

**MINUTES OF THE CALLED MEETING OF THE
KINGSPORT HISTORIC ZONING COMMISSION**

October 22nd, 2024

1:30 p.m.

Members Present

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

Members Absent

Staff Present

Ken Weems
Lori Pyatte

Visitors Present

Ron Freeman
Eddie Marshall
Teli Marshall

Chairman McKinney called the meeting to order at 1:31 p.m.

Ms. Pyatte introduced Lindsey Nieuwland and Bob Grygotis to the Commission as new member.

New Business

1114 Watauga Street (HISTR24-0215)

Ron Freeman introduced himself as the contractor for the project at 1114 Watauga Street, alongside homeowners Mr. Eddie Marshall and Mrs. Teli Marshall. Mr. Freeman noted that Mrs. Marshall's primary concern was to preserve the current aesthetic of the house.

Mr. Freeman presented color samples to the commissioners, emphasizing that the proposed colors closely match the existing ones. Mr. Freeman stated that the cedar shakes are planned to be painted a light green (Juniper Ridge), while the window frames, molding, and wraps will be a darker green (Deep Moss). The board-and-batten siding is set to receive a dark brown color (Urbane Bronze).

Mr. Freeman mentioned that while most windows currently have storm windows, not all do, and all storm windows will be removed. In response to Commissioner Millican's inquiry about the originality of the storm windows, Mr. Freeman confirmed they were added later.

Referring to page 25 of the packet, Mr. Freeman clarified that the proposed windows are vinyl replacement inserts. The existing window frames, outside brick mold, and interior trim will remain intact, with the vinyl inserts fitted into the existing structure. These windows are designed to be energy-efficient, and Mr. Freeman confirmed that he had consulted with Keith Bruner, the Building Official for the City of Kingsport, who verified that the windows meet the required energy specifications.

Commissioner Grygotis pointed out discrepancies in window configurations based on submitted drawings, specifically referencing window number 4 on page 48. Mr. Freeman explained that variations in appearance were due to limitations in the window company's software, though he assured that they plan to omit the bottom bar. Chairman McKinney sought clarification, asking if Mr. Freeman was indicating that the new windows would be exact replicas in size and shape of the originals, with only the inserts changing. Mr. Freeman affirmed this was correct. Vice-Chairman West raised concerns about inconsistencies in the window panes, noting that window number 4 shows six panes while the drawing depicts three. Mr. Freeman explained that the window company assured him they could replicate

the original design.

Mr. Freeman added that the new windows would feature 2-inch bars across the divisions, although Vice-Chairman West pointed out that the bars in the photographs appeared slimmer. Commissioner Nieuwland shared her experience of encountering similar issues with window replacements, emphasizing the limitations of design software. Chairman McKinney asked if the computer program could accurately reflect the desired window configurations, to which Mr. Freeman replied it could not. He confirmed that while the new windows would match the existing narrow mutton bars, the exception would be the 3A windows, where the top panes will be fixed.

Mr. Freeman also discussed plans to wrap the windows in dark green aluminum, which would eliminate the need for future painting. He referenced page 16 of the packet for an example of the retrofit window design, which features a narrow frame that fits within the existing structure.

Vice-Chairman West confirmed with Mr. Freeman that he was proposing the 1000 series windows, to which Mr. Freeman agreed. However, West noted that the bars on the example appeared narrower than 2 inches. Mr. Freeman clarified that only certain windows, including the picture windows and specific 3A windows, would feature 2-inch bars. Mr. Freeman explained that the existing windows have narrow mutton bars, approximately $\frac{3}{4}$ to 1 inch wide, which the new windows will match, except for the previously noted variations. Vice-Chairman West expressed gratitude for the detailed presentation and the color samples.

Mr. Freeman addressed the soffit and aluminum fascia. Commissioner Millican raised concerns regarding the exposed beams on the house, asking whether they would be covered. Mr. Freeman explained that the existing overhang lacks a traditional soffit and consists of old roofing boards that would be concealed. The decorative fake beams would remain exposed, but the new soffit and fascia aim to address issues with birds nesting in the beams.

Mr. Freeman noted that the house is 104 years old. Vice-Chairman West requested Mr. Freeman to mark the drawings clearly for future reference, ensuring clarity in historical context. Mr. Freeman agreed to make the adjustments and submit them to the City.

Chairman McKinney called for a motion. Vice-Chairman West motioned for approval, including an amendment for window types will be correct to the windows. The motion was seconded by Lindsey Nieuwland. Commissioner Millican sought clarification on whether the approval encompassed the soffit and fascia, to which Vice-Chairman West confirmed that it did.

Staff made a final comment stating that at this time we will hold the next a regular meeting on November 12th, 2024 at 1:30 p.m.

With no further business, Chairman McKinney adjourned the meeting at 2:03 p.m.

Respectfully Submitted,

Jewell McKinney, Chairman