
**Historic Zoning Commission
Meeting Minutes
January 28, 2020**

The Historic Zoning Commission held their regularly scheduled meeting on January 28, 2020 at 5:30 pm in the Commission Chambers of the Municipal and Safety Building.

Members Present: Mr. Nathan Brand, Chairman
Dr. Harold (Hal) Hunter
Dr. Benjamin Whitfield, Planning Commission
Representative
Ms. Liz Biosca
Mr. Wesley Forsythe
Mr. Jason McCusker
Ms. Megan Tewell

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 City of Johnson City Historic Zoning Commission agenda was put forth. Mr. Manley asked the Commission to move item i. under VI. New Business to become item iii. This shifted all other items forward on the agenda in order. The Commission approved the proposed change to the order of agenda items. 7-0

The minutes from the Historic Zoning Commission regularly scheduled meeting held on November 28, 2019 were approved 7-0.

Reporting Committees

Blight Taskforce: Has not met since September 2019. Due to the loss of the Chief Building Official and Code Enforcement Staff, the Task Force has been delayed in getting back together. The HZC needs to assign two members from this body to the Blight Taskforce.

Downtown Design Committee: Met January 16, 2020. They discussed the Breezeway project and Mural Guidelines.

Design Review Committee: Met Jan 24, 2020 regarding items on this meeting's agenda.

Staff approved CoA's

None

Enforcement Update Staff has added two types of "Historic Inspections" to the regular inspection process for homes and buildings in the Historic District.

Upcoming Initiatives

- Preservation of certain structures in the West Walnut District.
- Protocol for excavating historic materials (old street bricks, trolley lines, etc.)
 - o The Major Water / Sewer Project planned for Downtown has been delayed
- Historic Markers for Powell Square Park & old Science Hill High School football field (Memorial Park).
- Look into obtaining a grant in order to have the Tree Street Guidelines rewritten.

New Business

CoA 2020-289 236 E. Main St. - Proposing to paint 1st floor façade and add window signage to the storefront. The proposed paint color options are in accord with the design guidelines. After some discussion about certain details of the proposal and although the Commission recognized several existing issues with the exterior of this building, they did not apply the strictest of standards due to the scope of the proposed project. Staff will ensure that the appropriate material of paint will be specified in the CoA and will ensure appropriate material is used upon inspection. Staff recommended approval.

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 Commissioner Whitfield with a second from Commissioner Forsythe.

Motion approved as stated.

VOTE: 7-0

CoA 2020-290 423 W. Pine St.- New Construction.

**Applicant met with the Design Review Committee prior to this meeting.*

**At this time Chairman Brand and Commissioner McCusker recused themselves from the conversation due to the 300 Ft. rule (IV. 1) in the by-laws. Chairman Brand relinquished the chair to Commissioner Hunter for this item.*

The petitioner has proposed the construction of a new house on a vacant parcel in the Tree Streets Historic District. The proposed architectural style of the home is Craftsman-Bungalow. Exterior finishes will include:

- 1) Hardie board siding,
- 2) Hardie shake siding,
- 3) Brick column bases and foundation,

- 4) 3 over 1 Craftsman style windows,
- 5) Craftsman style front door,
- 6) Asphalt shingle roof on remainder of house

The site plan shows the location of the principal structure and the accessory structure. The proposed driveway and access/parking. Staff believed the proposed plans reflect the character of the district and satisfies all of the major considerations that are critical for the approval of new construction.

Staff recommended approval with minor conditions:

- Expose rafters & remove "bird box" on dormer roof
- Consider modified width (increase) of front dormer
- Wood windows with metal casing
- Definitive trim/divide between Grouped Windows
- Maintain 3 over 1 window pattern in dormer
- Maintain vertical divide amongst windows in dormer

The public hearing was opened;

Will Crumley - The petitioner spoke in favor of the new construction 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 with final renderings approved by staff was put forth by Commissioner Tewell with a second from Commissioner Whitfield.

Motion approved as stated.

VOTE: 5-0-2-recused (Brand, McCusker)

**At this time Chairman Brand and Commissioner McCusker returned and Chairman Brand reclaimed his seat as Chairman.*

CoA 2020-288 707 W. Pine St. Accessory Structure Addition / Swimming Pool.

*Applicant met with the Design Review Committee prior to this meeting.

**At this time Commissioner Whitfield recused himself from the discussion citing the 300 ft. rule in the by-laws for this next agenda item.*

The petitioner has proposed the construction of a swimming pool and addition to an existing accessory structure in the Tree Streets Historic District. The proposed architectural style is designed to complement the existing principal structure. Exterior finishes will include:

- 1) Fiberglass Shingle siding to match house,
- 2) Fiberglass Shingle Roof to match house,
- 3) Brick walls to match house,
- 4) Sconces (exterior lights),
- 5) 15 Pane Retractable Patio Door
- 6) 9 Pane Windows
- 7) Carriage Style Garage Door with 3 over 3 windows
- 8) Prefab columns to match house

The site plan shows the location of the principal structure, existing deck, existing detached garage, existing parking pad, proposed swimming pool, proposed addition to accessory structure (pool house) and landscaping.

Staff believed the proposed project reflects the character of the district and satisfies all of the major considerations that are critical for the approval of new construction/accessory structures. Staff recommended approval

The Commissioners proceeded to have discussion regarding the precedent this may set since there are not any homes in the Tree Streets Historic District with in-ground outdoor pools.

Staff explained to the Commission that the height of the roof (17.5') would not meet the Zoning Code regulations for Accessory Structures, however, it was the appropriate roof pitch to satisfy the Design Guidelines. Staff further explained that what is under the purview of the HZC is a project's relationship to the Design Guidelines, not the Zoning Code.

The public hearing was opened;

Andrea Russell - Rothe Architecture spoke on behalf of the applicant and as the head architect for this project. She stated the home is a Victorian era estate that is actually on two very large lots. The size of the pool is relative to the size of the home. The applicant is open to any suggestions or recommendations from the Commission.

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

A motion to approve with staff to approve minor conditions as the project moves forward such as; lights, windows, addition of a window over the garage, fence pattern and layout, was put forth by Commissioner McCusker with a second from Commissioner Biosca.

Motion approved as stated.

VOTE: 6-0-1 (Whitfield recused).

Discussion regarding the updating of the Mural Guidelines for the Downtown Historic District. Staff has received the following request from the JCDA Design Committee regarding the Downtown Historic District Design Guidelines for Murals. "The Design Committee of the JCDA respectfully requests that the Historic Zoning Commission revise current mural guidelines included in the Downtown Design Guidelines. We ask that you consider lifting the restriction on location of murals or expand the number of potential mural sites by listing specific walls that would be appropriate. We also suggest a more comprehensive delineation of acceptable materials. (For example 1. silicate based paint on bare, unpainted brick. 2. a professional grade mural acrylic paint on surfaces with an existing layer of paint. 3 (if permitted) pellon, polytab or parachute cloth panels adhered to the surface."

The Johnson City Development Authority Design Committee is comprised of members of the HZC, the JC Public Arts Committee, JCDA board members,

JCDA staff and City staff, as well as volunteers in architecture, art and landscape fields.

Staff presented information on the benefit of murals as well as photographs of walls around the Historic District that may be good locations for murals yet would not meet the current standards of the Mural Policy.

The public hearing was opened;

Dianna Cantler – Johnson City Development Authority spoke in regards to the request. She stated that the downtown area would greatly benefit from the addition of authorized and approved art whereas now there is notable graffiti in the downtown area that is not attractive. She hopes the new updated guidelines will review the areas that Murals could be allowed to be in the downtown area.

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

Staff suggested the creation of a map of “approved wall areas” in the downtown historic district. Ideas from the Commissioners were as follows:

- Remove the second bullet item under J. Design Standards
- Redefine the second bullet item under J. Design Standards.
- Removable Murals on the more sensitive areas. See the Richmond, Va. Downtown Guidelines.
- Have the Historic Zoning Commission and staff meet with a representative from Public Art.

The Commission gave direction to staff to convene a meeting with representatives from the Public Art Committee (Cole Hendrix) and the Historic Zoning Commission (Commissioner Tewell) to create language for appropriate walls for murals and bring a proposal back to the Historic Zoning Commission for a Public Hearing and vote in February.

Election of Officers – Nominations and elections were as follows:

Chairman – Nominee: Nathan Brand - VOTE: 6-0-0

Vice-Chairman – Nominee: Hal Hunter - VOTE: 6-0-0

Blight Taskforce -

Commissioner Biosca and Commissioner Tewell volunteered to serve as representatives from the Historic Zoning Commission

There being no other business, the meeting adjourned at 8:00 p.m.



Nathan Brand - Chairman