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**Historic Zoning Commission  
Meeting Minutes  
September 24, 2019**

The Historic Zoning Commission held their regularly scheduled meeting on September 24, 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  
Ms. Valda Jones

**Members Absent:** Dr. Harold (Hal) Hunter  
Mr. Tom Mozen

**Staff Present:** Matthew Manley, AICP, Senior Planner  
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. A motion to approve was put forth by Vice-Chairman Williamson with a second from Commissioner Forsythe. The agenda was approved 5-0.

The minutes from the Historic Zoning Commission regularly scheduled meeting held on August 27, 2019 were approved 5-0.

## Reporting Committees

Blight Taskforce: Met September 11, 2019. The notes from that meeting will be attached to these minutes for review.

Downtown Design Committee: Last meeting was cancelled. They are perusing the downtown breezeway project.

Design Review Committee: Did not meet.

## Staff approved CoA's

704 W. Maple St. - Replacing existing roof with the same color shingles.

107 Buffalo St. (1888 Building) - Previously approved CoA, but reopened under new application from a different contractor.

## Enforcement Update:

Staff holding a meeting on September 27, 2019 to discuss process for review before permit is "Final/Closed".

## Tree Streets:

416 W. Maple St. - No new updates

423 W. Maple St. - No new updates

727 W. Maple St. - Not constructed to the specifications of the approved CoA.

## Downtown:

1888 Building - Under new contract for renovations with Earnest Campbell.

120 Buffalo St. - receiving several complaints and it may be in the process of selling.

## 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 2019-279 - 106 Tipton St. sign.

The proposed sign would be considered a primary sign for the address of 106 Tipton St. The proposed sign is a wall sign of 20 Sq Ft (2'x10') with existing exterior illumination. The proposed sign would include "white outdoor board", and existing black/gold wood letters reused from another location. The applicant has stated that the board would be trimmed in black molding, but their application says brick molding. The applicant is proposing to make the sign themselves. Staff has not received a proper sign design from a sign professional. No other signage is being proposed at this time. Staff recommends approval.

The public hearing was opened;

Azlinn Edwards, 224 Charlton Green Dr., Kingsport Tn. the petitioner spoke in favor of the proposed sign and was available to answer any questions the commissioners may have.

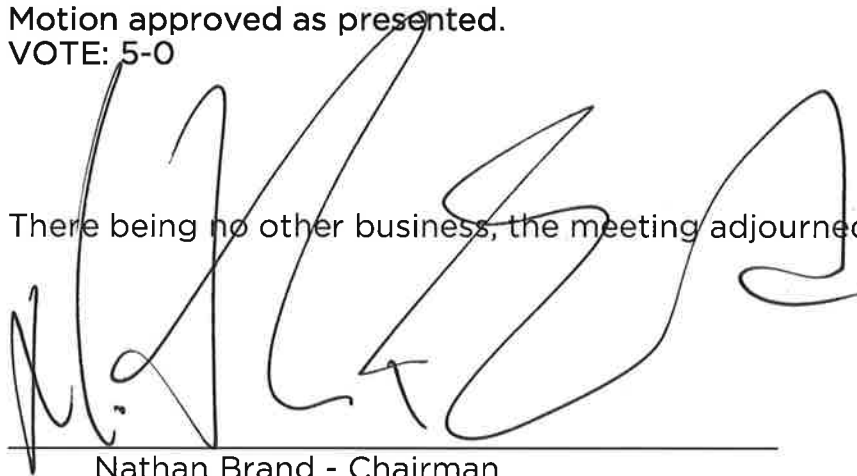
Seeing no one else wished to speak, the public hearing was closed.

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

Motion approved as presented.

VOTE: 5-0

There being no other business, the meeting adjourned at 5:50 p.m.

A large, stylized handwritten signature in black ink, appearing to read 'Nathan Brand', is written over the text of the meeting adjournment.

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Nathan Brand - Chairman