

**Historic Zoning Commission
Meeting Minutes
January 23, 2018**

The Historic Zoning Commission held a regularly scheduled meeting on January 23, 2018 at 5:30 pm in the Commission Chambers at the Municipal and Safety Building.

Members Present: Mr. Hal Hunter, Chairman
Mr. Wesley Forsythe
Mr. Tom Mozen
Ms. Valda Jones
Ms. Sunny Sandos

Members Absent: Ms. Liz Biosca

Staff Present: Matt Young, Planner, City of Johnson City
Matthew Manley, AICP, Senior Planner, City of Johnson City
Nicole Lawrence, Admin. Coordinator, Development Services

Chairman Hal Hunter called the meeting to order at 5:30 p.m. A quorum was present.

Approval of the Johnson City Historic Zoning Commission Agenda was put forth by a motion from Commissioner Jones, with a second from Commissioner Forsythe with the addition of one item; the election of officers for the 2018 Historic Zoning Commission. Addition of this item to the agenda was approved by a unanimous, verbal vote.

The minutes from the Special Called Meeting held on December 19, 2017 of the Johnson City Historic Zoning Commission were approved with a motion from Commissioner Forsythe and a second from Commissioner Mozen.

The first item on the agenda was to elect officers for the 2018 Historic Zoning Commission. A nomination of Hal Hunter to continue as the Chairman of the Historic Zoning Commission was put forth by Commissioner Forsythe with a second by Commissioner Jones. This was approved by a unanimous verbal vote. A nomination of Wesley Forsythe to serve as Vice-Chairman was put forth by Commissioner Mozen with a second by Commissioner Jones. This was approved by a unanimous verbal vote.

Motion: Forsythe
Second: Jones

**Approved Hal Hunter to
continue as the Chairman of the
Historic Zoning Commission.**

Approved 5-0

Motion: Mozen
Second: Jones

**Approved Wesley Forsythe to
serve as the Vice-Chairman of
the Historic Zoning
Commission.**

Approved 5-0

The second item on the agenda was consideration of CoA # 2018-195 a new wall signage for 106 Tipton St. The petitioner is proposing to install a 12 foot by 2 foot wall mounted sign on the front of 106 Tipton Street. The 24 square foot sign's size, material, color, typeface, and layout of the sign are tastefully done and do not affect the historic value of the structure. Additionally, the sign conforms to criteria set forth in Policy 10 of the Downtown Historic District Design Guidelines for appropriate materials and locations.

Staff recommends approval of the proposed sign due to conformance of policy 10.

Public hearing was opened;

Matt Whitson – 142 W. Market St. Johnson City Tn. who is the petitioner was available to answer any questions by the commission.

There was discussion between the petitioner and the commission regarding the colors he planned to use as his lettering for his sign. The petitioner assured the commission that he would be using colors that were acceptable in appearance for the Downtown historic district. The Historic commission cannot regulate colors however the petitioner is aware of the Commissions concerns.

Seeing no one wished to speak; Public Hearing was closed

Motion: Jones
Second: Sandos

**Approved CoA #2018-195 new
wall signage for 106 Tipton St.**

Approved: 5-0

The final item on the agenda was a discussion and pending decision on Johnson City Historic Zoning Commission pursuing the creation of a new National Register District and a new local Historic Conservation Overlay District for an area known as the "Gump Addition". The "Gump" as it is known, is a neighborhood comprised of 123 properties built between 1900 and 1950. The Commission would utilize the grant funds to pay for the architectural survey of the district and the preparation of the nomination to the National Register. Once the National Register nomination is completed the Commission will set to creating a conservation overlay district.

After reviewing the proposed Grant being written by staff it was noted that the verbiage of creating a new local "Historic Conservation Overlay District" would be stricken from the Grant application wording. Staff will meet with Chairman Hunter in the coming weeks to make sure the wording in the Grant is correct and more details are needed for the current Grant. Staff is needing a decision from the commission on whether or not they wish staff to peruse this action. The commission agreed that this grant application process should continue and move forward.

Motion: Mozen
Second: Forsythe

**Approved to peruse the
creation of a new National
Register District for an area
currently known as the "Gump
Addition".**

Approved 5-0

Remarks were then made from Jane-Coleman Harbison regarding her visit to the area for the four-year review of the Johnson City Historic District that is mandated by the Tennessee Historical Commission. She was very complementary of the way Johnson City is guiding and building on the current Historic District and the improvements being made by staying within the standards of the Historic District.

There being no other business, the meeting adjourned at 5:55 p.m.



Wesley Forsythe, Vice - Chairman