

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

December 14, 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 September 14, 2015

III. New Business:

1. None

IV. Other Business:

1. Centennial Park Presentation by Principal Planner Justin Steinmann
2. Review 101 E Main Street In House
3. Review 709 Yadkin Street In House
4. Review 1301 Watauga Street In House
5. Chairman Letter
6. Public Comment

Adjournment

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

September 14, 2015

1:30 p.m.

Members Present

Jim Henderson, Chairman
Liza Harmon, Vice-Chairman
Ted Como
David Oaks
Perry Crocker, Secretary
Beverley Perdue

Members Absent

Jewell McKinney

Staff Present

Corey Shepherd, Planner

Visitors Present

Skip Norrell
Dr. Cecil Sturgill
Paul Hopkins

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 July 2015 meeting. On a motion by Commissioner Oaks, seconded by Commissioner Perdue the regular meeting minutes were unanimously approved.

Under "New Business," the Commission The request is to receive a Certificate of Appropriateness to approve the construction of a deck and canopy on the home at 2248 Netherland Inn Road. After a brief introduction of the item by Planner Shepherd, he turned the floor over to Mr. Cecil Sturgill to present the item. Mr. Sturgill began by saying the reason for his request was quite simple as he cannot receive liability insurance until the issue regarding the second floor door/porch is resolved. He continued by saying that the property is a showpiece inside. Commissioner Oaks began the discussion portion of the item as he asked about the original location of the home. Chairman Henderson said the home had, in fact, been moved from its original location. Next, Vice-Chairman Harmon asked about the absence of a roof on the porch. Mr. Sturgill referenced the porch at the back of the home and the Commission felt that it would not be appropriate at the front of the home. Commissioner Oaks asked whether or not it would be appropriate to have a covered porch with the detailing of the porch at Netherland erected at this property. Chairman Henderson answered by saying yes, that it would be very appropriate. Planner Shepherd pulled up an image of the Netherland Inn for reference. The Commission requested that Mr. Sturgill produce more detailed drawings of the proposed porch relating to materials, color, size, design, etc. The Commission requested that Planner Shepherd craft a letter that specifically identified the Commission's desire for what they would like to see. The letter was to contain the following: an image of the Netherland Inn (for reference to the porch), a request for wood material, design to match Netherland Inn porch, to start about 1.5' from end to end, the roof should match the existing roof, steps to come through the bottom of the porch, and the Commission would prefer to see a partial covering with posts and matching roof for the side door area where the concrete pad exists. Planner Shepherd included a contact for a suggested contract under the suggestion of Chairman Henderson. The item was deferred until Mr. Sturgill can provide more detailed drawings

detailing the aforementioned desires of the Commission. After Mr. Sturgill led all attendees of the meeting in prayer, there was no further discussion on the matter.

Next, under "New Business", the Commission was requested to consider a Certificate of Appropriateness to approve the construction of a fabric/steel canopy. An ongoing project at construction project at First Baptist Church has eliminated all handicap and senior parking space adjacent to the church. The church members are parking on Clay Street and city library lots with pick up by church vans and drop off at Holston Street entrance. The installation of this canopy will provide shelter to members and will match the existing canopy at First Baptist Church/gymnasium building. Planner Shepherd turned the presentation over to Mr. Paul Hopkins. Mr. Hopkins reminded the Commission of the significant expansion that the church was in the midst of construction. As a result, the church has lost a number of parking spaces. With winter weather approaching, the church wants to address the amount of distance attendees must walk without overhead protection. There was discussion related to the location, color, and the whether or not the canopy would be fixed to the church. Ultimately, the Commission decided to approve the canopy with no stripes, no signage, and will recommend dark green. The Commission asked if Commissioner Perdue could be involved in the color selection process. Under a motion from Commissioner Como, seconded by Commissioner Oaks the motion passed unanimously.

Lastly, under "New Business", Planner Shepherd introduced an alternate wording to the "in-house" by-law amendment proposed by Park Hill resident, Skip Norrell. Planner Shepherd gave some background regarding the subject and read Mr. Norrell proposed wording. Planner Shepherd then offered Mr. Norrell an opportunity to expand upon his proposed wording. Mr. Norrell stated, "I am through with any input to this Commission whatsoever. I am just going to be here to listen." There was some limited discussion regarding the in-house process, but it was decided to move forward with the previously approved wording.

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

Respectfully Submitted,

Perry Crocker, Secretary



CITY OF KINGSPORT, TENNESSEE

October 12, 2015

RE: In-house Approval

Jacob Painter
125 Gray Ruritan Drive
Gray, TN 37615

Dear Mr. Painter:

This letter is to notify you of an in-house approval by the Historic Zoning Commission for the installation of a replacement roof black in color, located at 101 E Main Street, in the Main Street 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 Shephard
Historic Planner

cc: File
Building Official





CITY OF KINGSPORT, TENNESSEE

CERTIFICATE OF APPROPRIATENESS

KINGSPORT HISTORIC ZONING COMMISSION

On the 21st day of September, the Kingsport Historic Zoning Commission (KHZC) approved the request of the application filed September 21, 2015, with Application Number 14-104-00006. This Certificate of Appropriateness is applicable to the following property: 709 Yarkin Street.

This Certificate of Appropriateness is granted to the Applicant for the purpose of securing permission to alter specified property. Applicant agrees to comply with all base zoning requirements, all Kingsport Historic Zoning Commission requirements, and Design Guidelines for the Watauga Street Historic District in the use of this property, unless specifically varied or altered by the Kingsport Historic Zoning Commission.

This Certificate of Appropriateness is effective when the request is approved by the KHZC. Further, the Applicant does hereby agree that City staff and/or members of the Kingsport governmental entities, or the KHZC, shall have access to the property at reasonable times to inspect for compliance with the requirements of state and local laws and this Certificate of Appropriateness.

The Structure or structures to be erected/alterd on this property will be erected/alterd according to the approved and accepted plans and/or specifications attached to this certificate as hereinafter described:

In May of 2014, the KHZC issued an in-house approval that would allow for the applicant to install siding matching the portion completed by their neighbor. This in-house approval renews the in-house approval for the installation of siding that matches the other half of the garage.

Any changes from the work outlined above will necessitate further review and action by the Kingsport Historic Zoning Commission. Project should be initiated within 180 days of receipt of approval letter, or COA will become null and void.



Corey Shepherd, Planner

9/21/15
Date





CITY OF KINGSPORT, TENNESSEE

CERTIFICATE OF APPROPRIATENESS

KINGSPORT HISTORIC ZONING COMMISSION

On the 22nd day of September, the Kingsport Historic Zoning Commission (KHZC) approved the request of the application filed September 22, 2015, with Application Number 15-104-00023. This Certificate of Appropriateness is applicable to the following property: 1301 Watauga Street.

This Certificate of Appropriateness is granted to the Applicant for the purpose of securing permission to alter specified property. Applicant agrees to comply with all base zoning requirements, all Kingsport Historic Zoning Commission requirements, and Design Guidelines for the Watauga Street Historic District in the use of this property, unless specifically varied or altered by the Kingsport Historic Zoning Commission.

This Certificate of Appropriateness is effective when the request is approved by the KHZC. Further, the Applicant does hereby agree that City staff and/or members of the Kingsport governmental entities, or the KHZC, shall have access to the property at reasonable times to inspect for compliance with the requirements of state and local laws and this Certificate of Appropriateness.

The Structure or structures to be erected/alterd on this property will be erected/alterd according to the approved and accepted plans and/or specifications attached to this certificate as hereinafter described:

To approve a roof replacement with estate grey shingles.

Any changes from the work outlined above will necessitate further review and action by the Kingsport Historic Zoning Commission. Project should be initiated within 180 days of receipt of approval letter, or COA will become null and void.


Corey Shepherd, Planner

9/22/15
Date





CITY OF KINGSPORT, TENNESSEE

December 4, 2015

Mr. Skip Norrell
254 Hammond Avenue
Kingsport, TN 37660

Dear Mr. Norrell:

The purpose of this letter is to address ongoing concerns regarding the chimney removal at 205-209 Compton Terrace. The Historic Zoning Commission was first made aware of the issue during the public comment portion of the May 2015 HZC meeting. Planner Shepherd promptly conducted an on-site visit and wrote the property owner, Pat Davis, a letter encouraging her to attend the June meeting. Meanwhile, City staff explored the option of pursuing a suit against Mrs. Davis due to the demolition of the chimney. Then at the June HZC meeting which attended by Mrs. Davis, Planner Shepherd gave a thorough report of the situation. Mrs. Davis had explained to the building inspector that the property was in danger of losing its insurance if action was not taken immediately. This urgent plea from Mrs. Davis to our Building Department resulted in the demolition of the chimney. As a result, the city staff did not feel it could win a suit against Mrs. Davis. Thus, legal action was not taken.

This situation has caused a great deal of anxiety among the Historic Zoning Commission and city staff. Planner Shepherd has discussed the issue at-length with Tennessee Historic Commission, the city's legal department, and the building department. Mr. Brown, from the THC, feels that both the Historic Zoning Commission and the City of Kingsport do not have any further available measures to force the property owner to reconstruct the chimney. This situation is unfortunate, but a valuable lesson was learned by all parties involved.

As Chairman of the Historic Zoning Commission, it is my opinion that this matter is now closed.

Sincerely,

Jim Henderson
Kingsport Historic Zoning Commission Chairman

