

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

January 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:

Approval of the minutes for the regular meeting held November 11, 2013

III. New Business:

1. The Commission is requested to consider a Certificate of Appropriateness for 1126 Watauga Street, located in the Watauga Street Historic District. The request is submitted by Lesa Gardner.
2. The Commission is requested to hold a public meeting to consider the eligibility of 1434 Watauga Street for the National Register of Historic Places.

IV. Other Business:

1. Review an in-house approval for 1201 Wateree Street.
2. Review conceptual drawings submitted for the proposed addition to the First Baptist Church.
3. Review Kingsport Greenbelt extension project.
4. Public Comment

Adjournment

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

November 11, 2013

1:30 p.m.

Members Present

Jim Henderson, Chairman
Perry Crocker
Ted Como
David Oaks

Members Absent

Liza Harmon, Vice-Chairman
Hoyt Denton, Secretary
Jewell McKinney

Staff Present

Corey Shepherd, Planner

Visitors Present

Skip Norrell
John Burns
Suzanne Burns

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 November 11, 2013 regular meeting. On a motion by Commissioner Crocker, 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 112 West Main Street, located in the Main Street Historic District. The request is to approve replacement of front windows with black double hung units with SDL bars in top sash and replace rear windows with combination of black DH and fixed units. All windows will be aluminum clad wood. Next, the applicant wishes to replace the front door and apply a privacy film on the storefront windows. Lastly, the applicant wishes to install 1x4 ft. panels under front windows to create the desired look. First, Chairman Henderson commended the applicants for turning the space in a livable home downtown. Secondly, Chairman Henderson asked about the proposed color of the building front. The applicants stated that they hoped to create "visual interest" by painting the building front black. The Commission raised questions concerning the removal of the front door. Chairman Henderson referenced Main Street historic guidelines pertaining to doors stating that "original doors shall be retained and rehabilitated where possible". All Commissioners then decided that the application should be amended to ensure that the original door is retained. On a motion by Commissioner Como, seconded by Commissioner Oaks, the COA was awarded as submitted, unanimously.

During the "Other Business" portion of the meeting the Commission reviewed two in-house approvals at 2130 Netherland Inn Road and 2000 Netherland Inn Road. These in-house approvals were for roof replacements that used similar materials in color and style. Next, the Commission reviewed a letter sent to the Kingsport Historic Zoning Commission from the First Tennessee Development District. The purpose of the letter was to allow the KHZC to be aware of upcoming work to be done on the Kingsport raw water pumping station. Next, Planner Shepherd presented information concerning the painting of a home within the Park Hill Historic District. The home located at 426 West Sullivan Street was in the process of being painted an unapproved color. Planner Shepherd explained the HZC approval process to the contractors and they agreed to repaint the home the appropriate colors (Desert Floor Brown and Stewart House

Brown). Lastly, at the last meeting in August the Commission discussed the in-house checklist that was recreated by Planner Shepherd.

During the public comment portion of the meeting Mr. Skip Norrell expressed concern about the staff's ability to approve design changes in-house. Mr. Norrell also noted that he is worried that the Commission could approve an in-house and the project could be completed without neighborhood approval. Lastly, Mr. Norrell again noted that he wished the Commission would change the in-house approval process. Planner Shepherd noted that many cities in the state are doing in-house approvals or similar processes in order to expedite the HZC process in certain cases. There being no other discussion, on a motion by Commissioner Como, seconded by Commissioner Oaks, the Commission ended public discussion.

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: January 6, 2014
PROJECT: 14-104-00001
SUBJECT: Certificate of Appropriateness for 1126 Watauga Street

INTRODUCTION:

The Commission is asked to consider granting a Certificate of Appropriateness for 1126 Watauga Street, located in the Watauga Street Historic District. The request is submitted by Ms. Lesa Gardner.

PRESENTATION:

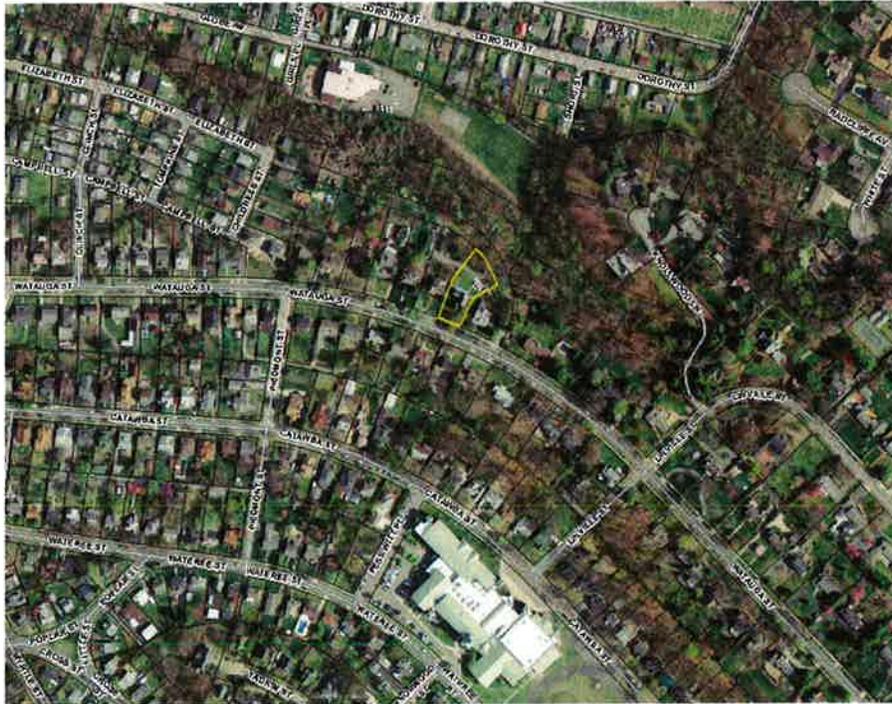
The request is to receive a Certificate of Appropriateness to approve the replacement of the current roof with an architectural shingle roof and replace the guttering on the home. The color of the roof is contingent upon the choice of color for repainting of the home itself. Ms. Gardner has included several choices for the Commission to consider for repainting the home. Next, Ms. Gardner hopes to “screen” the side terrace. Next, the applicant wishes to replace the windows in the home and has provided several choices for the Commission to consider in terms of style. The applicant wishes to put a copper roof on the bay window (see photo). Next, Ms. Gardner wishes to repair the front retaining wall and replace lamp post with a post consistent with time period of home. Next, the applicant wishes to paint the garage (partially visible from street) colors consistent with the home. Lastly, Ms. Gardner hopes to repair the security door and remove some of the existing overgrown landscaping. However, if the door is unable to be repaired, she hopes to replace the door with one of the two options included in the packet.

ITEMS TO CONSIDER FROM WATAUGA STREET GUIDELINES:

- The guidelines only state that colors of the home shall, “generally be compatible with the surrounding streetscape.” Specific colors are not mentioned.
- “The original size, shape, number of windows, and arrangement of panes shall be maintained.”
- “Light fixtures introduced for security/safety purposes which do not detract from the character of the home may be appropriate.”
- “Doors shall be retained and rehabilitated wherever possible.” However, if they must be replaced, “doors shall be compatible with original doors in terms of style and material.”

- “Removal of healthy trees shall be discouraged, except where they threaten existing structures.” It is staff’s opinion that the trees at this property are both unhealthy and pose a risk to the structural integrity of the home.

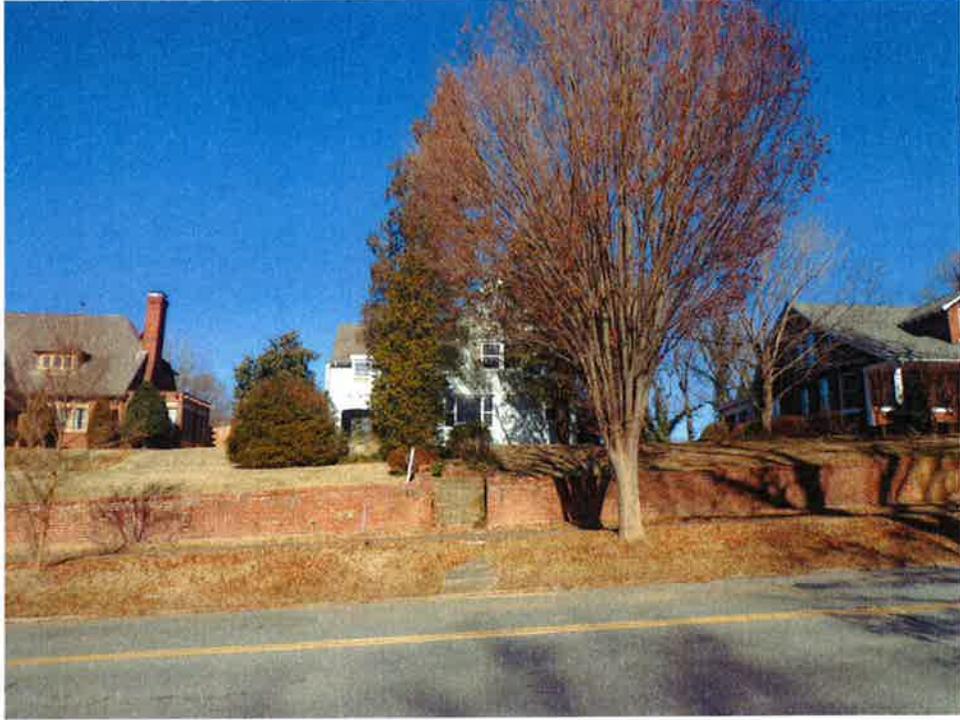
Aerial Photo



Street View



Streetscape





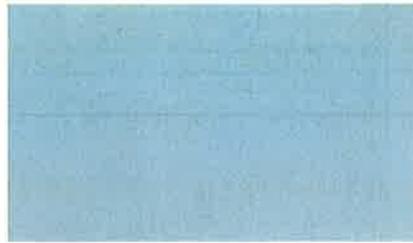
From an angle this is view of house. roof to be replaced. stucco to be repaired and house painted. Dead or Dying shrubs to be removed. Ivy to be removed from structure windows to be replaced. would like to put copper on roof of Bay window. guttering to be replaced. would like to screen side terrace. would want to add new landscaping to replace what needs to be removed. shrubs of choice would be; azaleas, rhododendron, crepe myrtle dogwood, along with annuals when appropriate.



Estate Gray†



Onyx Black†



The above shingles
if one of color
choices to the right
is chosen

these shingles if one
of the colors down
below is chosen

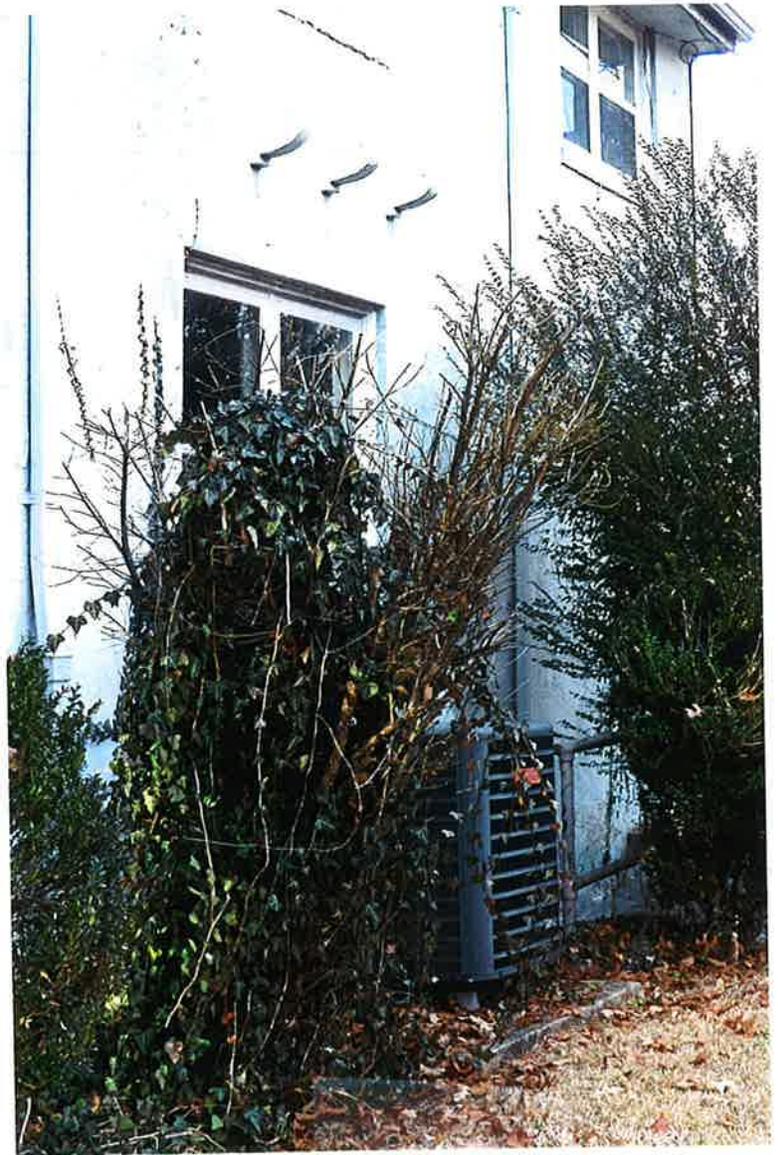


Driftwood†



2006-10C
Vanilla Steam

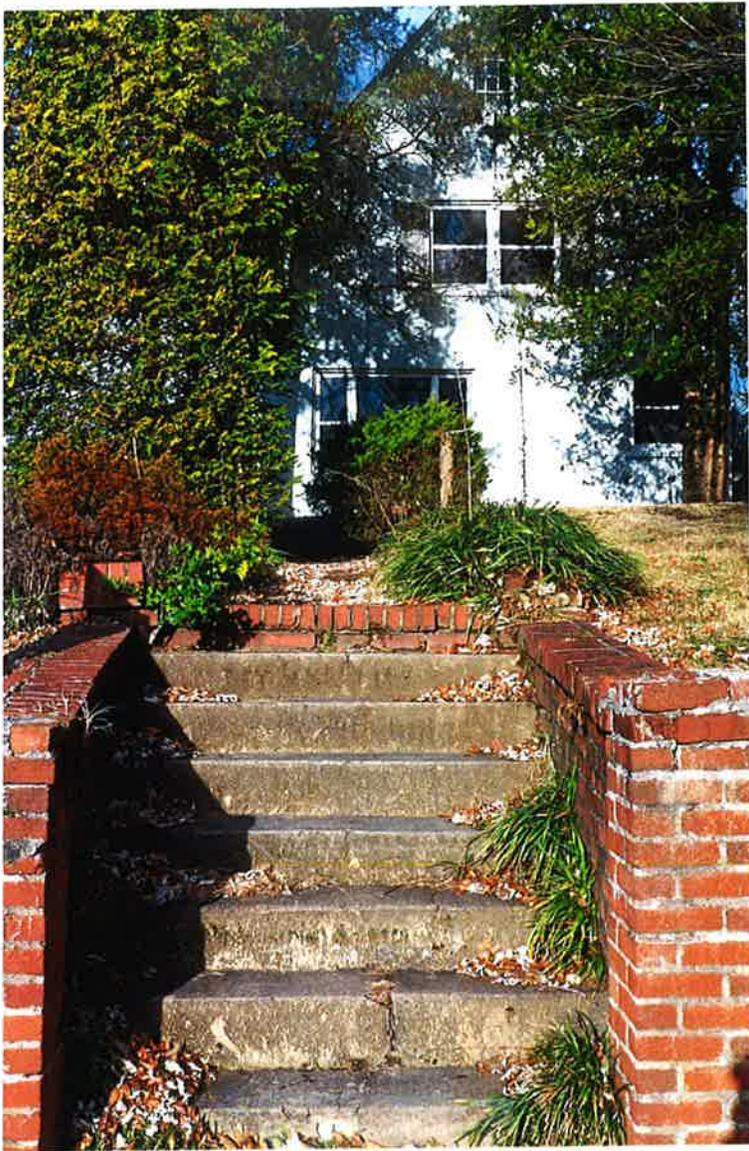




* Top ~~right~~ left
Large evergreen
that is dying
and causing
damage to roof
would like to
remove

* Top right
overgrown
bushes covered
with Ivy
which damages
stucco. would
like to remove

* Left difficult
to see house
due to over
grown shrubbery



← Front walk way. Dead shrubs need to be removed. Brick to be repaired

↓ Front retaining wall to be repaired

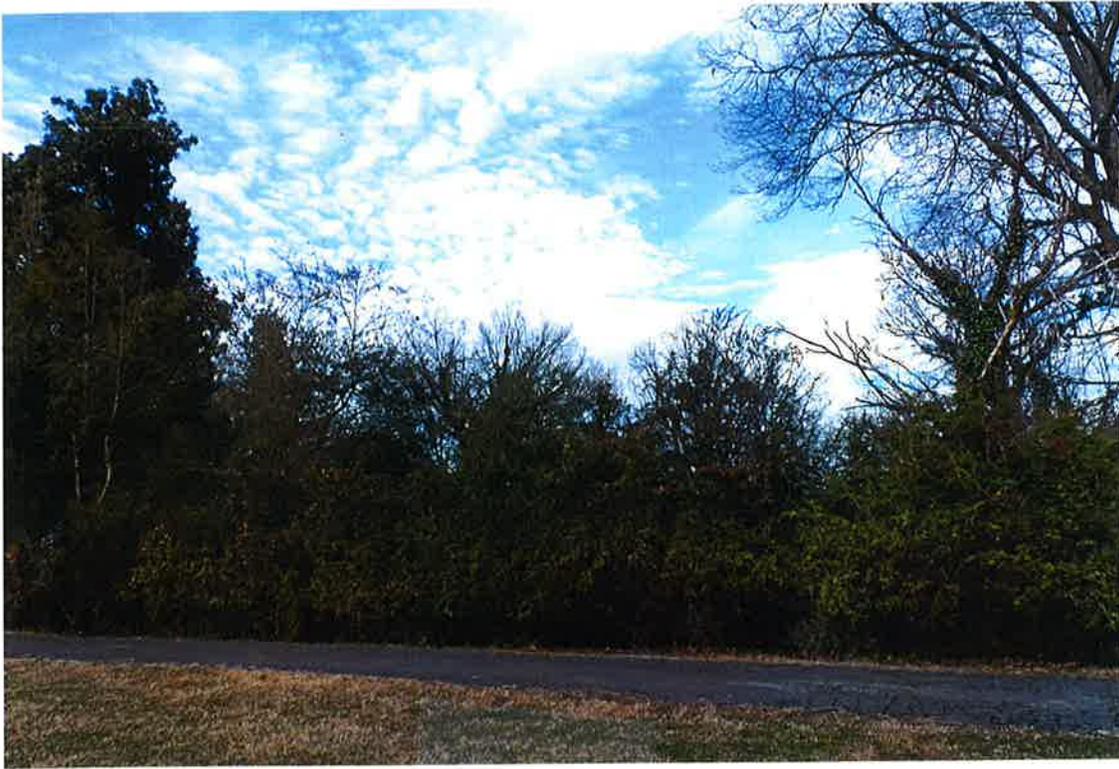




← Large shrub partially dying with vine growing over it ~~would~~ would like to remove. It blocks access to the steps which need to be repaired



← remainder of a lamp post. would like to replace with period type piece that would also match hanging light on side terrace as well as light beside front entrance



nudge of
hemlock
along back
of property
partially
dying and
full of
poison ivy
only the
top is visible
from watauga
would like
to remove



garage partially
visible from st
will paint a roof
to match house



windows to be replaced, window boxes to be added to the existing architectural detail



metal security door needs extensive repair. If unable to repair will replace with something similar light to be changed, screen missing back half. Add mailbox



Prairie Frame



Colonial



Valance

potential window
replacements



potential door
replacements if
entry door can't be
repaired.





TENNESSEE HISTORICAL COMMISSION
STATE HISTORIC PRESERVATION OFFICE
2941 LEBANON ROAD
NASHVILLE, TENNESSEE 37243-0442
OFFICE: (615) 532-1550
E-mail: Peggy.Nickell@tn.gov
(615) 532-1550, ext. 128
www.tn.gov/environment/history/

November 20, 2013

Corey Shepherd
Planner
201 W. Market Street; 2nd floor
Kingsport, TN 37660

RE: Martin-Dobyns House

Dear Mr. Shepherd:

Enclosed please find a draft nomination for **Martin-Dobyns House** located at 1434 Watauga Street in Kingsport, Sullivan County, Tennessee. The property is located within the jurisdiction of the Sullivan County Certified Local Government. This program requires that the historic zoning commission and the chief local elected official review all National Register nominations within the city before they are presented to the National Register State Review Board. The nomination is scheduled to be presented at the January 16, 2014 State Review Board meeting. A fact sheet explaining the procedure is enclosed.

A copy of the draft has also been sent to Mayor Phillips office. Please complete the enclosed form and return it to me by January 15, 2014.

If you have any questions regarding the Certified Local Government program or the National Register, please contact me at 615/532-1550, extension 128 or Peggy.Nickell@tn.gov .

Sincerely,

Peggy Nickell
National Register Coordinator-HP2

PN/pn
Enclosures (3)

PC: Dennis Phillips, Mayor, City of Kingsport, Tennessee



CITY OF KINGSPORT, TENNESSEE

December 16, 2013

RE: In-house Approval

Mr. Shannon Southerland
1201 Wateree Street
Kingsport, TN 37660

Dear Mr. Southerland:

This letter is to notify you of an in-house approval by the Historic Zoning Commission for the installation and expansion of a new deck “cedar” in color, located at 1201 Wateree Street in the White City 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,



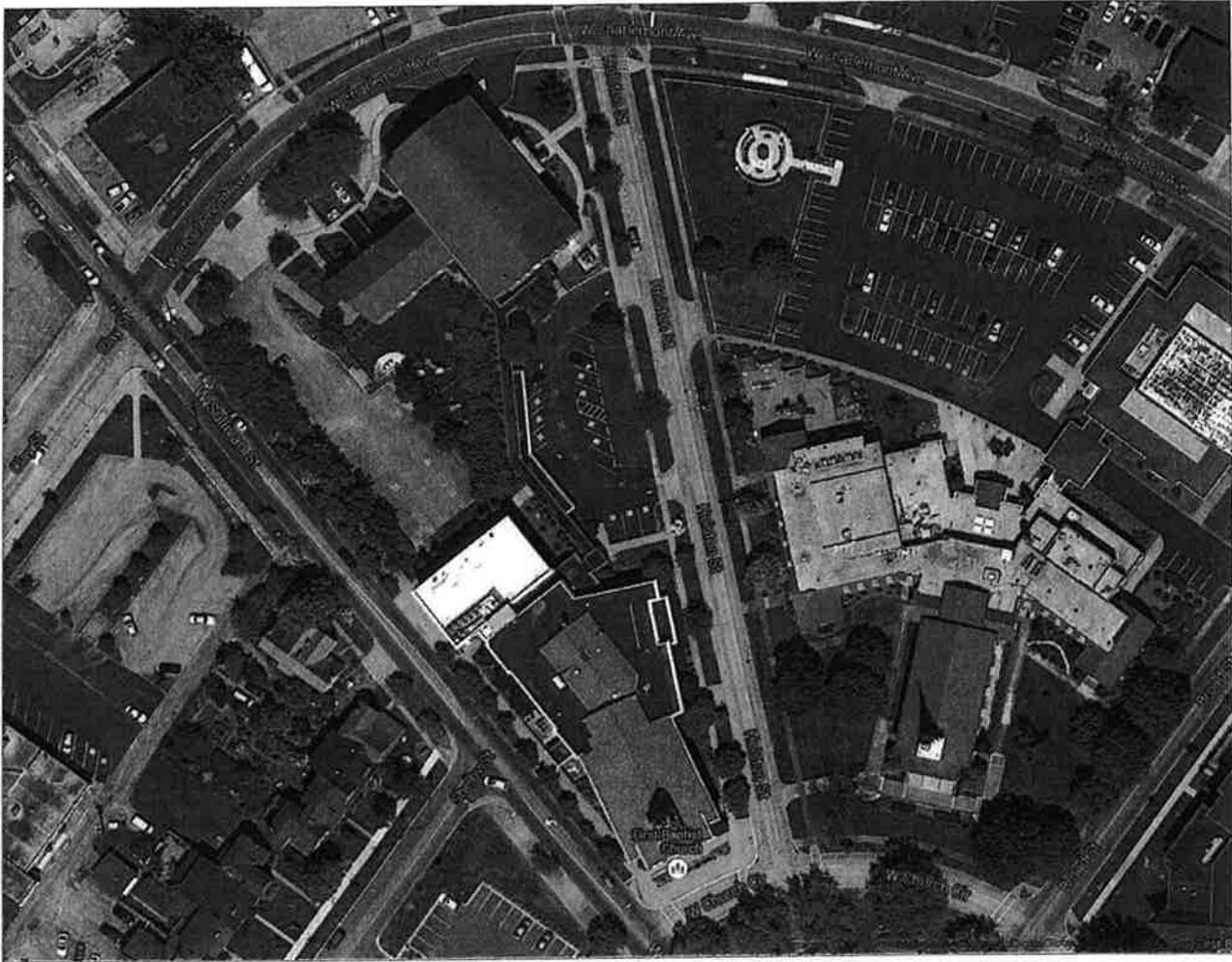
Corey Shepherd
Historic Planner

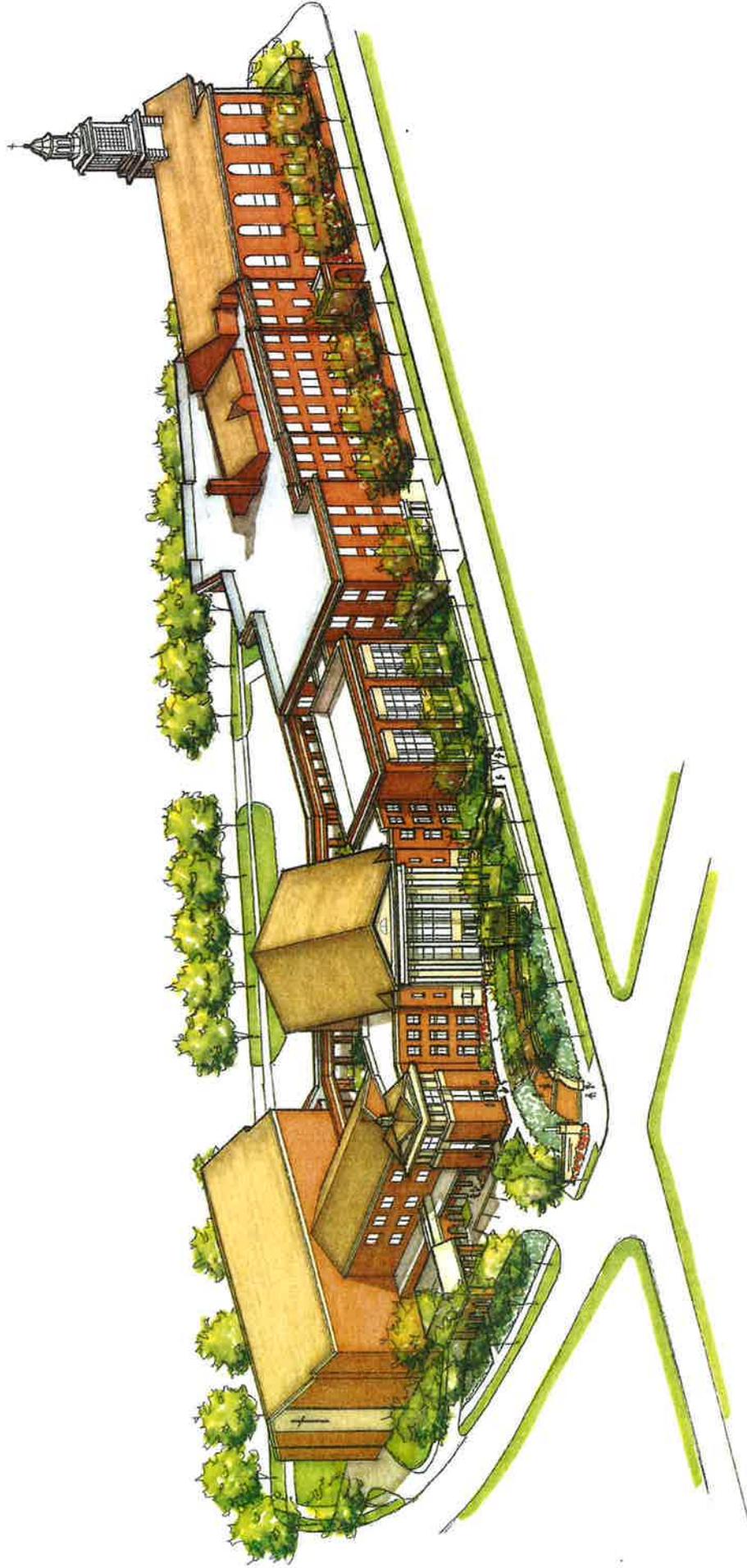
cc: File
Building Official



To see all the details that are visible on the screen, use the "Print" link next to the map.

Google





FIRST BAPTIST CHURCH OF KINGSPORT
200 W. CHURCH CIRCLE NOVEMBER 12, 2013

MHJM
MCCARTY, HOUSAPLE, MCCARTY
ARCHITECTS & INTERIOR DESIGNERS

EXTERIOR CONCEPT



**STATE OF TENNESSEE
DEPARTMENT OF TRANSPORTATION**

ENVIRONMENTAL DIVISION
SUITE 900, JAMES K. POLK BUILDING
505 DEADERICK STREET
NASHVILLE, TENNESSEE 37243-1402
(615) 741-3655

JOHN C. SCHROER
COMMISSIONER

BILL HASLAM
GOVERNOR

December 20, 2013

SUBJECT: Section 106 Documentation and Draft de minimis 4(f) Finding for the for the Proposed Extension of the Kingsport Greenbelt Pedestrian and Bicycle Trail along Netherland Inn Road, Sullivan and Hawkins Counties

To Whom It May Concern:

The city of Kingsport has submitted Section 106 Documentation for the above-referenced local programs project. The Tennessee Department of Transportation (TDOT) is acting as a flow-through agency for the Federal Highway Administration (FHWA) funded project. It is the opinion of the surveyor for the First Tennessee Development District that the proposed project is within the National Register listed Boatyard Historic District and that the project, as proposed, would have no adverse effect to the historic resource. A TDOT historian has reviewed the documentation and agrees with these findings. Based upon your concurrence with the No Adverse Effect finding, the proposed project will be processed as a de minimis Section 4(f) use of the Boatyard Historic District.

A federal law, the National Historic Preservation Act of 1966, requires that for road projects with federal funds, TDOT and local governments should identify and work to protect properties that are considered historic. Under this law, "historic" is defined as those properties that are listed in or eligible for listing in the National Register of Historic Places. Since this project includes federal money, a staff historian for TDOT reviewed the general project area in an attempt to identify historic properties which could be impacted by the proposed project.

The enclosed report discusses the survey findings. You are receiving this report because TDOT has identified you as a Sullivan County or Hawkins County party or individual with historic preservation interests. The Advisory Council on Historic Preservation Regulations specify that members of the public with interests in an undertaking and its effects on historic properties should be given reasonable opportunity to have an active role in the Section 106 process. As such, TDOT would like to give you the opportunity to participate in that process. If you would like to learn more about the historic review process go to <http://www.achp.gov> for additional information.

If you have any comments on historic issues related to this project, please write me. Federal regulations provide that you have thirty days to respond from the receipt of this letter.

Sincerely,

Tammy Sellers

Tammy Sellers
Historic Preservation Manager

Enclosure