

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

May 13, 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 March 11, 2013.

III. New Business:

1. The Commission is asked to consider granting a Certificate of Appropriateness for 126 W. Main Street, located in the Main Street Historic District. The request is submitted by Beverley Perdue.
2. The Commission is asked to consider granting a Certificate of Appropriateness for 705 Yadkin Street, located in the White City Historic District. The request is submitted by Ida Jenkins.

IV. Other Business:

1. Receive in-house approval letters (2044 Netherland Inn Road/ Boatyard District & 213 W. Wanola Ave./ Park Hill District)
2. Review Ms. Waggoner letter of appreciation for past Park Hill District improvements.
3. Public Comment

Adjournment

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

March 11, 2012

1:30 p.m.

Members Present

Jim Henderson, Chairman
Liza Harmon, Vice-Chairman
Jim Lewis, Secretary
Ted Como
Jewell McKinney
David Oaks

Members Absent

Perry Crocker

Staff Present

Lynn Tully, AICP
Ken Weems, Planner
Corey Shepherd, Planner

Visitors Present

John Stewart
Pam Evans
Justus Fry
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 December 10, 2012 regular meeting. On a motion by Commissioner McKinney, seconded by Vice-Chairman Harmon, the regular meeting minutes were unanimously approved.

Under "New Business," the Commission addressed a request to consider granting a Certificate of Appropriateness for 225 Compton Terrace, located in the Park Hill Historic District. The request is to have the windows on left half of the structure replaced. The replacement windows would be thermal safe windows with insulated E-glass. The owner of the property, Pam Evans, noted that after the windows are replaced there will be no change in the look of the property. Discussion ensued concerning the proposed "colonial cream" color of the window muntins. The Commission determined that the replacement windows, complete with "colonial cream" colored muntins, are acceptable for the Park Hill District. On a motion by Commissioner Como, seconded by Commissioner McKinney, the COA was awarded as submitted, unanimously.

Planner Weems drafted a letter of appreciation to the owner of 266/270 Hammond Avenue, 222 W. Wanola Avenue, and 813 Yadkin Street. Chairman Henderson suggested that Marlies Schmidt's name be included on the 266/270 Hammond Avenue letter. Chairman Henderson also requested that an additional letter be addressed to Debbie Waggoner for her efforts on the Ivy House on Compton Terrace. The letter of appreciation is due to an excellent job with the approved renovations performed on the property as approved by the Commission.

During the public comment portion of the meeting, some of the visitors in attendance expressed concern about the complaint process for Historic Zoning Districts. Staff will attempt to put the concerned visitors in touch with the City Building Official, Mike Freeman, following the meeting. Specifically, Skip Norrell noted that there were two trees cut down that were not replaced with two new trees meeting the minimum

APPLICATION
Historic Commission



APPLICANT INFORMATION:

Last Name Perdue First Beverley M.I. G Date 4/17/13
Street Address 126 W. Main St. Apartment/Unit #
City Kingsport State TN ZIP 37660
Phone 423-323-1174 E-mail Address beverleyperdue@gmail.com

PROPERTY INFORMATION:

Tax Map Information Tax map: Group: Parcel: Lot:
Street Address 126 W. Main St. Apartment/Unit #
Name of Historic Zone
Current Use Residential

REPRESENTATIVE INFORMATION:

Last Name Same as above First M.I. Date
Street Address Apartment/Unit #
City State ZIP
Phone E-mail Address

REQUESTED ACTION:

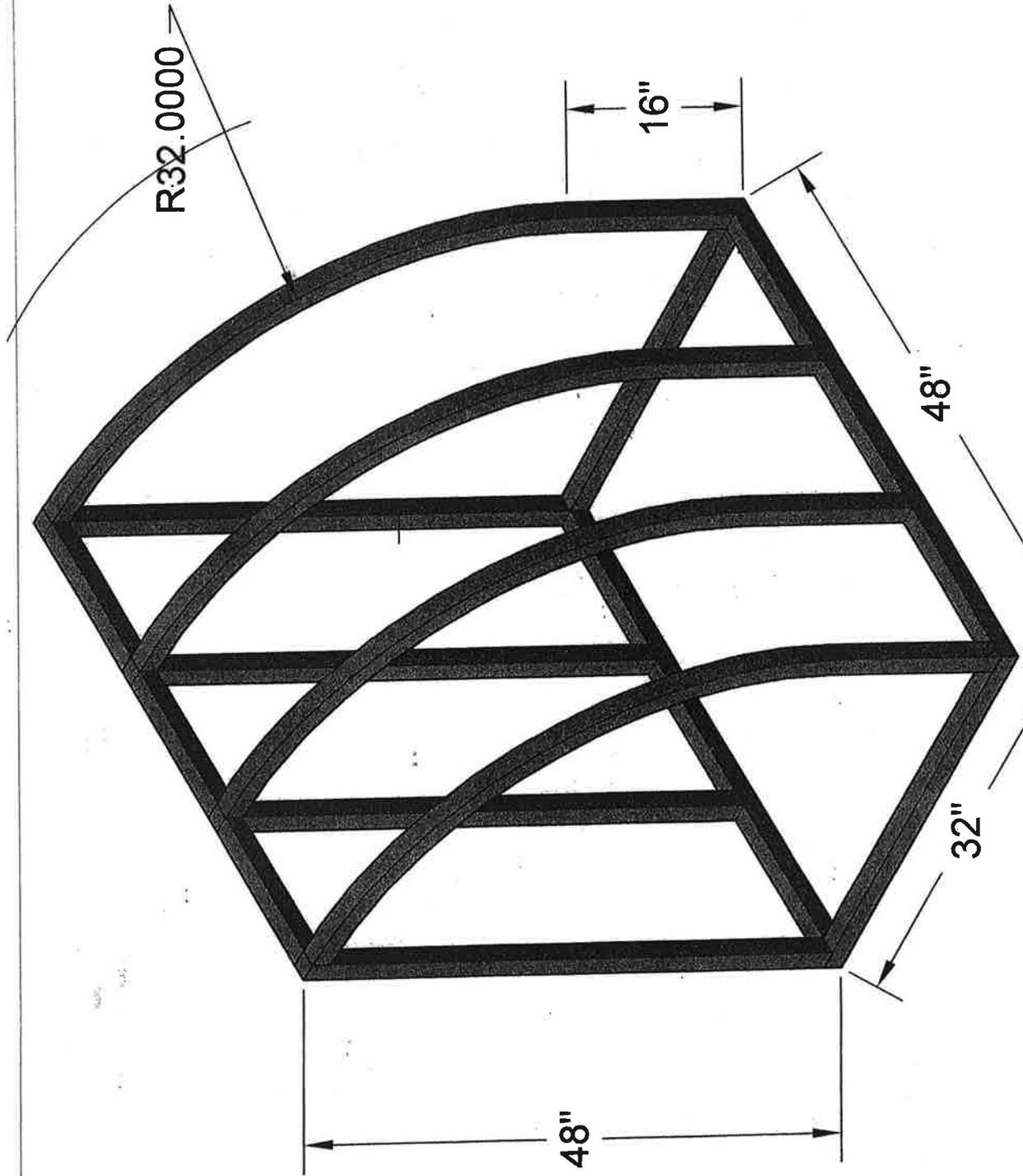
Door Awning & 3 window boxes
stainless steel boxes
Aluminum Awning

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: Beverley Perdue
Signed before me on this 17 day of April, 2013,
a notary public for the State of Tennessee
County of Sullivan
Notary Karen Bailey Combs
My Commission Expires May 12, 2013





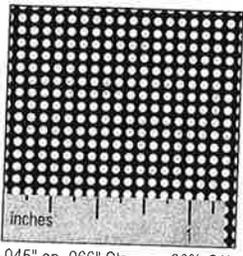
Johnson Hilliard Inc. 1100 Industry Dr. Kingsport, TN 37660

Customer: Beverly Purdue; Estimate #748

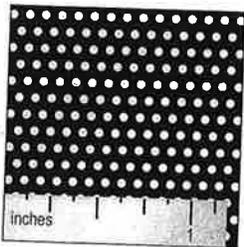
Job Name: Aluminum Canopy with Perforated Top

Description: 1.5x1.5 Aluminum Tube Frame

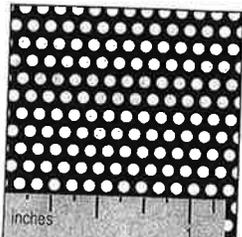
PERFORATED HOLE DIAMETERS TO SCALE



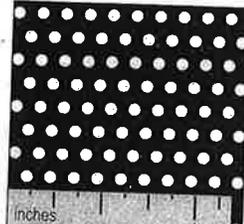
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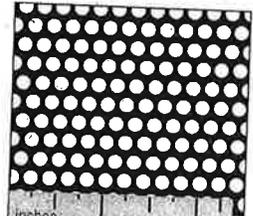
.045" on .088" Stg. 24% O/A



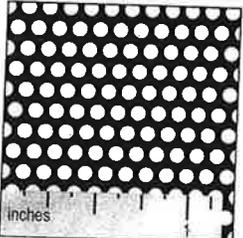
1/16" on 3/32" Stg. 41% O/A



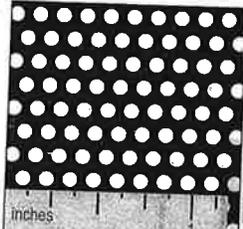
1/16" on 1/8" Stg. 23% O/A



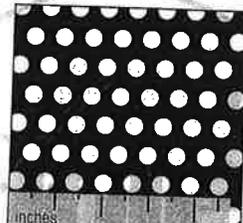
.075" on .100" Stg. 51% O/A



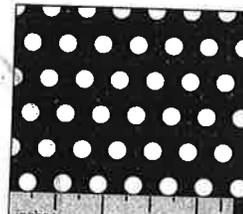
5/64" on 7/64" Stg. 46% O/A



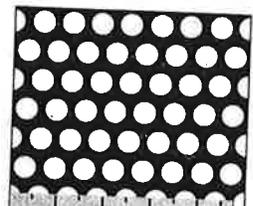
5/64" on 1/8" Stg. 36% O/A



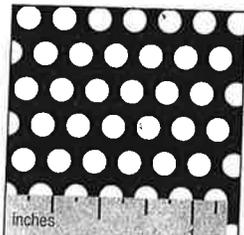
3/32" on 5/32" Stg. 33% O/A



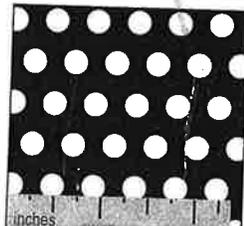
3/32" on 3/16" Stg. 23% O/A



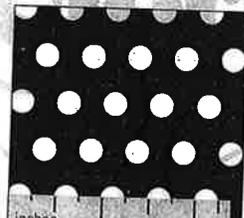
.117" on 5/32" Stg. 51% O/A



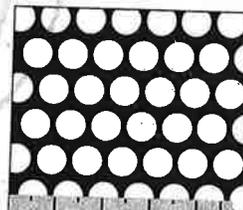
1/8" on 3/16" Stg. 40% O/A



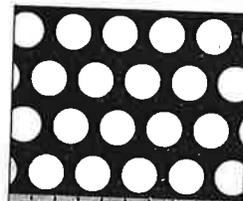
1/8" on 7/32" Stg. 30% O/A



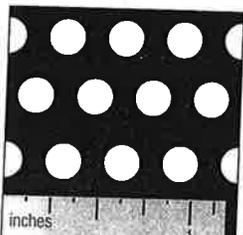
1/8" on 1/4" Stg. 23% O/A



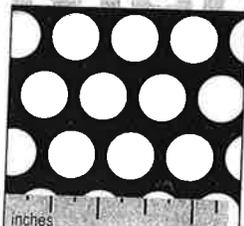
5/32" on 3/16" Stg. 63% O/A



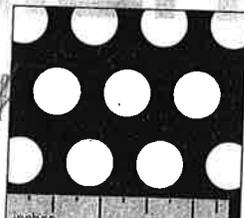
3/16" on 1/4" Stg. 51% O/A



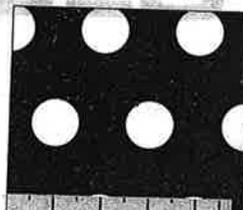
3/16" on 5/16" Stg. 32% O/A



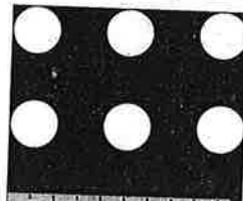
1/4" on 5/16" Stg. 58% O/A



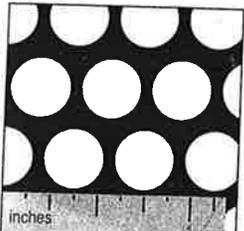
1/4" on 3/8" Stg. 40% O/A



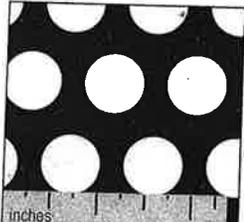
1/4" on 1/2" Stg. 23% O/A



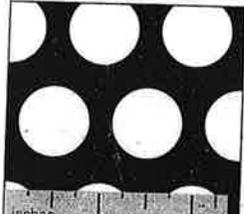
1/4" on 1/2" Str. 32% O/A



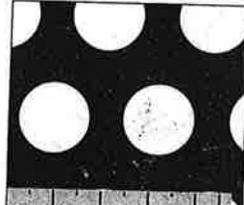
5/16" on 3/8" Stg. 63% O/A



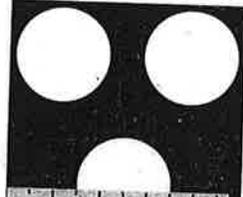
5/16" on 7/16" Stg. 46% O/A



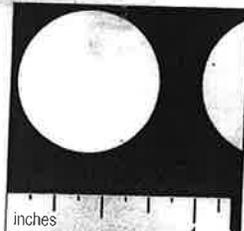
3/8" on 1/2" Stg. 51% O/A



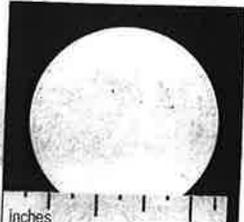
3/8" on 9/16" Stg. 40% O/A



1/2" on 11/16" Stg. 48% O/A



3/4" on 1" Stg. 51% O/A



1" on 1-1/4" Stg. 58% O/A

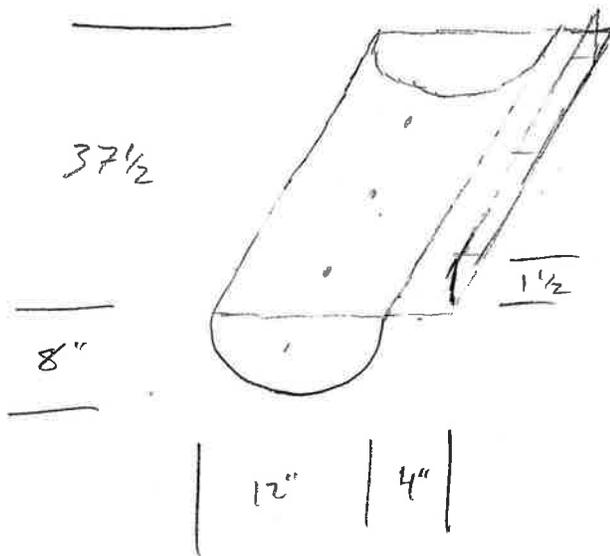
Guidelines for Minimum Hole Size/Minimum Bar Width

The rule of thumb for perforating is that the hole diameter should not be less than the thickness of the material. The closer to a one-to-one ratio, the higher the probability of tool failure and the greater the precautions necessary to avoid it.

Modifications can be made in certain instances at additional costs. For stainless steel and similar higher strength materials, it is preferable to specify at least three thickness gauges thinner than the hole diameter.

The same general rule applies to bar width. The bar width should be greater than material thickness because of the increased number of punches and, therefore, increased perforation tonnage. The bar width can be adjusted at increased costs.

S.S. Flower Box



MEMORANDUM

TO: Kingsport Historic Zoning Commission
FROM: Corey Shepherd, Planner
DATE: April 26, 2013
PROJECT: 13-104-00006
SUBJECT: Certificate of Appropriateness for 126 W. Main Street

INTRODUCTION:

The Commission is asked to consider granting a Certificate of Appropriateness for 126 W. Main Street, located in the Main Street District. The request is submitted by Mrs. Beverley Perdue.

PRESENTATION:

The request is to receive a Certificate of Appropriateness to install a new aluminum door awning and three stainless steel window boxes. The proposed changes to the property are consistent with other properties in the Main Street Historic District as demonstrated in the pictures below.

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 Main Street guidelines.

Street View



East View



West View



Aerial view



*RM fee paid 4/29/13
receipt #1205*
Kingsport

APPLICATION
Historic Commission

APPLICANT INFORMATION:

Last Name JENKINS First IDA M.I. M Date _____
Street Address 705 YADKIN STREET Apartment/Unit # _____
City KINGSPORT State TN ZIP 37660
Phone 727-793-4384 E-mail Address J3939395@Yahoo.com

PROPERTY INFORMATION:

Tax Map Information DIST 11 Tax map: 0460 Group: E Parcel: 02600 10 BLOCK 106
Street Address 705 YADKIN STREET Apartment/Unit # _____
Name of Historic Zone WHITE DISTRICT
Current Use RESIDENCE

REPRESENTATIVE INFORMATION:

Last Name _____ First _____ M.I. _____ Date _____
Street Address _____ Apartment/Unit # _____
City _____ State _____ ZIP _____
Phone _____ E-mail Address _____

REQUESTED ACTION:

Please see attachment

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: Ida M. Jenkins

Date: 4/29/2013

Signed before me on this 29th day of April, 2013
a notary public for the State of TN
County of Sullivan

Notary Mary Ann B. Reed
My Commission Expires 5-6-2014





to do list...

705 Yadkin St

Ida Jenkins

727-793-4384

Proposed changes - Front of house

- ① Traditional vinyl siding - white to match original 1919 painting
- ② Black roof replaced with black shingle roof
- ③ Black wrought iron or white picket fence to replace chain-link now installed on side & back of house with gate access to rear yard.
- ④ Paint shutters black or replace with black shutters - currently black
- ⑤ Front porch - floor rotting around exterior edges
Options -
 - ① replace floor with stone floor of gray color.
 - ② Put 15" edge on wood porch where rain hits porch. Edge of stone or similar tiles
 - ③ Use new plastic faux wood which replicates old wood





to do list...

Proposed changes to rear of house not visible from street.

- ① fix inground pool + deck*
- ② install new wrought iron or look-alike fence around pool to replace old chain link fence.*
- ③ repair brick walkway to pool*



MEMORANDUM

TO: Kingsport Historic Zoning Commission
FROM: Corey Shepherd, Planner
DATE: April 29, 2013
PROJECT: 13-104-00007
SUBJECT: Certificate of Appropriateness for 705 Yadkin Street

INTRODUCTION:

The Commission is asked to consider granting a Certificate of Appropriateness for 705 Yadkin Street, located in the White City District. The request is submitted by Ida Jenkins.

PRESENTATION:

The request is to receive a Certificate of Appropriateness 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. Currently, there is a chain link fence on one side of the home and is visible from the street. Ms. Jenkins is requesting approval to replace this chain link fence with either 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 and would include a gate that increases would increase accessibility to the backyard. Next, Ms. Jenkins has plans to paint or replace the existing black shutters. If painted the shutters would remain black and if replaced the replacement shutters would be black as well. The front porch is deteriorating and needs to be replaced. Ms. Jenkins has outlined three possible solutions to the problem: replace the flooring of the porch with a stone floor that is gray in color, put 15" edge on wood porch where the rain hits the porch, or use "plastic wood" material which will replicate the original wood used and be better resistant to deterioration. Behind the home Ms. Jenkins plans to fix the pool and deck at the back of the home and the same proposed wrought iron fence. Lastly, she intends to fix the brick walkway back to the pool area.

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 White City guidelines.

Street View (roof, shutters, fence)



East view (Siding, chain link fence, pool area)



West View (view of porch and roof)



Aerial view



APPLICATION

Historic Commission



APPLICANT INFORMATION:

Last Name steering committee for Hammond House First None M.I. _____ Date _____
 Street Address 2044 Netherland Inn Rd. Apartment/Unit # _____
 City Kingsport, State TN ZIP 37660
 Phone _____ E-mail Address _____

PROPERTY INFORMATION:

Tax Map Information Tax map: 045 Group: C Parcel: 03802 Lot: P 2
 Street Address 2044 Netherland Inn Rd. Apartment/Unit # _____
 Name of Historic Zone Boatyard
 Current Use Rental Property

REPRESENTATIVE INFORMATION:

Last Name Jones First Malcolm M.I. M Date 3-28-13
 Street Address 1140 Knollwood Ln Apartment/Unit # _____
 City Kingsport State TN ZIP 37660
 Phone 246-4072 or 967-0489 E-mail Address Zelig40@gmail.com

REQUESTED ACTION:

The steering committee for Hammond House request approval for the removal of a deteriorating cement and cinder block wall between the Lynn store building and Netherland Inn Rd. This is needed for safety and cosmetic reasons. This will include one half of a concrete pad adjacent to the wall.

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: Malcolm Jones Date: 3/22/2013

Signed before me on this 22nd day of March, 2013
 a notary public for the State of TENN
 County of At Large

Notary Page M. Jeffers
 My Commission Expires 8/24/14





CITY OF KINGSPORT, TENNESSEE

April 3, 2013

RE: In-house Approval

Dr. Malcolm Jones
1140 Knollwood Ln
Kingsport, TN 37660

Dear Dr. Jones:

This letter is to notify you of an in-house approval by the Historic Zoning Commission 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.

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



APPLICATION
Historic Commission



APPLICANT INFORMATION:

Last Name Sims First Dave M.I. _____ Date _____
Street Address 213 W. WANDIA Apartment/Unit # _____
City KINGSFORT State TN ZIP _____
Phone _____ E-mail Address _____

PROPERTY INFORMATION:

Tax Map Information Tax map: _____ Group: _____ Parcel: _____ Lot: _____
Street Address 213 W. WANDIA Apartment/Unit # _____
Name of Historic Zone _____
Current Use _____

REPRESENTATIVE INFORMATION:

Last Name Neece First Jim M.I. W Date 4-16-13
Street Address 116 RIDGECREST DR Apartment/Unit # _____
City BRISTOL State TN ZIP 37620
Phone 423 646 1573 E-mail Address Jim Neece 2 AT Gmail Com

REQUESTED ACTION:

TEAR OFF 3-TAB SHINGLES
INSTALL NEW 30 YR SHINGLES - COLOR TO BE SAME AS CURRENT ROOF

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: Jim Neece

Date: 4-16-13

Signed before me on this 16th day of April, 2013
a notary public for the State of Tennessee
County of at Large

Notary Page M Jeffers
My Commission Expires 8/24/16





CITY OF KINGSPORT, TENNESSEE

April 17, 2013

RE: In-house Approval

Mr. Dave Sims
213 W. Wanola Ave
Kingsport, TN 37660

Dear Mr. Sims:

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, brown in color, located at 213 W. Wanola 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



April 8, 2013

Ms. Debra Waggoner
1516 Belmeade Drive
Kingsport, TN 37664

Dear Ms. Waggoner:

During one of our recent Historic Zoning Commission meetings, the Commission agreed that you performed an excellent job with your restoration work on the Ivy House on Compton Terrace, as well as your portion of the tri-plex on West Wanola Avenue. Your property sets a high standard of excellence for the Park Hill Historic District. If we can be of any help with any future improvements, please do not hesitate to contact us.

Sincerely,

James Henderson, Chairman
Kingsport Historic Zoning Commission