

**Historic Zoning Commission
Meeting Minutes
July 23, 2019**

The Historic Zoning Commission held their regularly scheduled meeting on July 23, 2019 at 5:30 pm in the Commission Chambers of the Municipal and Safety Building.

Members Present: Mr. Nathan Brand, Chairman
Commission Representative
Mr. Wesley Forsythe
Dr. Harold (Hal) Hunter
Ms. Valda Jones
Mr. Tom Mozen

Members Absent: Col. Paul Williamson, Vice-Chairman and Planning
Ms. Liz Biosca

Staff Present: Matthew Manley, AICP, Senior Planner
Nicole Lawrence, Recording Secretary, City of Johnson City
Randy Trivette, Facilities Manager for the 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. A motion to approve was put forth by Commissioner Jones with a second from Commissioner Hunter. The agenda was approved 5-0.

The minutes from the Historic Zoning Commission Meeting held on June 25, 2019 were approved 5-0.

Reporting Committees

Hillrise Park / Gump Addition held a neighborhood meeting on June 10th. There were approximately 50 attendees with the majority in support of the plan. The State review board will meet on September 18, 2019 in Nashville.

The Blight Taskforce held their first meeting on June 14th. All seven taskforce members were in attendance along with several staff members from the City of Johnson City. The next meeting date has yet to be determined.

Downtown Design Committee was to meet on June 18, 2019. That meeting was cancelled.

Unfinished / Old Business

Staff approved CoA's

CoA 2018-217 - 423 W. Pine St.- The requested conditions and revisions were as follows: 8 ft. deep porch with railing balusters and brick base columns; steps to the porch, brick foundation raised (height TBD); shutters on the front of the home at least in the gable and if appropriate on the porch windows; a single gable on the front; explore the interface to the various rooflines; add brackets to the single gable and otherwise by proposed by the applicant.

CoA 2018-217 - 423 W. Pine St. - The requested conditions and revisions were as follows: 8 ft. deep porch with railing balusters and brick base columns; steps to the porch, brick foundation raised (height TBD); extend roofline across the entire length of the sides of the house; add at least one to two windows to the left side of the home.

CoA 2019-263 - 1002 Southwest Ave. - Installation of new roof.

CoA 2019-269 - 830 W. Maple St. - Installation of new roof.

CoA 2019-271 - 201 E. Main St. - Installation of new windows.

CoA 2019-273 - 113 Southwest Ave. - Installation of new roof.

Downtown

1888 Building (107 Buffalo St) - Still boarded up due to safety concerns. Building Chief is done waiting. Pursuing a BDSR Case. Staff issued a CoA for Masonry work (allegedly completed). Staff issued a CoA (262-2019) for storefront restoration - waiting on owner to green light the project.

Upcoming Initiatives

- Preservation of certain structures in the West Walnut District.
- Protocol for excavating historic materials (old street bricks, trolley lines, etc.)
- Major Water / Sewer Project planned for Downtown.
- Historic Markers for Powell Square Park & old Science Hill High School football field (Memorial Park).
 - Primary sources needed
 - Volunteers interested in researching?

New Business

CoA 2019-270 - 106 Tipton St. - Interior Renovation / Mechanical Screening. The applicant, Rafeal Zabala, is requesting to screen the condensing units at the rear of his building. He proposes using black fencing and will add low landscaping in front of this fence for additional screening and curb appeal. He is also adding an additional condensing unit that is larger and he is asking to be allowed to paint this unit in order to screen it and have it match the existing brick on the building. **Staff recommended approval.**

The public hearing was opened;
The applicant, Mr. Zabala was present to answer any questions from the Commissioners.

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

Chairman Brand asked the applicant if he would paint and create a more stealthy appearance of all of the mechanical equipment to the rear of the building?

Mr. Zabala replied he would do that.

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

Motion approved as stated.

VOTE: 5-0

CoA 2019-272 - 218 E. Main St. (Downtown Breezeway). - This application comes from the City's Facilities Management Division. It is well known that the east wall of the downtown breezeway (connecting E. Main St. to Downtown Square) had to be removed. Over a year ago, the wall was found to be leaning/collapsing and the area was closed off until the situation could be remedied. The wall was then demolished after the project was put out to bid. The City has determined that the footing that exists for the wall is not sound enough to hold the weight of an entire brick wall the full height of the building

next door at 220 E. Main St. Instead, they are proposing to only use brick for the first 15' of the new wall. Above the brick, they are proposing to use Hardiplank siding with a 7" reveal. The color of the Hardiboard would be made to blend in with the other brick material in the area.

Prior to the demolition of the breezeway wall, JCDA had proposed a redesign of the breezeway space. This design included painting the first 15' of the brick dark grey, installing planter boxes, tables, chairs, lights and some other unique elements to create a usable, functional public space. That project was put on hold until safety in the area could be restored due to the crumbling wall. The rebuilding of the wall will subsequently allow for this redesign project to be taken back up. It is important to recognize the impact that the design of the breezeway space will have on the visual impact created by the newly constructed wall. The CoA for the initial design for the breezeway has expired and the updated design will need HZC approval. It should be ready to be presented in August.

The timing of this proposal is based on the fact that the project has already gone out to bid and City staff is attempting to have a contractor in place by the middle of August - before the HZC meets next month.

Staff commented;

- The applicant explored their options in trying to find a lightweight material that would be low maintenance to fulfil the project.
- An Exterior Insulation and Finish System (EIFS) material with a stucco finish was also considered but was not the applicant's preferred finish.
- While an EIFS/Stucco finish may require more maintenance than hardiboard, the texture of the finished product of stucco could be considered to be more appropriate in the downtown historic district than hardiboard siding since EIFS/Stucco is found throughout the district while plank siding is not.
- The overall finished product of the breezeway will be heavily impacted by JCDA's proposed design of the space.

Staff recommends approval of the proposed brick work with consideration given to the use of EIFS/Stucco rather than Hardiplank siding in lieu of masonry.

The public hearing was opened;

Randy Trivette - Facilities Manager for the City of Johnson City gave a detailed presentation on the history of the wall, why it is falling and his proposal to fix the problem. Mr. Trivette stated the reason he and the architect, Mr. Street, wanted to use the Hardiboard Siding was due to its longevity, sturdy construction, lightweight construction and weather repelling capabilities. One square foot of masonry and brick is 30 lbs, where one foot of the proposed Hardiboard is only 3 lbs. This lightweight component of the Hardiboard will assist in the longevity and safety of this rebuilt wall.

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

There was discussion between the Commissioners and Mr. Trivette regarding the use of Hardiboard versus the use of EIFS. After some debate between the two materials and the concerns of how the Hardibaord is not conforming to the rest of the downtown buildings Mr. Trivette agreed to use an EIFS rather

than the Hardiboard. The first 15 Ft. of the wall construction will be brick while the remaining wall will be constructed using an EIFS.

Mr. Trivette asked the Commission; for the sake of time would it be permissible for staff to approve the EIFS so he may get this project out to bid? The City would like to get this project completed while the weather is still warm and before there are any more downtown festivals, for safety reasons. The Commission agreed that staff may approved the EIFS and this will not need to come before the Commission again prior to the bidding process to begin.

A motion to approve, with the condition that an EIFS will be used from the 15 Ft. level and up was put forth by Commissioner Mozen with a second from Commissioner Hunter .

Motion approved, with conditions as stated.

VOTE: 5-0

Revisions to the Design Guidelines Policy 10: Signage

Although the current Sign Policy for the Downtown Design Guidelines (Policy 10) was just recently rewritten and approved by the HZC early this year, the new policy has shown to have a few gaps that still need to be filled in order to have a well-functioning, business-friendly set of guidelines that also uphold the character of Johnson City's historic Central Business District. The attached changes are intended to take into account additional circumstances that exist in our downtown. Most notably, the proposed changes are geared towards freeing up signage options for structures that straddle between two major corridors - (Ex. Buildings that front both Main & Market, Commerce & Buffalo, Tipton & State of Franklin). The changes also allow for "Wall Signage" as an option for secondary signs. Additionally, some other minor adjustments to sign size and other clarifying language has been proposed.

All policy changes were gone over individually and approved with one change;

Policy 10A:

A. MASTER SIGN PLAN - A master sign plan is a cohesive plan which integrates all signage associated with a building within the context of the building, its features and its surroundings. A Master Sign Plan ~~shall~~ should be developed for the entire building; to be used to guide individual sign design decisions and shall consist of a combination of Primary, Secondary, and Subordinate Signage. This is especially important for buildings with multiple businesses and/or multiple facades.

A motion to approve as presented was put forth by Commissioner Hunter with a second from Commissioner Forsythe.

Motion approved as stated.

VOTE: 5-0

See Sign Guideline Changes that were approved, all are in red, attached to these minutes.

There being no other business, the meeting adjourned at 7:00 p.m.

A handwritten signature in cursive script that reads "Paul T. Williamson". The signature is written in black ink and is positioned above a horizontal line.

Paul Williamson - Vice-Chairman

*In Chairman Brands absence at the
August 27, 2019 meeting, Vic-Chairman
Paul Williamson will sign the Minutes.*