
**Historic Zoning Commission
Meeting Minutes
May 28, 2019**

The Historic Zoning Commission held their regularly scheduled meeting on May 28, 2019 at 5:30 pm in the Commission Chambers of the Municipal and Safety Building.

Members Present: Mr. Nathan Brand, Chairman
Col. Paul Williamson, Vice-Chairman and Planning
Commission Representative
Mr. Wesley Forsythe
Dr. Harold (Hal) Hunter
Ms. Valda Jones
Mr. Tom Mozen

Members Absent: Ms. Liz Biosca

Staff Present: Matthew Manley, Senior Planner, City of Johnson City
Nicole Lawrence, Recording Secretary, City of Johnson City

Chairman Brand 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 motion from Commissioner Jones and a second from Vice Chairman Williamson. The agenda was then approved 6-0.

The minutes from the Historic Zoning Commission Meeting held on April 23, 2019 were approved with corrections with a motion from Commissioner Hunter and a second from Commissioner Forsythe. The minutes were approved 6-0.

New Business

CoA 254-2019 609 W. Maple St. New Construction - Carport Columns.

The petitioner has constructed a new carport to the east side of the residence. The number of posts (6"x6") for the carport ended up totaling 6, instead of 4, as the applicant originally thought when approved for CoA 2019-241. The petitioner is concerned that he does not have enough original matching brick to place brick around each of the 6 posts - as was originally approved. The applicant is trying to determine what would be an appropriate alternative. He has suggested placing white columns around the front 2 posts and bricking around the remaining 4. The white columns would match those that are currently on the front of the residence. Another alternative would be to brick half way up each of the 6 posts and paint the remaining exposed portions of the posts white. Other alternatives may be to place columns around each of the 6 posts or to purchase additional brick, which would closely match the original brick, in order to place brick around each of the 6 posts (from floor to ceiling).

Staff recommended that all columns be identical. Staff believes that the white columns would be most in line with the architectural styling of the residence as a whole, however brick columns are a viable alternative.

The public hearing was opened;

Leslie Litvack - the petitioner spoke in favor of the white columns. He stated that due to financial hardships it would be very difficult for him to surround all posts with brick.

Seeing no one else wished to speak, the public hearing was closed.

Discussion ensued between the commissioners regarding the difference between wrapping the entire columns with brick versus painting them white. Most of the commissioners preferred the petitioner at least cover half of the posts with brick.

No consensus could be made regarding how the posts should be covered and a motion to defer to the June 25, 2019 meeting so the petitioner and staff could have further discussions with the petitioner's contractor was put forth by Vice-Chairman Williamson with a second from Commissioner Forsythe.

Motion to Defer approved.

VOTE: 6-0

The second item of the agenda was CoA 255-2019 238 E. Main St. Outdoor Dining.

The applicant is proposing to create a 3'6" x 10' area for outdoor dining on the public sidewalk fronting E. Main St. This use is allowed by Special Exception in the B-2 Central Business District. The BZA reviewed the proposed use and found that it satisfied all of the requirements stipulated in the Zoning Code. It was approved unanimously at the May 7, 2019 BZA meeting.

The applicant is proposing to delineate the space using black stanchions and black chain. The proposed furniture will be made of wood.

Staff recommended approval of the proposed outdoor dining use. The proposed delineation and furniture materials meets the basic requirements of Downtown Design Guidelines.

The public hearing was opened; Seeing no one wished to speak, the public hearing was closed.

A motion to approve was put forth by Vice-Chairman Williamson with a second from Commissioner Mozen.
Motion approved as presented.
VOTE: 6-0

The third item on the agenda was CoA 257-2019 338 E. Main St. New Fence for WJHL.

The applicant is proposing to install fencing along the perimeter of their property. The property adjoins the TDOT right-of-way for I-26 where an existing fence is already present. The proposed fence would be just inside the existing fence. The applicant is proposing to use decorative fencing along all visible portions of the fence line while using black chain-link fencing in the areas that are not visible from the public right-of-way. The Downtown Historic District Design Guidelines make very few references to fencing with the exception of the following:

- When screening one of the following methods can be used.
- The use of screening (fence or wall made of compatible material).

Staff recommended approval.

The public hearing was opened;

Dianna Cantler - Spoke regarding how the back portion of the fence that would be on W. State of Franklin could be designed in a way to enhance the entrance, from that direction, in to downtown. She referred to this as an "Art Corridor".

Staff, Matt Manley had several examples of this type of artistic fencing that WJHL could use on that side for their property. He stated that he had discussed this with WJHL management and their contractor and they were open to the suggestion. WJHL is however very anxious to begin placement of this fencing around the property since the placement of the fencing is for the safety of the staff at WJHL.

Jim Greene - the contractor placing the fence sated that the management of WJHL is very anxious to get this fencing placed as soon as possible.

Commissioner Brand asked staff if consideration was given to the distance that the proposed automated gate would be from State of Franklin Rd. Staff acknowledged that this could be a traffic concern and that staff would bring this to the attention of the Public Works Department as well as the applicant.

Seeing no one else wished to speak, the public hearing was closed.

A discussion ensued between the commissioners and staff regarding the "Art Corridor" type fencing with there being a decision to hold off on that type of discussion for now since the only issue currently before the board for approval was the actual fencing being proposed.

A motion to approve the fencing as proposed was put forth by Commissioner Jones with a second from Commissioner Mozen.

Motion approved as presented.

VOTE: 6-0

The fourth item on the agenda was CoA 116 Tipton St. and 124 Spring St. The Tipton Street Condos sign approval.

This CoA will be separated into two parts with two separate motions for approval of each sign.

The first sign for approval is the projecting sign from 116 Tipton St.

This would be considered a primary sign for the address of 126 Spring St.

Though the sign is not large, it is over the 6 Sq. Ft limit to be considered a secondary sign. This signage is for upper floor uses that extend across two buildings. No other signage exists or is proposed for this building face. There are two proposed colors, both of which are earth tones which complement the building. The proposed sign would be made of signabond and the hardware would be wrought iron. Policy 10 I. says that metal is permitted. While plastic is not permitted, the plastic in this sign will be covered by aluminum. The proposed sign will be located in the center of the building above the main doors

Staff recommended approval of the proposed projecting sign. The projecting sign is a preferred sign type that will complement the character of the Historic District. The sign design, materials, colors and typeface are in line with the Design Guidelines.

A motion to approve as presented was put forth by Commissioner Mozen with a second from Vice-Chairman Williamson.

Motion approved as presented.

VOTE: 5-1-0 (Jones abstained)

Approval for a wall sign for located at 126 Spring St., the Tipton Street Condos.

This would be considered a primary sign for the address of 116 Tipton St. The proposed sign is a wall sign of 15 Sq. Ft with Halo Illumination. The proposed sign is a 30" x 72" Halo-illuminated (LED) Wall Sign. No other signage exists or is proposed for this building face. There are two proposed colors, both of which are earth tones which complement the building. The proposed sign would be made of "7" aluminum extrusion cabinet with and aluminum face". - The proposed sign will be located in the center of the building above the main doors and the proposed illumination will be "halo" style as is stated in the Design Guidelines. The Guidelines specify that the lighting "may" reflect off of the building, but it does not limit the lighting to reflecting only off of the building. In this case, the lighting would reflect off of the sign panel.

The public hearing was opened;

Adam Miller - Foster Signs spoke in regards to the Halo lighting and sign design.

Eva Hunter - the applicant spoke in favor of the sign and the design.

Seeing no one else wished to speak, the public hearing was closed.

A motion to approve this particular cabinet sign with the understanding that this approval is due to the deep setback from the street was put forth by Vice-Chairman Williamson with a second from Commissioner Forsythe.

Motion approved as stated.

VOTE: 5-1-0 (Jones abstained)

The fifth item on the agenda was CoA 260-2019 122 Tipton St. projecting sign. This would be considered a primary sign for the address of 122 Tipton St. Though the sign is not large, it is over the 6 Sq. Ft limit to be considered a secondary sign. This is in a corner building with two facades, one that fronts Spring St and one that fronts Tipton St. It has two units on the ground floor. This particular unit is 122 Tipton St, which has an entrance from Tipton St. There are only two colors found in the sign design. The violet color is used as the dominant color for the text and sign outline. The extensive use of a white background does create a stark contrast with the surroundings. However, due to the overall small size of the sign, the effect is limited. A neutral background color would help the sign to better complement the district. The proposed sign would be made of signabond while the hardware will be wrought iron. Policy 10 says that metal is permitted. While plastic is not permitted, the plastic in this sign will be covered by aluminum. The proposed sign will be located in the center of the building above the main doors. Staff recommended approval of the proposed projecting sign. The proposed sign meets the basic requirements of the B-2 Sign Code. The projecting sign is a preferred sign type that will complement the character of the Historic District. The sign design, materials and colors are in line with the Design Guidelines.

The public hearing was opened; Seeing no one wished to speak, the public hearing was closed.

A motion to approve as presented was put forth by Vice-Chairman Williamson with a second from Commissioner Forsythe.

Motion approved as presented.

VOTE: 5-1-0 (Jones abstained)

The sixth item on the agenda was a discussion on protecting the buildings on West Walnut Street in the newly formed West Walnut District.

The commission decided to create a committee to further discuss and look into the pros and cons regarding extending the Historic District to include the West Walnut District. Staff will work on creating a committee for this discussion to include Historic Commissioners, Planning Commissioners, West Walnut District Taskforce members and others.

The seventh item on the agenda was discussion on the application of the new sign policy.

Staff had some questions for the commissioners regarding the application of the new sign policy. The commissioners proposed a workshop to meet with staff to tighten up the newly updated policy. Staff will schedule that workshop and inform the commissioners of the date and time. Staff wished

to hold a Public Hearing at the June Historic Commission Meeting in order to finalize the new Sign Policy with the improved wording.

At this time Commissioner Mozen got up to leave, Chairman Brand called Commissioner Mozen out of order for leaving prior to the meeting being adjourned. Commissioner Mozen left the chambers.

At this time Patricia Olden - 908 E. 9th Avenue asked the board if she may speak. She presented information regarding the new Gump Addition and requested the boundaries be re-examined to include her home along with several others. *See the attached presentation material to be added as a part of the record.*

Additional Business

Staff approved CoA's were discussed by staff.

- CoA 253 Montrose Ct.; New gutters.
- CoA 261 at 422 W. Pine St.; New roof and gutters.
- CoA 256 at 244 E. Main St. (Massengill's); Painting of the canopy and repairs.
- The 1888 Building downtown has a contractor discussing repair to the exterior to that building with the owners of that building.

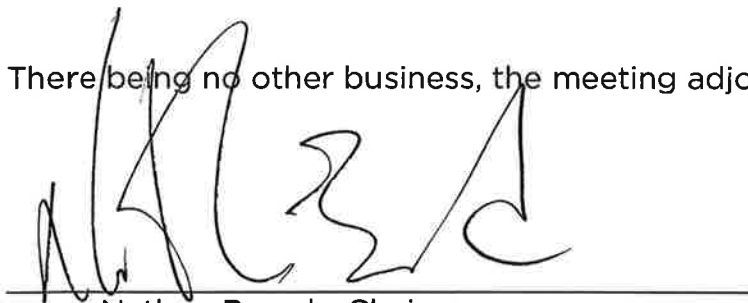
Subcommittee reports:

Gump Addition Selection Committee - Will hold a neighborhood meeting on June 10, 2019.


Blight / Demolition by Neglect - Will hold their initial meeting on June 14, 2019.

Downtown Design Committee - Will hold their next meeting on June 20, 2019.

There being no other business, the meeting adjourned at 7:50 p.m.

A large, stylized handwritten signature in black ink, appearing to read 'Nathan Brand', is written over a horizontal line.


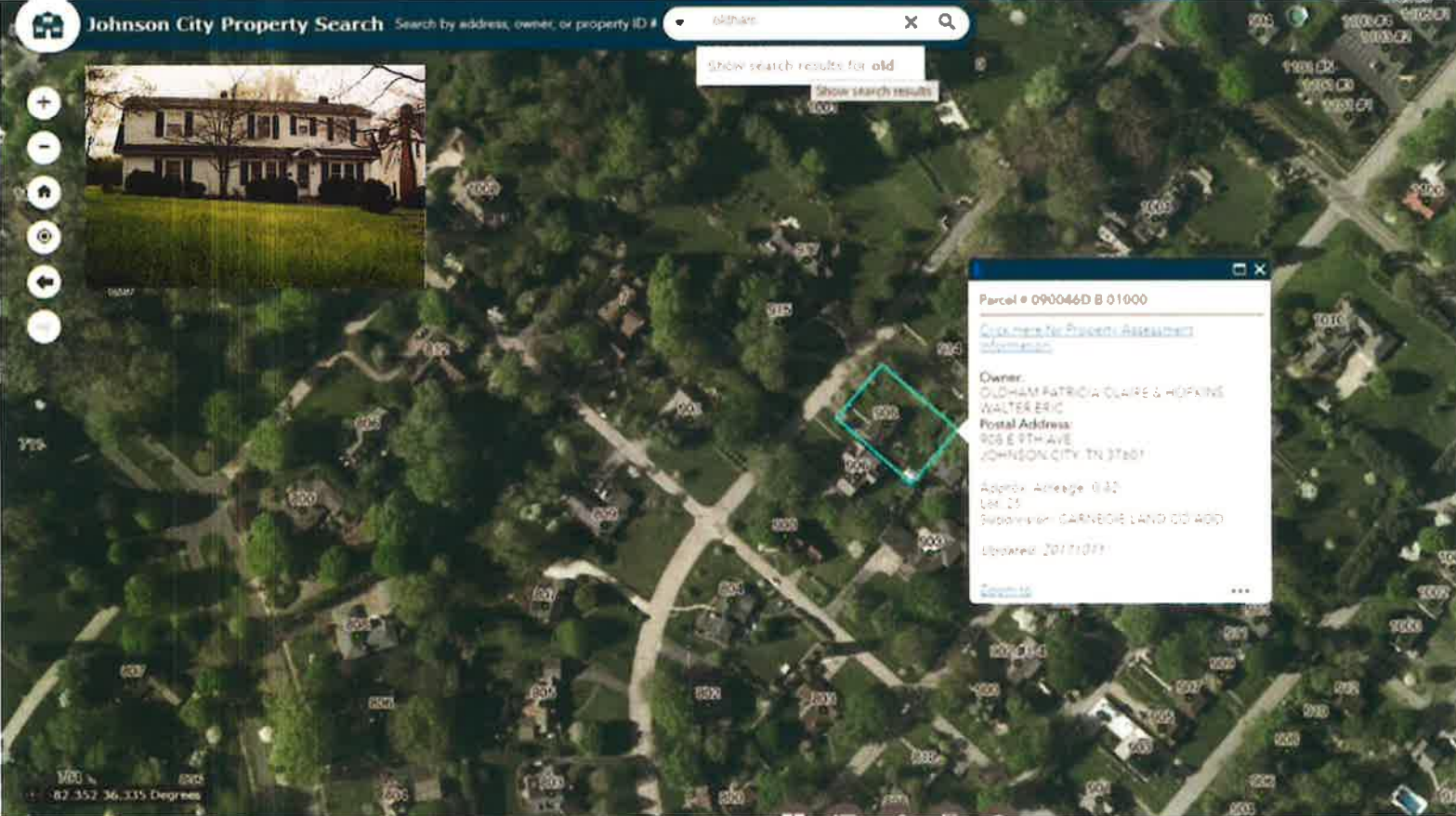
Nathan Brand - Chairman

**Johnson City Property Search** Search by address, owner, or property ID #

oldham

Show search results for old

Show search results



Parcel # 090046D B 01000

[Click here for Property Assessment Information](#)

Owner:
OLDHAM PATRICIA CLAIRE & HOPKINS
WALTER ERIC

Postal Address:
908 E 9TH AVE
JOHNSON CITY, TN 37601

Approx. Acreage: 0.42
Lot: 25
Supervision: GARNBOLD LAND CO ADD

Updated: 2011/03/11

[Close](#)

82.352 36.335 Degrees



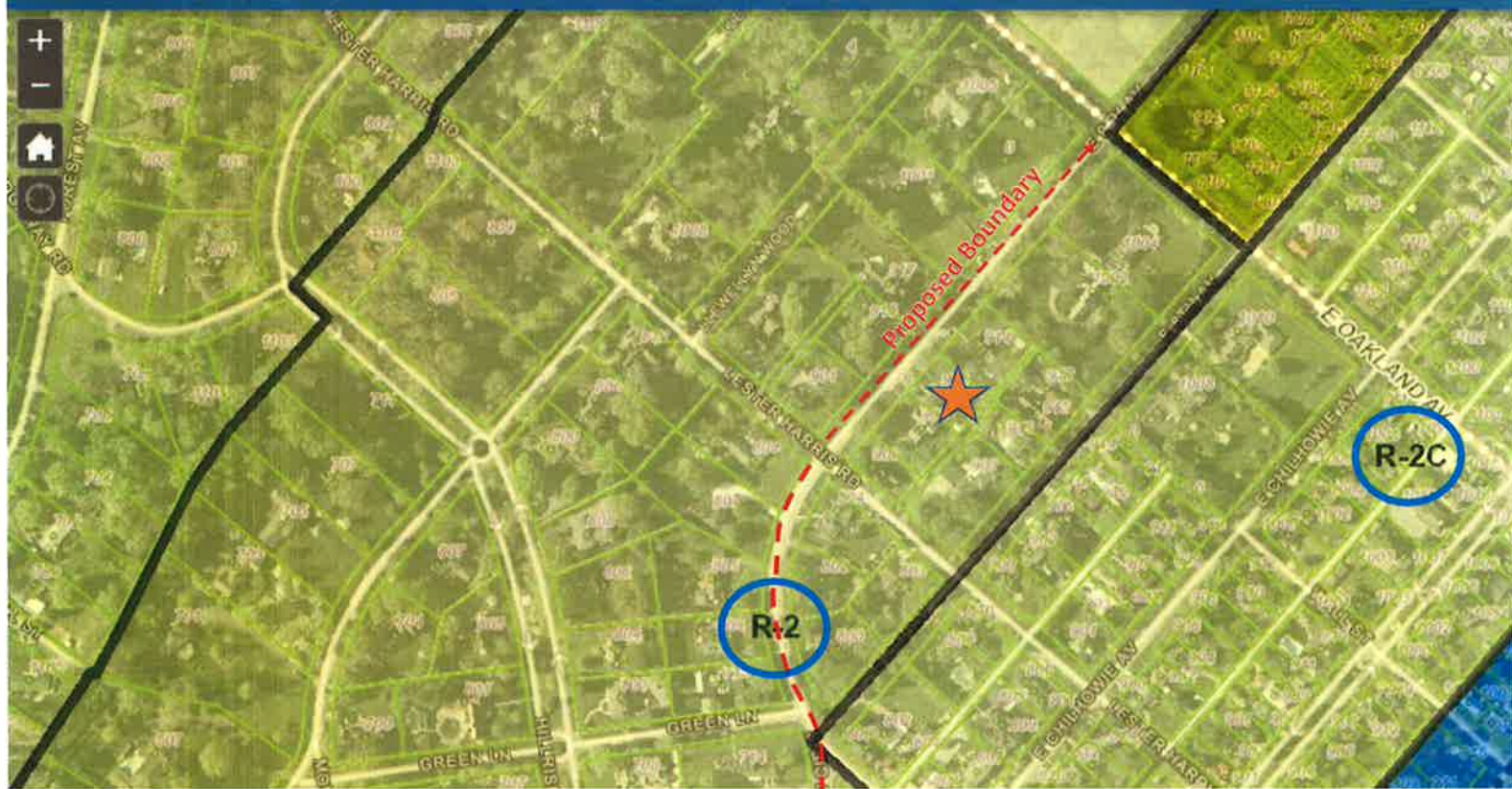
Abutting Cross Streets and Front Facade Orientation

- Oakland Avenue (at Rotary Park)
- Lester Harris Road

S. Mountain View Circle becomes Ninth Avenue

Front façade/yard of homes on either side of East Ninth Avenue face Ninth Avenue and one other.

Zoning & Overlay Districts for the City of Johnson City, TN



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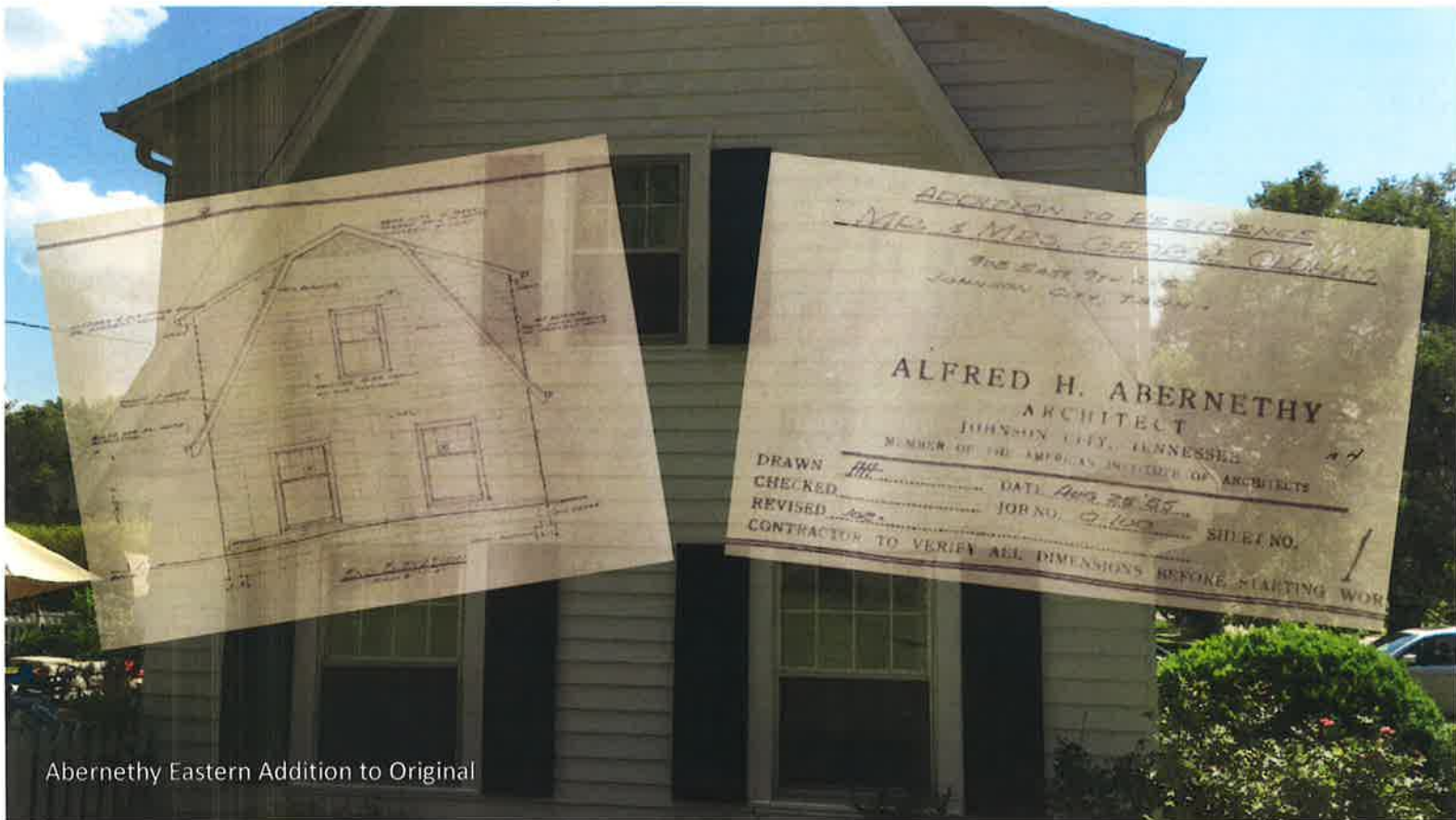




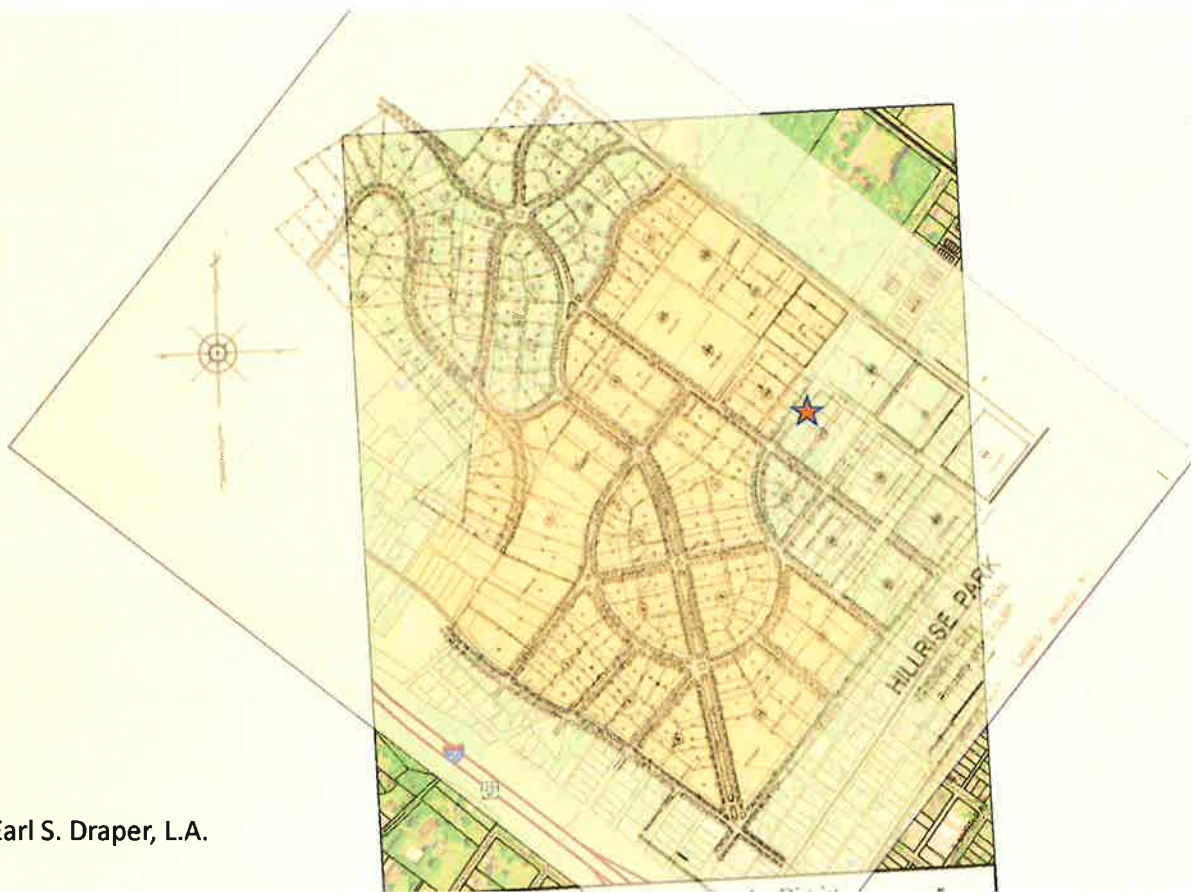
Looking from 908 E. Ninth Ave. toward Lester Harris Road bisecting South Mountain View Circle and E. Ninth Avenue



View from front yard of 908 East Ninth Avenue.
Llewelyn Wood (private) abuts the rear lot lines of the homes shown.
Front yard facades on Ninth Avenue homes face one another.



Abernethy Eastern Addition to Original



Original: Earl S. Draper, L.A.

NATIONAL REGISTER BULLETIN

Technical information on the National Register of Historic Places,
survey, evaluation, registration, and preservation of cultural resources



U.S. Department of the Interior
National Park Service
Cultural Resources
National Register, History and Education

How to Apply the National Register Criteria for Evaluation



- Unified entity
- Visual sense of the overall environment
- Functionally related properties
- Grouping which achieves significance as a whole within its historic context

DISTRICT

A district possesses a significant concentration, linkage, or continuity of sites, buildings, structures, or objects united historically or aesthetically by plan or physical development.

CONCENTRATION, LINKAGE, & CONTINUITY OF FEATURES

A district derives its importance from being a unified entity, even though it is often composed of a wide variety of resources. The identity of a district results from the interrelationship of its resources, which can convey a visual sense of the overall historic environment or be an arrangement of historically or functionally related properties. For example, a district can reflect one principal activity, such as a mill or a ranch, or it can encompass several interrelated activities, such as an area that includes industrial, residential, or

commercial buildings, sites, structures, or objects. A district can also be a grouping of archeological sites related primarily by their common components; these types of districts often will not visually represent a specific historic environment.

SIGNIFICANCE

A district must be significant, as well as being an identifiable entity. It must be important for historical, architectural, archeological, engineering, or cultural values. Therefore, districts that are significant will usually meet the last portion of Criterion C plus Criterion A, Criterion B, other portions of Criterion C, or Criterion D.

TYPES OF FEATURES

A district can comprise both features that lack individual distinction and individually distinctive features that serve as focal points. It may even be considered eligible if all of the components lack individual distinction, provided that the grouping achieves significance as a whole within its historic context. In either case, the majority of the components that add to the district's historic character, even if they are individually undistinguished, must possess integrity, as must the district as a whole.

A district can contain buildings, structures, sites, objects, or open spaces that do not contribute to the significance of the district. The number of noncontributing properties a district can contain yet still convey its sense of time and place and historical development depends on how these properties affect the district's integrity. In archeological districts, the primary factor to be considered is the effect of any disturbances on the information potential of the district as a whole.

CITY OF JOHNSON CITY, TENNESSEE

HISTORIC PRESERVATION ELEMENT



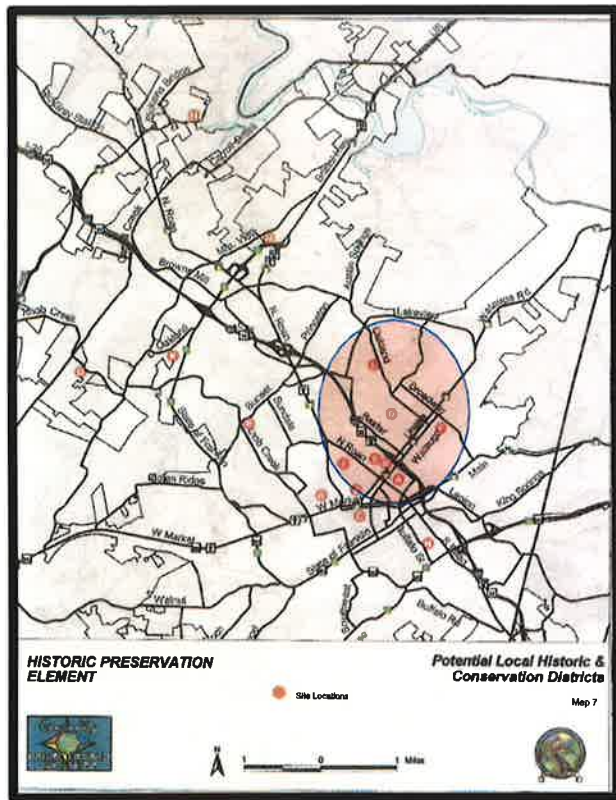
COMPREHENSIVE PLAN

TENNESSEE HISTORIC RESOURCES ARE NUMBERED TWENTY-NINE

Johnson City Comprehensive Plan Historic Preservation Element

IMPLEMENTATION

2. Encourage the enlargement of existing neighborhood conservation districts and review and update the design guidelines for the neighborhood districts. The existing Tree Streets Conservation District should be enlarged to be comparable in size to the Tree Streets National Register District. Design guidelines for existing neighborhood conservation districts should be reviewed periodically for needed updates.
3. Determine which historic resources should be protected by local historic or conservation zoning and to assist with the property owners in achieving local designation. Areas and neighborhoods to be considered for possible local recognition include the following, in priority order, over the next ten years (see Map 7, page 50):
 - The Langston – Hankal – Armstrong neighborhood
 - “The Avenues” neighborhood (Watauga Avenue and Unaka Avenue)
 - Lamont – Hamilton – Wilson Area (Carr Addition)
 - Gump Addition / Llewellyn Wood
 - Holston/Chilhowie/10th/11th
 - Carnegie Addition
 - Hillcrest neighborhood
 - Flourville area in the Boones Creek community.
 - Gilmer Park
 - West Davis Park
 - Knob Creek
 - Oakland Gardens
 - Humphries
 - Buffalo Street
 - Reeves/Carr House (Wheatland)
 - Peter Miller Reeve (Sinking Spring)




Protection of the cohesiveness of the overall area by Historic Zoning Commission as included in the adopted Johnson City 2020 Comprehensive Plan



**Johnson City Comprehensive Plan
Historic Preservation Plan**

**PROTECTION OF
HISTORIC RESOURCES**

- A. The Langston – Hankal – Armstrong neighborhood
- B. “The Avenues” neighborhood (Watauga Avenue and Unaka Avenue)
- C. Lamont – Hamilton – Wilson Area (Carr Addition)
- D. Gump Addition / Llewellyn Wood
- E. Holston/Chilhowie/10th/11th
- F. Carnegie Addition
- G. Hillcrest neighborhood
- H. Flourville area in the Boones Creek community.
- I. Gilmer Park
- J. West Davis Park
- K. Knob Creek
- L. Oakland Gardens
- M. Humphries
- N. Buffalo Street
- O. Reeves/Carr House (Wheatland)
- P. Peter Miller Reeve (Sinking Spring)



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