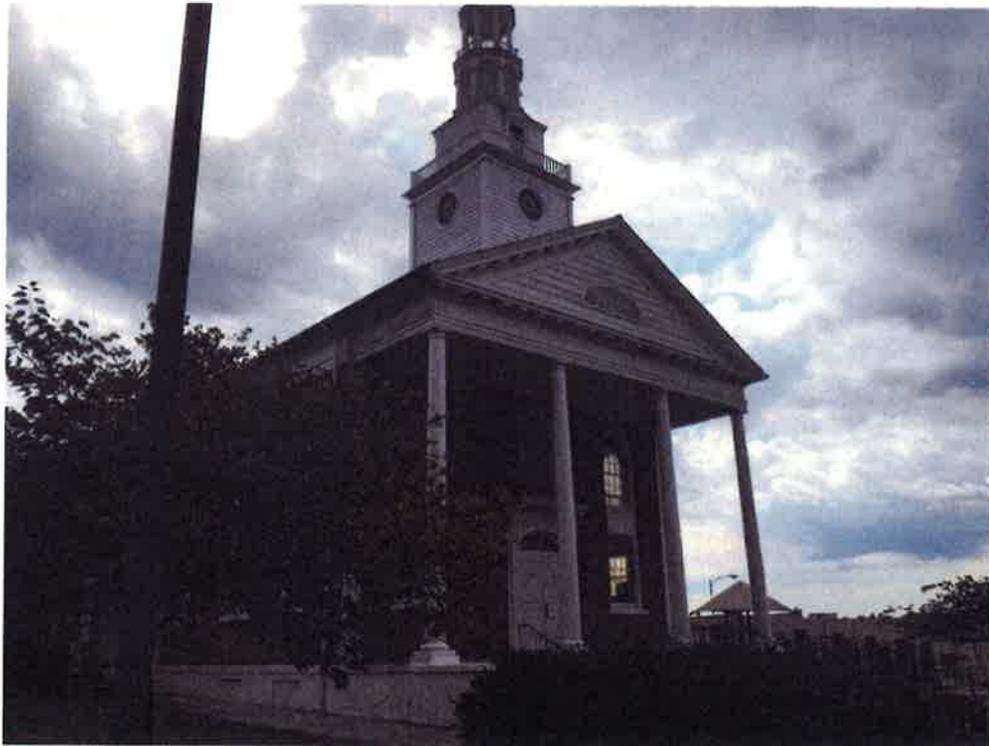
Aerial



From Street



Front Left



Side Left



Side Right





CITY OF KINGSPORT, TENNESSEE

September 9, 2013

RE: In-house Approval

Mr. Stephen Clark
100 Greenwood Lane
Kingsport, TN 37663

Dear Mr. Clark:

This letter is to notify you of an in-house approval by the Historic Zoning Commission for the installation of a new architectural shingle roof, located at 1900 Brunswick Ln, in the Boatyard Historic District.

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

October 2, 2014

RE: In-house Approval

Karen Henderson
258 Hammond Ave
Kingsport, TN 37660

Dear Ms. Henderson:

This letter is to notify you of an in-house approval by the Historic Zoning Commission for the installation of a replacement roof, brownwood in color, located at 258 Hammond Ave, in the Park Hill Historic District.

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

