

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

September 8th, 2025

1:30 p.m.

Members Present:

Jewell McKinney Bob Grygotis
Lindsey Nieuwland Chip Millican
Joe Cross

Members Absent:

Jack Edwards
Dineen West

Staff Present:

Lori Pyatte

Visitors Present:

Janet Gillenwater

Chairman Jewell McKinney called the meeting to order at 1:30 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. Commissioner Lindsey Nieuwland made a motion to approve the agenda as presented, which was seconded. The motion passed unanimously with a vote of 4-0

Next, the Chairman called for approval of the minutes from the regular meeting on August 11th, 2025 and also called meeting on August 21st,2025. Commissioner Joe Cross made a motion to approve the minutes, which was seconded. The motion passed unanimously with a vote of 4-0.

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

New Business:

2144 Netherland Inn Road- New Freestanding Sign (HISTR25-0216)

Chairman McKinney invited Janet Gillenwater to provide an update on her project at the Netherland Inn. Ms. Gillenwater reported that a small yard sign displaying the hours of operation was placed in front of the Inn this year, resulting in a 50% increase in visitor traffic. She also noted that the sign installed at the back of the property last year received positive feedback.

Ms. Gillenwater requested approval to install a new sign at the front of the Inn, consistent in design and messaging with the existing sign at the back. Chairman McKinney reminded the commission that the rear

sign was approved in 2024. Commissioner Millican inquired about the proposed location for the new sign, and Ms. Gillenwater responded that it would be placed between the Inn and the well house.

Chairman McKinney called for a motion. Commissioner Lindsey Nieuwland made a motion to approve the project, which was seconded and passed unanimously with a 5-0 vote.

Other Business:

In-House Approvals:

Staff Report: Since the last meeting, two projects were approved through in-house review:

1. **244 E. Main Street (HISTR25-0220)**

Addition to building for a smoker room

2. **2016 Netherland Inn Road (HISTR25-0226)**

Retaining Wall

Discussion on Updating Historic Guidelines

Staff informed the commission that included in their packets are various ideas for updating the current historic guidelines. Topics for discussion include pools, playground equipment, RVs and campers, public art, and exterior paint colors for commercial buildings in the downtown area.

Staff noted that while most commercial buildings downtown are brick, there are some with wooden or metal storefronts. The commission was asked to consider what paint colors may or may not be appropriate for these materials. Each packet contains a section for commissioners to take notes and provide feedback on the proposed ideas. Staff emphasized that no decisions need to be made during this meeting, as several members are absent.

Commissioner Millican suggested reviewing guidelines from other communities to help inform potential updates. Commissioner Nieuwland expressed support for allowing a variety of paint colors but proposed adopting a percentage-based approach similar to existing sign guidelines. Chairman McKinney agreed and added that while black could be included as an option, entire buildings should not be painted entirely in black. She also mentioned green and tan as appropriate colors.

Commissioner Grygotis suggested a possible limit, such as allowing one color to cover up to 25% of the building. He also recommended choosing colors that are complementary to the historic district, possibly including gold or yellow tones.

Public Art in Historic Districts

Staff opened the floor for discussion on public art in historic areas. Commissioner Nieuwland raised concerns about the subjectivity of evaluating art and the difficulty of establishing clear approval criteria. Staff shared that the Cultural Arts Commission is considering an art walk along the Greenbelt near Netherland Inn and may also install a temporary sculpture in Hammond Park—emphasizing these would be temporary installations.

Commissioner Cross suggested that decisions on public art could consider the character of the area, line of sight, and similar factors. Commissioner Grygotis proposed including a general statement in the guidelines, requiring that public art be temporary and subject to review and approval by the Historic Zoning Commission, in line with the area's historic character.

RVs, Campers, Playground Equipment, and Pools

Staff reported that, according to a representative from the state historic office in Nashville, RVs, campers, and playground equipment are typically placed in the rear of properties. Commissioner Grygotis added that such installations should also be kept out of public view from the street.

Staff then introduced the topic of pools and referenced a template included in the meeting packet. Commissioner Millican expressed support for the example provided. Commissioner Nieuwland stated the importance of having language in the guidelines that allows for flexible, collaborative decision-making between the commission and homeowners.

Additional Guideline Revisions

Staff asked if commissioners felt there were any areas of the current guidelines that needed updates or additions. Commissioner Nieuwland mentioned that more detail may be needed under the section addressing secondary structures, especially concerning additions and new construction.

Next Steps

Staff asked commissioners to thoroughly review the guidelines and be prepared to finalize and set directions for updates at the next meeting, scheduled for October.

With no further business, the Chairman adjourned the meeting at 2:20 p.m.

Respectfully Submitted,

Jewell McKinney, Chairman