

**Historic Zoning Commission
Minutes
June 26, 2018**

The Historic Zoning Commission held a regularly scheduled meeting on June 26, 2018 at 5:30 pm in the Commission Chambers at the Municipal and Safety Building.

Members Present: Mr. Hal Hunter, Chairman
Mr. Wesley Forsythe, Vice-Chairman
Ms. Liz Biosca

Members Absent: Mr. Tom Mozen
Ms. Valda Jones

Staff Present: Matthew Manley, Senior Planner, City of Johnson City
Will Righter, 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 with a change to the Agenda. Staff requested two additions be made to the agenda under Additional Business; (Item D.) Update on the Gump Addition Grant and item E.) Changing the date of the July Historic Commission Meeting. Commissioner Biosca made a motion for approval with a second from Commissioner Forsythe.

The agenda was then approved by a unanimous, verbal vote.

The minutes from the Historic Zoning Commission Special Called Meeting held on May 29, 2018 were approved with a motion from Commissioner Forsythe and a second from Commissioner Biosca.

New Business

Public Hearing: Consideration of amending the Downtown Historic District Design Guidelines.

Staff made a presentation on the current Design Guidelines and the proposed changes. Staff stated that these Downtown Design Guidelines are a policy and should be followed just like any other policy. However, some additional clarity could be added by making a change to the introductory paragraph for Policy 16. No changes to the policy itself were proposed. Staff explained that current colors are “grandfathered-in” and that re-painting the same color would be considered routine maintenance which does not require a certificate of appropriateness according to the design guidelines.

Policy 16 currently states:

- Policy 16 - Use colors to create a coordinated color scheme for a building that shall be compatible with surrounding properties.
 - Current: Downtown buildings contain a variety of colors in elements such as upper facades, storefronts, sign, and awnings. The introduction and use of colors shall not be restricted but it is encouraged that colors complement each building and its neighbors. There is not a specific color pallet for the Downtown Historic District.

The proposed change to policy 16:

- Proposed: Downtown buildings contain a variety of colors in elements such as upper facades, storefronts, sign, and awnings. ~~The introduction and use of colors shall not be restricted but it is~~ encouraged that colors complement each building and its neighbors. There is not a specific color pallet for the Downtown Historic District.

Public hearing was opened; Fred Jablonski, who owns a building in the Historic Downtown District spoke in regards to the policy and how the changes are acceptable. He was questioning the wording, however, staff cleared up any confusion he had about the proposed changes and Mr. Jablonski was pleased with the proposal.

Staff informed the Commissioners that currently any color change on previously painted brick buildings may be approved by staff. The Commissioners would like that changed so the Historic Zoning Commission are the only group that can approve any color changes or any new proposed colors to the buildings in the Historic District. The Commissioners stated they would like for any proposed color schemes, materials and changes be brought before the Commission for approval.

A motion was made by Commissioner Biosca to make a change to the Design Guidelines that solely gives the Historic Zoning Commission the authority to approve any proposed paint material and paint color changes for any new or existing structures in the Downtown Historic District - striking the current

**language allowing staff to approve paint colors for buildings that were previously painted. Commissioner Forsythe gave a second.
Motion approved 3-0**

**A motion was made by commissioner Forsythe to accept the proposed change to the introductory paragraph of Policy 16 as presented. Commissioner Biosca gave a second.
Approved as presented 3-0.**

Staff made a presentation regarding proposed changes in policy 6 of the Historic Downtown Design guidelines.

Following are the current policies and the proposed changes (in red):

- Policy 6 - Outdoor use areas occur as accents to buildings and shall be integrated with the design of the site and building in mind while having minimal impact on the historic resource.
 - Current:
 - A. Set activities back such that they are not visible from the sidewalk across the street.
 - This includes potted plants, umbrellas, and tables.
 - Roof terrace railings and furniture shall be placed well behind the parapet
 - Proposed:
 - A. Set roof activities back such that they are not visible from the sidewalk across the street.
 - This includes potted plants, umbrellas, and tables.
 - Roof terrace railings and furniture shall be placed well behind the parapet
 - Current:
 - D. Locate a dining area to minimize impacts on the streetscape.
 - It may be appropriate to locate a dining area in the public right-of-way, subject to any necessary permits which may be required.
 - The dining area shall be clearly defined in this setting.
 - It shall allow unobstructed circulation along the sidewalk.
 - The area shall be delineated with a material that is appropriate to the surrounding property
 - Proposed:
 - D. Locate a dining area to minimize impacts on the streetscape.
 - It may be appropriate to locate a dining area in the public right-of-way, subject to any necessary permits which may be required.
 - The dining area shall be clearly defined in this setting.
 - It shall allow unobstructed circulation along the sidewalk.

- The area shall be delineated with a material that is appropriate to the surrounding property
- All furniture should be made of durable materials such as wood or metal

The Commission asked to add to the furniture material that is approved; Durable Composite Material.

A motion for approval of the proposed changes as presented with the addition of the acceptance of durable composite material to the acceptable outdoor furniture types was put forth by Commissioner Forsythe with a second from Commissioner Biosca.

Motion Approved as stated 3-0.

That was the conclusion of all official business. The Commission then heard from staff, updates regarding Certificates of Appropriateness that had been staff approved this past month.

Staff then gave an update on Montrose Ct. Montrose Ct. issues are being addressed and the building is getting some repairs. Concerns that these issues would go before the Board of Dwelling Standards and Review is not as pressing as it was last month. Progress is being made to save the building.

In light of the original concerns with Montrose Ct, staff asked for the Historic Zoning Commissioners to consider the creation of a committee to address and combat "demolition by neglect" in the Historic Districts of the city. Chairman Hunter stated he was in talks with the City's Chief Building Official. They were planning on approaching the Board of Dwelling Standards and Review to see if any were interested in joining this committee. Code Enforcement Officers would need to be included as well. This would require a group effort. Chairman Hunter will update the Commission at the July meeting if he has made any progress with this issue.

Staff let the Commission know that the Gump Addition Grant had been approved by the State and that they will be moving forward with making that area a registered historical area once the funding is received.

Staff requested the July Historic Commission meeting date be moved to July 31 from July 24, 2018 regularly scheduled date. The Commission agreed to move the July meeting date to July 31, 2018.

There being no other business, the meeting adjourned at 6:30 p.m.



Hal Hunter - Chairman