

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

June 10, 2013

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 May 13, 2013.

III. New Business:

The Commission is asked to consider granting a Certificate of Appropriateness for 2209 Netherland Inn Terrace, located in the Boatyard Historic District. The request is submitted by Virginia Silva.

IV. Other Business:

Public Comment

Adjournment

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

May 13, 2013

1:30 p.m.

Members Present

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

Members Absent

Jewell McKinney
Jim Lewis, Secretary

Staff Present

Ken Weems, Planner
Corey Shepherd, Planner

Visitors Present

Beverley Perdue
John Perdue
Zachary Thomas
Dave Sims
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 11, 2013 regular meeting. On a motion by Vice-Chairman Harmon, seconded by Commissioner Oaks, 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 126 W. Main Street, located in the Main Street Historic District. The request is to install a new aluminum door awning and three stainless steel window boxes. Mrs. Perdue brought a piece of the material she plans to use for the awning to the meeting. Each Commissioner examined the material thoroughly. Vice-Chairman Harmon asked whether the awning would go over the brown doors or the green doors as shown in the pictures. Mrs. Perdue noted that the awning would go over the brown doors and further remarked that there would be three window boxes. Chairman Henderson and Vice-Chairman Harmon complimented the Perdue's home noting how aesthetically pleasing it is. It was determined that the proposed changes to 126 W. Main Street by John and Beverley Perdue were consistent with the Main Street District. On a motion by Vice-Chairman Harmon, seconded by Commissioner Como, the COA was awarded as submitted, unanimously.

Continuing under "New Business" Chairman Henderson questioned whether or not to consider the granting of a Certificate of Appropriateness for 705 Yadkin Street since the applicant Ms. Ida Jenkins was not in attendance. It was explained by Planner Shepherd that the applicant, Ms. Jenkins, was travelling back to the area after visiting her mother. The Commission decided to consider the application. The request is to replace existing siding with a traditional vinyl siding to match original 1919 siding that is consistent with that of other homes in the neighborhood. Next, Ms. Jenkins plans to replace the current black roofing with black architectural shingle roofing. Ms. Jenkins is requesting approval to replace the

existing chain link fence with a black wrought iron fence or a white picket fence, each of which would be consistent with the era in which the house was built. Next, Ms. Jenkins has plans to paint or replace existing black shutters. If painted or replaced the shutters would remain black. Ms. Jenkins has outlined three possible solutions to address the deterioration of the front porch: replace the flooring of the porch with stone floor that is gray in color, put 15" edge on wood porch where rain hits the porch, or use "plastic wood" material which replicates the original wood used and prove to be better resistant to deterioration. Lastly, Ms. Jenkins has plans to fix the pool and deck at the back of the home and incorporate the proposed black wrought iron fencing and also include a brick walkway to the pool area.

Chairman Henderson noted there are sub-options within the request to be deliberated upon. Commissioner Oaks asked the Commission if it would be necessary to vote on the proposed changes occurring behind the home. Chairman Henderson indicated that it would not be necessary to vote on these changes. Vice-Chairman Harmon pointed out that what changes she makes in the back of the property will be dependent upon what changes are made in the front. Vice-Chairman Harmon commended Mrs. Jenkins for including the proposed changes behind the home. Vice-Chairman Harmon then requested that it be especially clear that the siding is vinyl and the size of the shutters remains consistent with the existing shutters. The Commission then discussed the various types of options for materials to rebuild the front porch. Commissioner Como expressed much trepidation in the ability of the Commission to recommend which changes to make to someone's home. Planner Shepherd noted that Ms. Jenkins wrote the request in the format she did in order to seek guidance on the most appropriate path to take in terms of the renovations. Vice-Chairman Harmon made a motion to approve facets one, two, and four of the request, seconded by Commissioner Como. Facets three and five are subject to approval upon the Commission receiving additional, specific information (design and material) regarding the wrought iron fence and porch material.

The Commission received two applications that were approved in-house. The first was for the removal of a deteriorating cinderblock wall and half of the concrete pad (portion closest to Netherland Inn Rd.) located at 2044 Netherland Inn Rd in the Boatyard District. The second in-house approval was for the installation of a new architectural shingle roof, brown in color, located at 213 W. Wanola Avenue in the Park Hill District.

Chairman Henderson then discussed the letter of appreciation for Mrs. Waggoner. He outlined two changes that he wished to be made to the draft of the letter of appreciation. He noted that the "Ivy House" should be referred to in quotations and "property" should be changed to "properties". It should be noted, following the meeting it was discovered that the letter of appreciation had been signed and sent to Mrs. Waggoner in advance of the May 2013 Historic Zoning Commission meeting.

Chairman Henderson requested to make note of the fact that the 450 Shelby Street property had not started. Planner Weems noted that there is no guideline in place to limit the amount of time an applicant has to make approved changes. Planner Weems further noted that if something is historically appropriate now it would be continue to be historically appropriate moving forward. Chairman Henderson requested Planner Shepherd reach out to the owner of 450 Shelby Street to make sure she still has intentions of making the proposed changes approved by the Commission.

During the Public Comment portion of the meeting, Zachary Thomas, Park Hill Neighborhood Association President, commended the Commission on their good work. He then questioned the in-house

approval process, questioning, "To what extent a planner can approve an in-house approval letter?" Chairman Henderson then familiarized Mr. Thomas with the process describing how the he travels with the planning staff to the site and deems it necessary or unnecessary to come before the Commission. He referenced the Netherland Inn Road in-house that was mentioned during the Other Business portion of the meeting. Chairman Henderson reiterated his point by saying that if it is not a substantial change made to a property he will not bring it before the Commission. Vice-Chairman Harmon noted that she has never seen a questionable in-house during her tenure on the Commission. Mr. Thomas and Skip Norrell noted some properties that, in their opinion, were approved in-house but yet made substantial changes to the appearance of the home. Commissioner Como echoed the sentiments of Vice-Chairman Harmon. Mr. Thomas and Mr. Norrell then shifted the conversation to the \$50.00 fee that is due even when an in-house approval is carried out by the HZC Chairman. Mr. Thomas made it clear that the amount of the fee was not the issue. He said, "50 bucks is 50 bucks, I drink that in liquor every night." He continued, "The idea of having to come and give \$50 every time to say 'yes, put your same windows in there', there is some concern with that." The Commission agreed with the two Park Hill resident's concern about the \$50.00, using the term "punitive" in reference to the fee. This concluded the Public Comment portion of the meeting.

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

Respectfully Submitted,

Liza Harmon, Vice-Chairman

APPLICATION
Historic Commission



APPLICANT INFORMATION:

Last Name Silva First Virginia M.I. _____ Date May, 9, 2013
Street Address 2209 Netherland Inn Terrace Apartment/Unit # _____
City Kingsport State TN ZIP 37660
Phone 423-967-9296 E-mail Address _____

PROPERTY INFORMATION:

Tax Map Information Tax map: _____ Group: _____ Parcel: _____ Lot: _____
Street Address 2209 Netherland Inn Terrace Apartment/Unit # _____
Name of Historic Zone Backyard
Current Use _____

REPRESENTATIVE INFORMATION:

Last Name Silva First Virginia M.I. _____ Date May, 9, 2013
Street Address 2209 Netherland Inn Terrace Apartment/Unit # _____
City Kingsport State TN ZIP 37660
Phone 423-967-9296 E-mail Address _____

REQUESTED ACTION:

Rebuilding Kitchen porch, it will be a few feet bigger than what it is. It will look the same, will hold the same materials from the original.

DISCLAIMER AND SIGNATURE

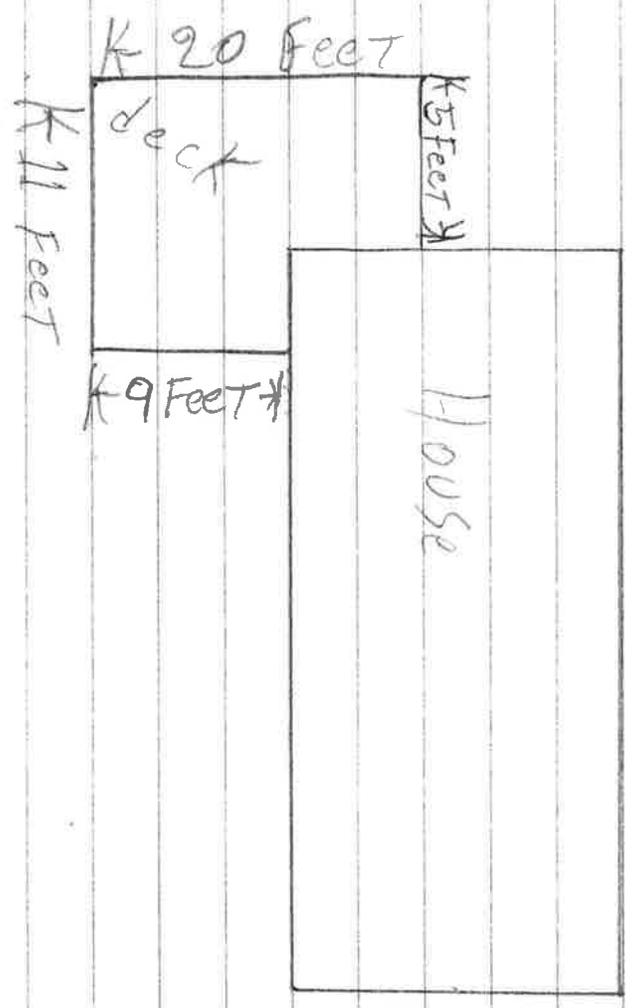
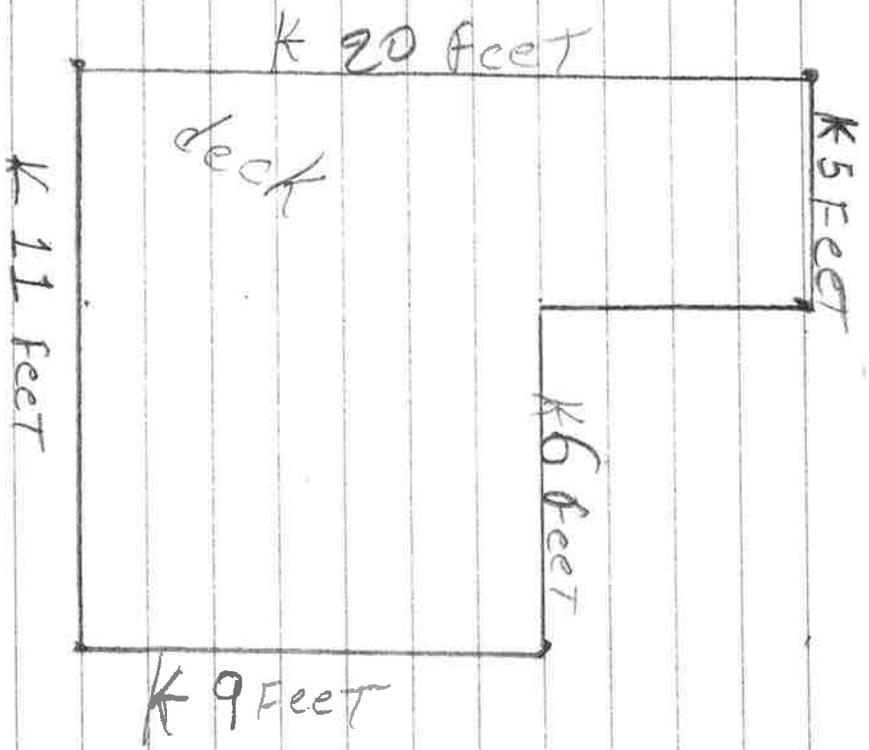
By signing below I state that I have read and understand the conditions of this application and have been notified as to the location, date and time of the meeting in which my application will be reviewed by the Commission. I further state that I am/we are the sole and legal owner(s) of the property described herein and that I am/we are appealing to the Historic Commission.

Signature: ~~Virginia Silva~~ Virginia Silva Date: 5-9-2013

Signed before me on this 9th day of May, 2013
a notary public for the State of Tennessee
County of at Harse

Notary Page Jeffers
My Commission Expires 8/24/14





MEMORANDUM

TO: Kingsport Historic Zoning Commission
FROM: Corey Shepherd, Planner
DATE: May 20, 2013
PROJECT: 13-104-00008
SUBJECT: Certificate of Appropriateness for 2209 Netherland Inn Terrace

INTRODUCTION:

The Commission is asked to consider granting a Certificate of Appropriateness for 2209 Netherland Inn Terrace, located in the Boatyard District. The request is submitted by Ms. Virginia Silva.

PRESENTATION:

The request is to receive a Certificate of Appropriateness to rebuild the kitchen porch. The current porch is in need of many repairs and the applicant feels that building a new porch is necessary. The new porch will be constructed using the same materials as the existing porch and will be painted the same color. The only difference in the new porch as compared to the existing porch would be a slight increase in the dimensions of the new porch (see sketches).

OPTIONS:

The Commission's Options are as follows:

1. Grant a Certificate of Appropriateness as requested
2. Grant a Certificate of Appropriateness based on modifications
3. Deny Granting a Certificate of Appropriateness and state the reasons for denial in writing
4. Postpone action pending receipt of additional information

Staff recommends option 1. It is staff's opinion that the proposed changes are consistent with the Boatyard guidelines.

Street View



East View



West View



Rear view



Aerial View

