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**Historic Zoning Commission  
Meeting Minutes  
June 25, 2019**

The Historic Zoning Commission held their regularly scheduled meeting on June 25, 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  
Ms. Liz Biosca  
Dr. Harold (Hal) Hunter  
Ms. Valda Jones  
Mr. Tom Mozen

**Staff Present:** Preston Mitchell, Director of Development Services  
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 change to the agenda presented by Preston Mitchell. With the absence of Matt Manley the agenda will only consist of Reporting of Committees and New Business. The New Business will be heard in the order of the arrival of the applicants. A motion to approve with the revisions was put forth by Vice-Chairman Williamson with a second from Commissioner Biosca. The revised agenda was approved 7-0.

The minutes from the Historic Zoning Commission Meeting held on May 28, 2019 were approved with additions of specific information; add to the minutes that Commissioner Mozen was called out of order and decided to leave at a specific time before the meeting was adjourned. Note that going forward, any Commissioner that foresees that they need to leave prior the meeting being adjourned they notify the Chairman, Vice - Chairman and or the recording secretary. A motion to approve was put forth by Commissioner Jones and a second from Commissioner Mozen. The minutes were approved 7-0.

## Reporting Committees

Hillrise Park / Gump Addition held a neighborhood meeting on June 10<sup>th</sup>. There were approximately 50 attendees with the majority in support of the plan.

The Blight Taskforce held their first meeting on June 14<sup>th</sup>. All seven taskforce members were in attendance along with several staff members from the City of Johnson City. It was requested by the Historic Commissioners that the presentation from that meeting be added to these minutes for the record. (See attached).

Downtown Design Committee met on June 20<sup>th</sup>. Commissioner Forsythe is our representative for this committee and reported they are moving forward with plans for the breezeway that has recently been renovated downtown. This committee is also working with WJHL regarding possible plans to create a more artistic fence line at the rear of their building facing W. State of Franklin Rd.

## New Business

### CoA 265-2019 800 W. Locust St.

Mr. Mitchell presented the staff report (copy enclosed) stating the petitioner has proposed to replace all of the siding and window trim of the house with hardiboard/miratec products. As a back-up alternative, the applicant submitted an altered request after meeting with staff and the Design Review Committee. This alternative has been approved by staff to simply restore the existing weatherboard wood siding and replace the wood window trim with miratec and replace the damaged shake siding with hardishake.

The public hearing was opened;

Mr. Tyrone Mitchell 112 Shannon Ln. from Technically Aesthetic spoke in favor of the request. Explained the types of material being proposed.

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

There was a discussion regarding the proposed materials and their Historic compatibility.

A motion to approve contingent upon the 4 in. reveal on the siding was put forth by Vice Chairman Williamson with a second from Commissioner Forsythe.

Motion approved as stated.

VOTE: 7-0

#### CoA 267-2019 309-325 E. Main St. "The Henry"

Mr. Mitchell presented the staff report (see enclosed) citing the multiple changes proposed for the very large multi-building renovation. Staff is in favor of the proposed changes citing that this is just a preliminary visit, there will be many more possible changes to this original plan throughout this renovation and the applicants will return with each chance for the Commission to approve. The signage in the original staff report will not be up for consideration at tonight's meeting.

Commissioner Biosca revealed that she had spoken to these applicants prior to tonight's meeting however all she had done was look at the plans that are being presented tonight.

The public hearing was opened;

Shane Abraham 400 Heather View Lane, Jonesborough one of the applicants spoke in favor of the multi-building renovation.

Katie Casebolt 3637 Hemlock Park Dr., Kingsport Tn. the architect spoke in favor of the renovation citing all the proposed changes in great detail.

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

There was discussion between the Commission and the applicants regarding proposed changes and the commissioners also gave suggestions on the design.

A motion to approve each proposed building renovation as presented without any signage approvals was put forth by Commissioner Mozen with a second from Vice-Chairman Williamson with Commissioner Jones Abstaining.

Motion approved as stated.

VOTE: 7-1-0 ( Jones Abstaining)

#### CoA 254-2019 609 W. Maple St.

Mr. Mitchell presented the staff report (see enclosed) and stated 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. Staff has

confirmed with the Building Department that the two posts closest to the house cannot be removed without rebuilding the entire structure and tying it into the existing house. 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.

Staff felt that in this particular case, the residence is a non-contributing structure. The roofline of the carport is being constructed in a fashion which compliments the existing structure. Due to these circumstances, staff found that most of the specific elements described in the Tree Streets Design Guidelines may not be as applicable as in cases with contributing structures.

**A motion to approve as presented was put forth by Commissioner Jones with a second from Commissioner Biosca with Commissioner Mozen abstaining.**

**Motion approved as stated.**

**VOTE: 7-1-0 (Commissioner Mozen abstained)**

There being no other business, the meeting adjourned at 7:10 p.m.



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Nathan Brand - Chairman