

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

March 10<sup>th</sup>, 2025

1:30 p.m.

**Members Present:**

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

**Members Absent:**

Joe Cross

**Staff Present:**

Lori Pyatte  
Ken Weems

**Visitors Present:**

Jay Foster  
Marvin Egan  
Derick Miller  
Mike Stewart

Chairman Jewell McKinney called the meeting to order at 1:29 p.m. She welcomed everyone in attendance and provided an opportunity for all Historic Commissioners 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 6-0.

Next, the Chairman called for approval of the minutes from regular meeting on February 17th, 2025. Commissioner Jack Edwards made a motion to approve the minutes, which was seconded. The motion passed unanimously with a vote of 6-0.

**Old Business:**

***1236 Watauga Street- Demolition, Addition to Accessory Structure, New Accessory Structure, and Privacy Fence (HISTR24-0228)***

Homeowner Jay Foster addressed the commission regarding this item. He explained that he and Mr. Egan had previously presented a different version of the plan at the November meeting. In response to neighborhood concerns, they carefully reconsidered their approach and developed the current proposal.

Mr. Foster stated that the revised plans retain the existing carriage house with modifications. Specifically, they plan to replace the current two-door configuration with a single door and add a 10-foot extension to the back. Currently, a 5-foot shed sits at the rear of the structure, which they intend to remove to accommodate the new addition. Additionally, updates will be necessary due to framing rot and other damage.

He also shared that they are requesting approval to build a cabana in the pool area to provide shade. While the plans currently place the cabana on the far side of the pool, they would like to maintain some flexibility in its exact placement until they see how the garage addition takes shape. Furthermore, they plan to replace the existing concrete with pavers and extend the privacy fence around the pool area, consistent with the approval granted in

November.

Chairman McKinney inquired whether Mr. Egan had any additional comments. Mr. Egan stated that Mr. Foster had covered everything comprehensively.

Chairman McKinney then opened the floor for commissioner questions. No commissioners had any inquiries. However, Vice Chairman West took a moment to thank both Mr. Foster and Egan's Construction for their efforts and the improvements they brought back to the commission.

Following this, Chairman McKinney called for a motion. Commissioner Lindsey Nieuwland moved to approve the item, which was seconded. The motion passed unanimously with a 6-0 vote.

### **New Business:**

#### ***2244 Netherland Inn Terrace- Demolition (HISTC25-0043)***

Staff provided an update to the commission on a property that has been discussed multiple times in recent months. The structure is a single-level home built in 1958, approximately 400 square feet in size. On February 20, 2025, the Building Department conducted a dilapidation hearing and determined that the structure poses a safety hazard and must be razed.

Staff informed the commission that all reports, including the Building Officials' Findings of Fact, Conclusion, and Order from the dilapidation hearing, were included in the packet for review. At this time, the Building Official anticipates demolition will take place between June and July 2025.

Staff presented the item to the commission to seek approval for demolition. Chairman McKinney clarified that staff was requesting approval so that the matter could be referred back to the City of Kingsport for necessary action.

During the discussion, Commissioner Jack Edwards recalled a family member previously inquiring about the property. Staff confirmed that a female relative had spoken with them in January but had not followed up since.

Commissioner Chip Millican asked whether the demolition costs would be applied as a lien on the property. Staff confirmed that the city would indeed place a lien for the associated costs.

Commissioner Bob Grygotis noted that the property appeared to be very close to the railroad tracks. Staff confirmed this was accurate.

Commissioner Jack Edwards inquired about the status of utilities at the property. Staff reported that the house has had no water service since 2009, no sewer connection, and its power has been deactivated. Additionally, both city and county taxes on the property are delinquent.

Following the discussion, Chairman McKinney called for a motion. Vice-Chairman West moved to approve the item, which was seconded. The motion passed unanimously with a 6-0 vote.

### **Other Business:**

#### ***In-House approvals:***

#### ***418 W. Sullivan Street (HISTC25-0036)***

Staff provided an update on the property, noting that it had previously been discussed due to work being completed without prior approval. It has since been granted approval for the replacement of the porch guardrail and the installation of a new fence around the back of the property.

***418 Shelby Street:***

Staff reported that the applicant requested approval to install a library box outside their business, aiming to provide free books to the community while the Kingsport Public Library undergoes renovations. The request has been approved.

**Staff Reports:*****217 West Wanola Avenue:***

Staff provided an update regarding concerns raised at the last meeting by Ms. Kilgore, a neighbor to the property in question. She previously expressed issues with the adjacent unit, prompting Building Code Enforcement to conduct an inspection. Their findings confirm that the unit is in a dilapidated state and currently vacant.

Code Enforcement has issued the first notice to Mark Freeman, the property owner, who resides in Bethlehem, GA. Staff noted that the windows are open and, based on photos included in the packet, there appears to be water damage inside. However, the full extent of any impact on Ms. Kilgore's property remains unclear.

Mr. Freeman has been given 30 days to address the violations, as outlined in the notice. Staff also reported that Code Enforcement has spoken with him by phone, during which he acknowledged the situation but cited family illnesses and recent deaths as reasons for his delay in addressing the matter.

Commissioner Chip Millican commented that this situation could potentially develop into a demolition by neglect case.

***Historic Signage:***

Staff provided an update regarding historic district signage following a comment made by Ms. Kilgore at last month's meeting. She noted that there was no historic district sign on her side of West Wanola Avenue. In response, staff conducted research on historic district signage throughout the city by reviewing Google Maps and consulting with the City Traffic Department.

Findings on Historic District Signage:

Rotherwood – No signage indicating it is a historic district.

Boatyard – Two signs: one on Brunswick Street near the cemetery and another on Netherland Inn Road. No additional signage in the district.

Old Kingsport Presbyterian Church & Cemetery – One sign at the church property; the sign at the cemetery has not been replaced.

Park Hill – Two signs: one on Hammond Avenue and another at West Wanola Avenue/Holston Street.

Main Street – One sign at East Main Street near the intersection of Cherokee Street.

Watauga Street – Three signs:

1418 Watauga Street (but the historic district begins at 1402 Watauga Street).

1149 Watauga Street (but the district begins at 1110 Watauga Street).

One at the intersection of Oak Street and Watauga Street.

White City – Two signs, both well-placed within the district.

Exchange Place – No signage found within the district.

Broad Street – Two signs.

Church Circles – Four signs: three near churches and one on Commerce Street near City Hall (staff recommends removing this sign).

Staff proposed installing a new sign on the other side of West Wanola Avenue near Ms. Kilgore's property. Chairman McKinney inquired about the cost of signage, and staff reported that each sign costs \$26.35, as reflected in the work orders included in the meeting packet. The packet also contains a map of the historic district highlighting current sign locations.

Staff sought guidance from the commission on whether to add new signage, remove or relocate existing signs, or replace outdated signs.

Chairman McKinney suggested that the Watauga Street signs be corrected to align with the actual district boundaries. She also noted that several historic locations lack proper signage and should be addressed.

Commissioner Chip Millican then made a motion for staff to finalize the proposal and return with a recommendation for sign placements. The motion was seconded and passed unanimously with a 6-0 vote.

Commissioner Lindsey Nieuwland inquired whether there is a designated time when the City of Kingsport publishes reminders about its historic districts. She emphasized that these districts are a unique aspect of the city, yet many residents are unaware of their existence. Commissioner Nieuwland noted that when discussing her role on the commission, she often finds that people are unfamiliar with Kingsport's rich historic heritage. She suggested finding ways to highlight the commission's work and the significance of the city's historic areas.

Staff responded that while the city's communications team previously published a blog about each commission and its responsibilities—primarily aimed at those interested in joining—it is not something that is widely promoted and would require individuals to actively seek it out.

Vice-Chairman West then asked if information about the Historic Zoning Commission is featured on the city's website. Staff clarified that while the webpage includes commissioner names, applications, maps, guidelines, and other resources, it does not provide a dedicated section highlighting the commission's role or the city's historic aspects.

Chairman McKinney asked if anyone had any final comments regarding historical matters. If there were no further discussions, she stated she would proceed with adjourning the meeting.

Vice-Chairman West requested to make a comment. After reviewing the sign approval guidelines for historic districts, she expressed that certain revisions may be necessary. Chairman McKinney added that the guidelines should also address signage content. Staff acknowledged these concerns and stated they would review the guidelines with the City Attorney and provide an update at the next meeting.

Commissioner Chip Millian asked if staff has an update on building at the corner of W Market Street and Broad Street end of 100 Block Street. Commissioner Chip Millian said he knew that was the first

demolition of neglect. Staff advised we would have an update for the commission on the next meeting.

Commissioner Jack Edwards asked if staff has an update on the Patton Store on Netherland Inn Road. Staff advised we would have an update for the commission on the next meeting.

Staff announced that the next meeting is scheduled for April 14, 2025, to review a demolition request and a proposal for new townhouse construction on Netherland Inn Road.

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

Respectfully Submitted,

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Jewell McKinney, Chairman