

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

March 9, 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 October 13, 2014

III. New Business:

1. The Commission is requested to consider a Certificate of Appropriateness for 442 Shelby Street in the Church Circle Historic District. The request is submitted by David & Cammie Moore.
2. The Commission is requested to consider a Certificate of Appropriateness for 200 W Church Circle in the Church Circle Historic District. The request is submitted by Marvin Cameron.

IV. Other Business:

1. In-house approval for 2244 Netherland Inn Road
2. In-house approval for 2228 Netherland Inn Road
3. In-house approval for 305 W Main St
4. Public Comment

Adjournment

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

October 13, 2014

1:30 p.m.

**Members Present**

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

**Members Absent**

Liza Harmon, Vice-Chairman  
Jewell McKinney

**Staff Present**

Corey Shepherd, Planner

**Visitors Present**

Skip Norrell  
Mike McIntire

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 August 2014 meeting. On a motion by Commissioner Como, seconded by Commissioner Oaks the regular meeting minutes were unanimously approved as amended.

Under "New Business," the Commission addressed the request is to receive a Certificate of Appropriateness at 200 East Church Circle (Woodward Center) 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.

Alderman and representative of First Broad Street United Methodist Church, Mr. Mike McIntire attended the meeting to present on behalf of the church. Mr. McIntire started the presentation by sharing some history of the building. Mr. McIntire stated that the building was built by Reverend Woodward and a helper from 1921-1926 using over 186,000 bricks in the process. The building itself was designed in the early 1900's by an architect out of New York and was called the "Colonial Church" by the architect's firm. Northern and Southern Methodists joined in 1969 and from then on, the church was called First Broad Church Street United Methodist Church. In 1993, there was a \$3.5 million renovation of the site. Today, the building is used as a children's center. It includes things such as a gymnasium, Sunday School classes, and a kitchen. Mr. McIntire then touched on previous COAs issued by the HZC for the property. Lastly, Mr. McIntire spoke about the condition of the building and his experiences with the contractors that will be used for the work.

There was little discussion from the Commission regarding the COA request as the presentation provided by Mr. McIntire was very thorough. Chairman Henderson stated that he met with Armstrong Construction and walked around the property discussing the proposed work. He commended Mr. McIntire and FBSUMC as being incredible stewards of the property. Commissioner Como asked about the timeline of the request. Mr. McIntire stated that he thought work could begin in November. Being no further discussion Commissioner Como moved to approve, seconded by Commissioner Oaks, the motion to approve the Certificate of Appropriateness for 200 E Church Circle was approved unanimously.

Under "Other Business" Planner Shepherd provided the HZC with several updates. Planner Shepherd then provided the HZC with an update about hail damage that was sustained at Netherland Inn and the other buildings on the property. Netherland Inn Chair, Jennifer Light, wrote the HZC a letter explaining the situation to the HZC. Mrs. Light explained that there would need to be a roof replacement and painting completed due to the damage. She alluded to a tight timeline regarding the completion of the repairs as further damage could be done if not addressed immediately. Also, the exact same colors of paint will be used and a thicker gauge roofing material would be used to combat future deterioration. Planner Shepherd and Chairman Henderson commended the Netherland Inn Committee for their stewardship of the property. Planner Shepherd then spoke about the two in-house approval letters issued by the HZC for 1900 Brunswick Avenue and 258 Hammond Avenue.

Under the "Public Comment" portion of the meeting, visitor Skip Norrell asked about the in-house approval for 258 Hammond Avenue. He said that there is a feature on the roof that is tin and wondered if the Commission would force the property owner to keep that feature or replace it. Mr. Norrell went on to say that "you almost can't see the roof". Chairman Henderson stated that the roof at that property was not an original roof. Chairman Henderson said he would look at the property and communicate his wishes to Planner Shepherd.

There being no further business, the meeting adjourned at 2:00 p.m.

Respectfully Submitted,

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Perry Crocker, Secretary

## MEMORANDUM

TO: Kingsport Historic Zoning Commission  
FROM: Corey Shepherd, Planner  
DATE: March 10, 2015  
PROJECT: 15-104-00002  
SUBJECT: Certificate of Appropriateness for 442 Shelby Street.

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### INTRODUCTION:

The Commission is asked to consider granting a Certificate of Appropriateness for 442 Shelby Street, located in the Church Circle Historic District. The request is submitted by David & Cammie Moore.

### PRESENTATION:

The request is to receive a Certificate of Appropriateness to approve the painting of the exterior of the building. The proposed color by the applicant is a Kingsport Grey (brown) and Elmira White. Next, the applicant wishes to replace the ripped awning (material only) and add landscaping to include Japanese Maple-Dwarf, Nandinas, and small green shrubs. Lastly, the applicant wishes to replace the wooden sign with new wrought iron sign holder and sign.

### ITEMS TO CONSIDER FROM CHURCH CIRCLE GUIDELINES:

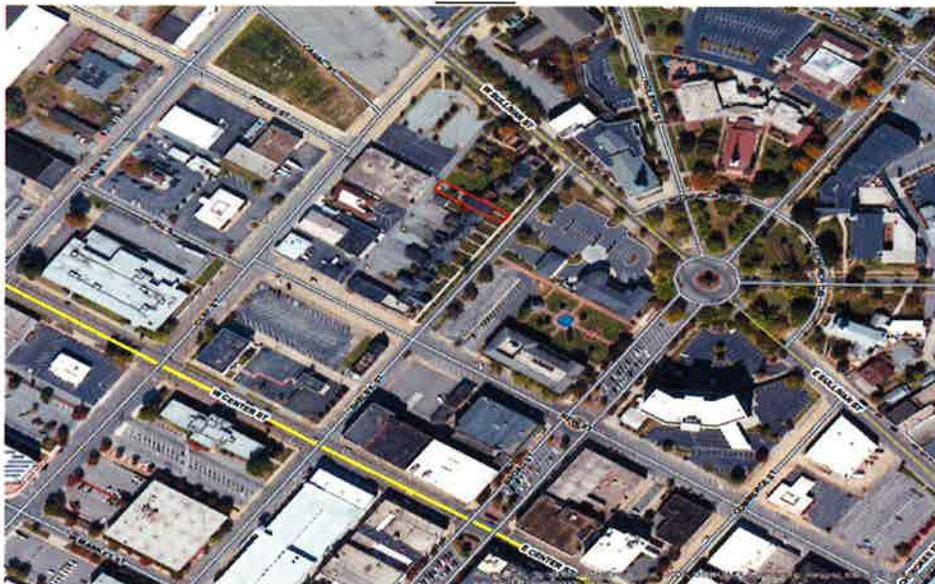
- Repainting- No specific colors are specifically called out as appropriate colors by the Church Circle Historic Guidelines. However, there are several mentions of, “providing a compatible use for a property and its environment” and “shall be visually compatible with and similar to adjacent buildings and shall not contrast conspicuously.”
- Landscaping- “All aspects of the site’s development shall be sympathetic to the character of landscape development, types of plants and spatial treatment of adjacent properties.”
- Signage- “All new signs, and all changes in the appearance of existing signs require a Certificate of Appropriateness. If there is a conflict between these standards and the requirements in the City Sign Ordinance, the stricter shall apply.”
- Awning- “Where replacement is essential, new materials shall match the originals in regard to original type.”

Shelby Street Circa 1921



APARTMENT HOUSES ON SHELBY AND SULLIVAN STS., KINGSFORT, TENN

Aerial



Subject Property



Northeast View



438 & 442 Shelby Street



Northwest View of Shelby Street



## MEMORANDUM

TO: Kingsport Historic Zoning Commission  
FROM: Corey Shepherd, Planner  
DATE: March 3, 2015  
PROJECT: 15-104-00003  
SUBJECT: Certificate of Appropriateness for 200 West Church Circle.

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### INTRODUCTION:

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

### PRESENTATION:

The request is to receive a Certificate of Appropriateness to approve the installation of a significant new addition for the First Baptist Church. The intended use for the addition is for Sunday School classes and to increase the presence of other church programs and initiatives. Also, there is to be a large congregation hall in the upstairs portion of the addition.

### ITEMS TO CONSIDER FROM CHURCH CIRCLE GUIDELINES:

- Infill Structures
- Height- "Infill structures shall relate closely to the height of the immediately adjacent buildings."
- Setback- "Infill structures shall continue the street setback parameters established by adjacent buildings, but exceptions can be made for designs containing recessed fronts at sidewalk level."
- Roofs- "Infill structures shall not introduce new roof shapes, pitches, or colors not found on traditional buildings located in the same block."
- Walls Openings- "Infill structures shall respect the alternation of window area to wall area, and the width-to-height ratio of windows and doors, in the facades of surrounding structures. Introducing incompatible façade patters that upset the rhythm of openings established in historic buildings in the immediate area is discouraged."

From Street



Right Side Looking to Church Circle



Right Facing Sullivan Street



Side Right



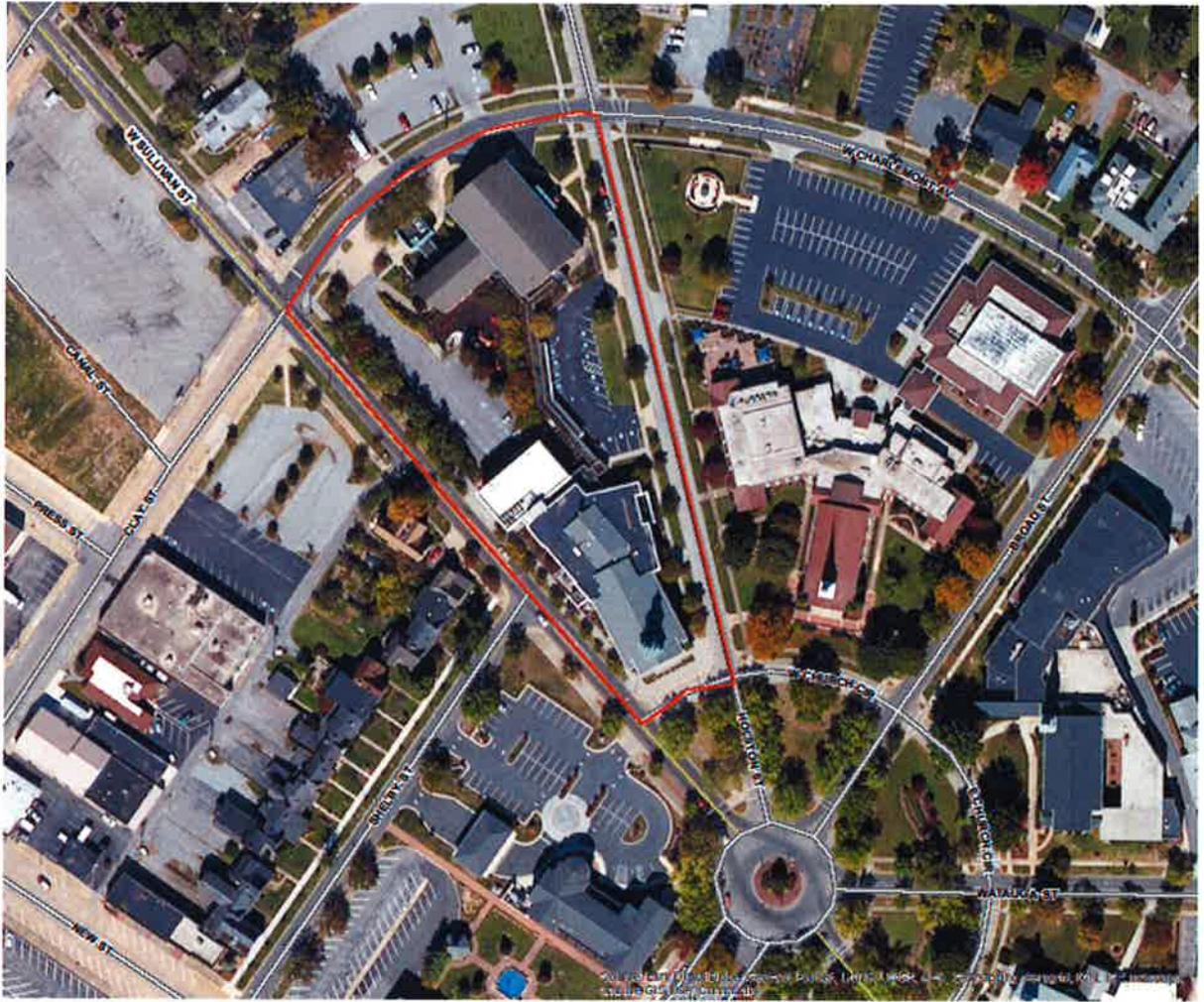
From Sullivan Street Side



Rear of the Church



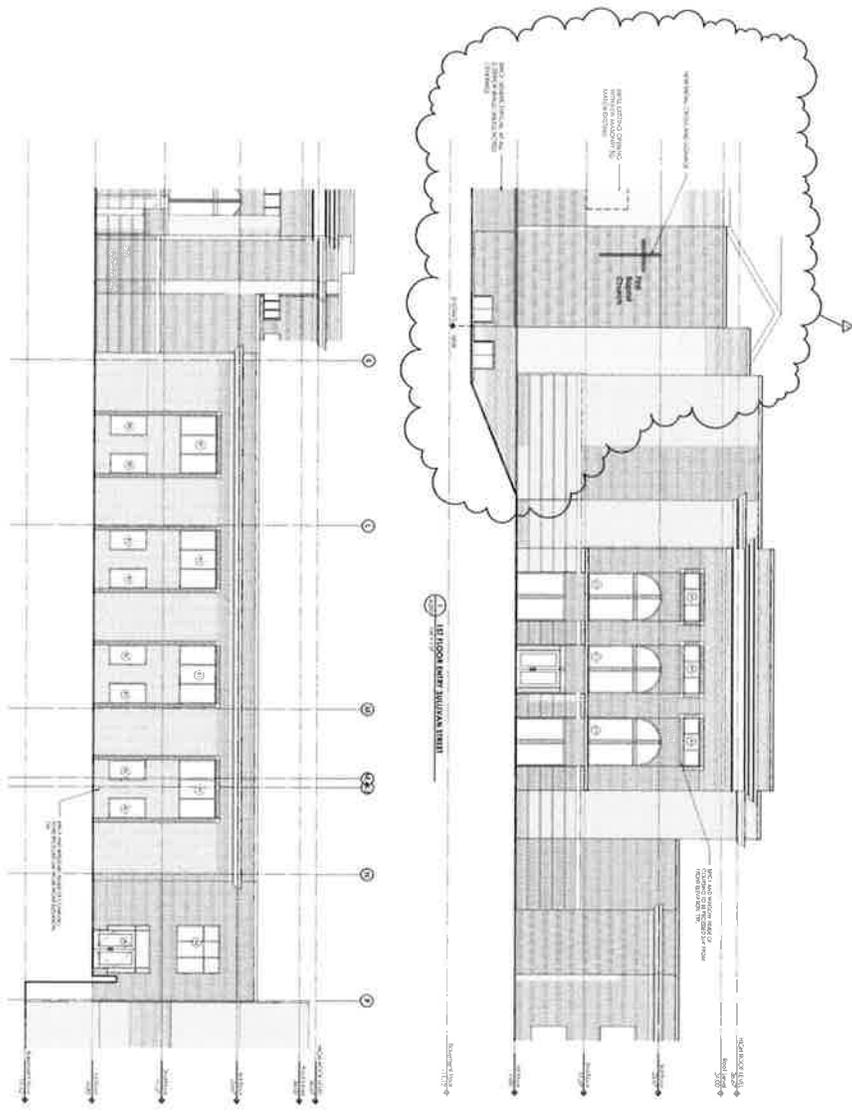
Aerial







REV. 0.00 12/24/2014



**MCCARTY  
MCCARTY  
MHM**  
ARCHITECTS  
DESIGNERS

13008

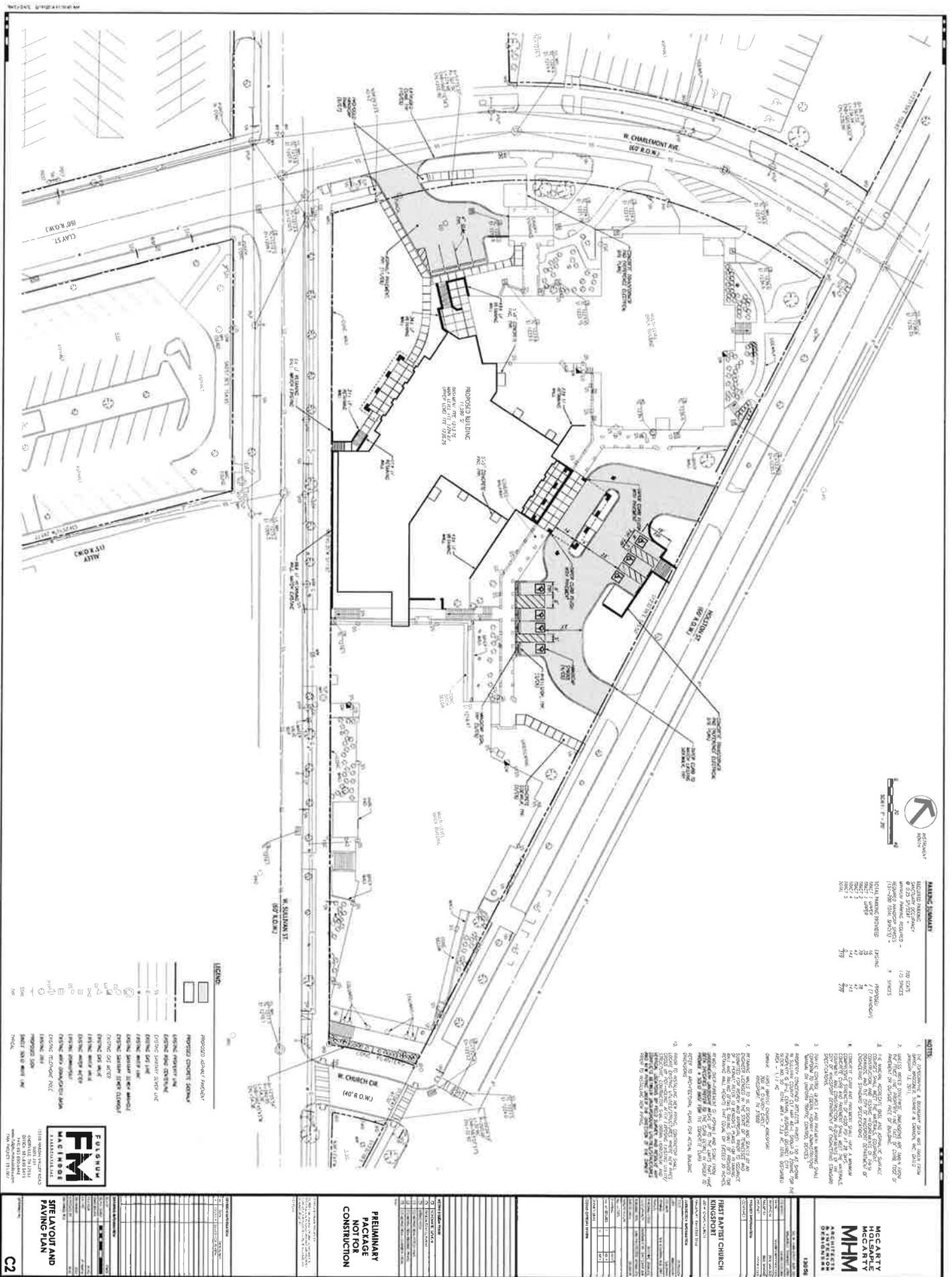
**FIRST BAPTIST CHURCH  
KINGSPORT**  
2000 COLUMBIAN  
KINGSPORT, TENNESSEE 37629

NO.	DATE	DESCRIPTION
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5	04/01/15	REVISED PER COMMENTS
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**PRELIMINARY  
PACKAGE  
NOT FOR  
CONSTRUCTION**

**EXTERNAL  
ELEVATION  
SULLIVAN STREET  
A200**





**MAINT. SUMMARY**

REQUIREMENT	NO. OF UNITS	NO. OF SPACES
REPAIRS TO EXISTING PAVEMENT	1	1
REPAIRS TO EXISTING CURBS	1	1
REPAIRS TO EXISTING SIDEWALKS	1	1
REPAIRS TO EXISTING DRIVEWAYS	1	1
REPAIRS TO EXISTING STAIRS	1	1
REPAIRS TO EXISTING ROOFS	1	1
REPAIRS TO EXISTING INTERIORS	1	1
REPAIRS TO EXISTING EXTERIORS	1	1
REPAIRS TO EXISTING UTILITIES	1	1
REPAIRS TO EXISTING LANDSCAPING	1	1
REPAIRS TO EXISTING SIGNAGE	1	1
REPAIRS TO EXISTING SECURITY	1	1
REPAIRS TO EXISTING ACCESSIBILITY	1	1
REPAIRS TO EXISTING ENERGY EFFICIENCY	1	1
REPAIRS TO EXISTING SUSTAINABILITY	1	1
REPAIRS TO EXISTING HISTORIC PRESERVATION	1	1
REPAIRS TO EXISTING COMMUNITY ENGAGEMENT	1	1
REPAIRS TO EXISTING TRANSPORTATION	1	1
REPAIRS TO EXISTING PUBLIC SAFETY	1	1
REPAIRS TO EXISTING ENVIRONMENTAL PROTECTION	1	1
REPAIRS TO EXISTING CULTURAL HERITAGE	1	1
REPAIRS TO EXISTING ARCHITECTURAL QUALITY	1	1
REPAIRS TO EXISTING ARTS AND CULTURE	1	1
REPAIRS TO EXISTING RECREATION	1	1
REPAIRS TO EXISTING HEALTH AND WELLNESS	1	1
REPAIRS TO EXISTING EDUCATION	1	1
REPAIRS TO EXISTING SENIOR SERVICES	1	1
REPAIRS TO EXISTING YOUTH SERVICES	1	1
REPAIRS TO EXISTING FAMILY SERVICES	1	1
REPAIRS TO EXISTING COMMUNITY DEVELOPMENT	1	1
REPAIRS TO EXISTING ECONOMIC DEVELOPMENT	1	1
REPAIRS TO EXISTING HOUSING	1	1
REPAIRS TO EXISTING AFFORDABLE HOUSING	1	1
REPAIRS TO EXISTING WORKFORCE HOUSING	1	1
REPAIRS TO EXISTING MIXED-USE DEVELOPMENT	1	1
REPAIRS TO EXISTING TRANSIT-ORIENTED DEVELOPMENT	1	1
REPAIRS TO EXISTING PLACEMAKING	1	1
REPAIRS TO EXISTING NEIGHBORHOOD REVITALIZATION	1	1
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REPAIRS TO EXISTING MERCY	1	1
REPAIRS TO EXISTING GRACE	1	1
REPAIRS TO EXISTING PEACE	1	1
REPAIRS TO EXISTING LOVE	1	1

- NOTES**
1. ALL DIMENSIONS AND LOCATIONS SHALL BE AS SHOWN ON THIS PLAN UNLESS OTHERWISE NOTED.
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**LEGEND**

SYMBOL	DESCRIPTION
[Symbol]	PROPOSED CONCRETE PAVEMENT
[Symbol]	EXISTING ASPHALT PAVEMENT
[Symbol]	EXISTING SIDEWALK
[Symbol]	EXISTING DRIVEWAY
[Symbol]	EXISTING STAIR
[Symbol]	EXISTING ROOF
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[Symbol]	EXISTING LOVE

**FPM**  
**MACTHOMAS**  
 1315 WASHINGTON NATIONAL  
 WASHINGTON, DC 20004  
 TEL: 202.331.1111  
 FAX: 202.331.1111  
 WWW.FPM-MACTHOMAS.COM

**PRELIMINARY PACKAGE NOT FOR CONSTRUCTION**

NO.	DESCRIPTION	DATE	BY	CHKD
1	PRELIMINARY PACKAGE NOT FOR CONSTRUCTION	10/15/2024	J. M. MCCARTHY	
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## CITY OF KINGSPORT, TENNESSEE

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November 20, 2014

RE: In-house Approval

James Davis  
2244 Netherland Inn Road  
Kingsport, TN 37660

Dear Mr. Davis:

This letter is to notify you of an in-house approval by the Historic Zoning Commission for the installation of a replacement roof, charcoal black in color, located at 2244 Netherland Inn Road, 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

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January 5, 2015

RE: In-house Approval

Howard Smith  
2228 Netherland Inn Rd  
Kingsport, TN 37660

Dear Mr. Smith:

This letter is to notify you of an in-house approval by the Historic Zoning Commission for the installation of a replacement roof, grey frost in color, located at 2228 Netherland Inn Road, 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

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November 3, 2014

**RE: In-house Approval**

Denise Hensley  
2918 Creekmore Dr.  
Johnson City, TN 37601

Dear Ms. Hensley:

This letter is to notify you of an in-house approval by the Historic Zoning Commission for the installation of signage for Northeast State Community College's downtown campus, located at 305 W Main St, 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 Shepherd  
Historic Planner

cc: File  
Building Official

