

MINUTES OF THE REGULAR SCHEDULED MEETING OF THE
KINGSPORT HISTROIC ZONING COMMISSION

January 12th 2026

1:30 p.m.

Members Present:

Jewell McKinney	Bob Grygotis
Dineen West	Joe Cross
Lindsey Nieuwland	Chip Millican

Members Absent:

Jack Edwards

Staff Present:

Lori Pyatte

Visitors Present:

Bryston Winegar	Marvin Egan
Brian Fitzgerald	Amanda Fitzgerald

Chairman Jewell McKinney called the meeting to order at 1:37 p.m., warmly welcoming everyone in attendance. She then invited the staff, historic commission, and visitors to introduce themselves.

The Chairman called for approval of the agenda Vice-Chairman Dineen West made a motion to approve the agenda as presented, which was seconded. The motion passed unanimously with a vote of 6-0.

Next, the Chairman called for approval of the minutes from the regular meeting on November 10th 2025. Commissioner Lindsey Nieuwland made a motion to approve the minutes, which was seconded. The motion passed unanimously with a vote of 6-0

Chairman McKinney inquired whether there was any old business to address. Staff indicated that there was none.

New Business:

217 W. Wanola Ave (HISTRC25-0306) – Exterior Façade Update

Chairman McKinney asked who would present information on the project. Owner Brian Fitzgerald stated that he would speak on behalf of the project.

Mr. Fitzgerald explained that for the front of the house, they plan to replace the windows with swing-out windows, restore the existing front door, remove the current store door, and remove the black handrails at the front. The house is intended for short-term rental and as a personal residence when visiting Kingsport. He also noted plans to paint the house and update the trim using colors approved for the historic district.

For the rear of the house, Mr. Fitzgerald stated they plan to close an upper window, frame in another window, remove the bottom windows, and install Hardie Plank on the lower half of the rear addition. He mentioned extensive interior renovations have already been completed.

Vice-Chairman West inquired about replacing the gutters; Mr. Fitzgerald confirmed they plan to redo the gutters and have received prior approval. Chairman McKinney asked about the door behind the storm door, which Mr. Fitzgerald intends to repair and repaint. Commission Millican asked if the door is original; Mr. Fitzgerald believes it is.

Vice-Chairman West questioned the removal of both bottom windows on the rear. Mr. Fitzgerald explained that this was for symmetry and to better accommodate the desired bedroom layout. Chairman McKinney inquired about the window grid pattern, which Mr. Fitzgerald confirmed is 5/8 thread and noted he could adjust it if needed. He also added that they plan to replace the rear backdoor.

Vice-Chairman West thanked Mr. Fitzgerald on behalf of the Historic Commission for preserving the property and commended his attention to detail.

Vice-Chairman West made a motion to approve the project. The motion was seconded and passed unanimously (6-0).

Chairman McKinney asked about the anticipated project timeline, and Mr. Fitzgerald stated it is expected to take approximately one and a half months.

205 Canongate Road- Home Addition (HISTRC25-0315)

Chairman McKinney asked who would present information on the project. Marvin Egan stated that he would speak on behalf of the owners and inquired whether the Commission had copies of the plans.

Mr. Egan explained that the owners had considered relocating but have decided to remain in Kingsport and remodel their current home to accommodate aging in place. The project includes adding a first-floor master suite at the rear of the property, accessible directly from the garage, to address existing ADA considerations. Mr. Egan also noted that the owners have considered the possible installation of an elevator.

Chairman McKinney confirmed that the addition would remain within setback lines, which Mr. Egan affirmed. Mr. Egan also addressed concerns regarding brick matching, stating that a specialized company will replicate the original brick pattern and thickness, and stain it to match the existing brick.

Chairman McKinney called for questions or comments. Hearing none, he called for a motion. Vice-Chairman Dineen West made a motion to approve the request as submitted. The motion was seconded and passed unanimously (6-0).

Other Business:

In-House Approvals:

Staff Report: Since the last meeting, one project was approved through in-house review:

1. **240 E. Main Street (HISTR25-0280) The Social**

Installation of two awnings over current garage doors

With no further business, the Chairman adjourned the meeting at 2:09 p.m.

Respectfully Submitted,

Jewell McKinney, Chairman