

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

February 17<sup>th</sup> 2025

1:30 p.m.

**Members Present:**

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

**Members Absent:**

**Staff Present:**

Lori Pyatte  
Ken Weems

**Visitors Present:**

Marc Bradley  
Kashtan Bradley  
Billy Wayne Arrington  
David Lane  
Debra Kilgore  
Daryl Zeh

Chairman Jewell McKinney called the meeting to order at 1:28 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 Jack Edwards made a motion to approve the agenda as presented, which was seconded by Vice-Chairman West. The motion passed unanimously with a vote of 7-0.

Next, the Chairman called for approval of the minutes from regular meeting on January 13th, 2025. Commissioner Bob Grygotis made a motion to approve the minutes, which was seconded by Commissioner Lindsey Nieuwland. The motion passed unanimously with a vote of 7-0.

**Old Business:**

***217 Hammond Avenue- Home Addition/Screened in back porch (HISTR24-0232)***

The Chairman requested an update from staff on this business. Staff informed the Commission that, as some members may recall from the November 12, 2024, meeting, the homeowner at 217 Hammond Ave had requested approval for a screened-in back porch. However, at that time, the proposed design featured a 6:12 roof pitch, which did not meet Historic Guidelines. The Commission had requested that the roof pitch be adjusted to a minimum of 8:12 to comply with the guidelines.

Following this request, the Kingsport Building Department conducted an inspection on February 5<sup>th</sup>, 2025 at the request of staff and confirmed that the roof pitch has been adjusted to meet the required 8:12. The homeowner is now in full compliance with Historic Guidelines.

With the correction completed, the Chairman called for a motion. Vice-Chairman West moved to approve the item, and Commissioner Bob Grygotis seconded the motion. The motion was unanimously approved with a 7-0 vote.

### **New Business:**

#### ***146 Broad Street- Exterior Updates (HISTR25-0027)***

Mr. Bradley distributed handouts of the proposed sign design and tribal accents for the commissioners to review. He explained that the exterior of the building is currently painted “Hopsack” and will remain that color, with the trim updated to “Olive Green.” The existing maroon areas will be repainted in olive green.

Mr. Bradley noted that the building currently has black window boxes on the lower-level storefront. The plan is to install additional window boxes on both the lower and second levels, painted “Caribou Brown.” While the proposal currently includes a window box for each window, he mentioned they may adjust the layout during installation for aesthetic balance. The window boxes will be made of poly wood, similar to Trex, for durability.

Regarding signage, Mr. Bradley stated that the existing maroon-painted sign will be updated with an olive green trim, a khaki background, and black lettering. The lower portion of the sign will feature a geodesic design with color and the business logo. He also proposed adding tribal accents above the windows, replacing the current décor. These accents will be made of poly and metal for longevity and will not be permanently affixed to the building. He emphasized that no permanent structural changes would be made to the building.

Vice-Chairman West confirmed that the shape of the sign would remain unchanged, with only the design elements being updated. Mr. Bradley affirmed this.

Mr. Arrington added that greenery, including ferns, vines, and other plants, would be placed as they have been in the past. Commissioner Grygotis asked if the plants would be live, and Mr. Arrington confirmed they would, noting that garlands would be used during the winter. He also mentioned that seasonal decorations would be placed in the windows during off-seasons.

Commissioner Edwards inquired about the awnings and whether they would remain the same color. Mr. Bradley explained that they are currently black metal but ideally, he would like to add a temporary thatch covering.

Chairman McKinney asked whether the proposed updates included stonework. Mr. Bradley stated he was open to including it but had submitted multiple design options. Chairman McKinney also inquired about the possibility of changing the awning color instead of keeping it black. Mr. Bradley said he was open to painting them, but since they are metal, it might present challenges. Mr. Arrington mentioned that a direct-to-metal (DTM) paint could be used. However, Chairman McKinney noted that keeping the awning black might not align with the new color scheme.

Commissioner Edwards questioned the necessity of placing window boxes on the second floor. Mr. Bradley stated that he believed they would enhance the building's overall appearance. When asked about accessibility for maintenance, Mr. Arrington confirmed that the lower sections of the second-floor windows open, allowing for easy upkeep.

Vice-Chairman West commended Mr. Bradley's efforts in revitalizing the building but expressed concern over the addition of the thatch and tribal design elements, noting that they do not align with the Historic District guidelines. She acknowledged the overall improvement but emphasized the importance of maintaining historic integrity.

She further stated that she could not support the tribal design, explaining that it did not fit within the district's aesthetic. Mr. Bradley asked where in the guidelines it prohibited additional signage, as he had only found references to square footage restrictions. Staff clarified that the building is permitted up to 100 square feet of signage, including the existing sign and any additional elements. Mr. Bradley noted that the current sign is approximately 40 square feet, leaving about 60 square feet available for use. Staff indicated that final square footage calculations would be determined after approval.

Commissioner Nieuwland asked about the materials intended for the tribal design. Mr. Bradley responded that the design would be sculptural with a 3D depth effect.

Commissioner Grygotis voiced concerns that the proposed tribal elements do not align with Kingsport's historic character, which is deeply tied to the train station and Broad Street. He felt the symbols conflicted with that historical context but approved of the proposed colors.

Commissioner Millican acknowledged that while the current building is in poor condition, he appreciated Mr. Bradley's investment and improvements. He expressed a desire to find a solution that aligns with both the business's vision and the district's guidelines, emphasizing a "less is more" approach.

When asked what alternative design elements would be more appropriate, Commissioner Edwards suggested that the tribal design detracts from the business rather than enhancing it. Chairman McKinney agreed.

Commissioner Cross commended the business's willingness to take a risk in Kingsport's Historic District. However, he noted that their decision could set a precedent for future applicants requesting non-traditional elements.

Mr. Bradley asked for suggestions on acceptable design elements. The commissioners advised against adding anything to the wall. Vice-Chairman West assured him that his business would succeed through social media, word-of-mouth, and reputation, rather than relying on additional signage.

Regarding the awnings, Mr. Bradley asked if leaving them black was acceptable. Commissioner Millican recommended not altering them, while Chairman McKinney agreed that although black does not fit the new color scheme, concerns over paint adhesion to metal warranted keeping them as they are. Chairman McKinney asked whether the windows were trimmed in black to help tie in the awning color.

Vice-Chairman West then asked if Mr. Bradley wanted to proceed with a motion to approve the proposal as submitted. Chairman McKinney called for a motion. Vice-Chairman West moved to approve the proposal,

including keeping the black awnings, and Commissioner Lindsey Nieuwland seconded the motion. The motion was unanimously approved with a 7-0 vote.

### ***274 Hammond Avenue- Exterior Updates, Window Replacements, and Garage Door Replacement***

Mr. Lane stated that he purchased the house in 2017 and began replacing the windows before realizing he needed permission. Since receiving the letter, he has halted work, but depending on his budget, he plans to eventually replace all 13 windows in the house. The four windows across the front are the main focus for replacement. Mr. Lane mentioned that these windows are quite expensive, so their replacement will depend on the budget.

In addition to the windows, Mr. Lane expressed interest in updating the heating and cooling system, painting the house, repairing cracked stucco, and possibly replacing the garage doors and even the garage roof.

Chairman McKinney noted that she understood Mr. Lane intended to replace the solid garage door, which has chipped paint, with carriage-style doors, if possible. Mr. Lane confirmed this was his plan but stated that if the committee disagreed, it would not be a deal-breaker for him.

Vice-Chairman West commented that carriage house doors would be a great addition to the garage. Mr. Lane agreed, stating that he believed the carriage doors would greatly enhance the house's appearance.

Mr. Lane also explained that the current windows are cracked, allowing rain to enter the house. He would like to replace them with energy-efficient vinyl windows that also look better. Chairman McKinney inquired if the grill pattern on the new windows would match the existing ones. Mr. Lane confirmed that the pattern would be the same. Commission Grygotis then confirmed that Mr. Lane intended to install vinyl windows. Mr. Lane noted that these windows would match those already replaced in the neighborhood, and Chairman McKinney pointed out that the commission has previously approved vinyl window replacements.

Chairman McKinney asked how difficult Mr. Lane anticipated it would be to touch up and patch the house without it being noticeable. Mr. Lane said that while the woodwork should be manageable, the paint and plaster touch-ups would be challenging to make seamless.

Vice-Chairman West clarified that the motion would cover the replacement of the vinyl windows, the addition of carriage doors, the painting, and the overall restoration efforts.

Chairman McKinney called for a motion. Commissioner Grygotis moved to approve the project, with Commissioner Lindsey Nieuwland seconding. The motion was unanimously approved with a 7-0 vote.

At the end of the meeting, Mr. Lane asked if the approval would also include the potential replacement of the garage roof. Chairman McKinney confirmed that it would.

### **Other Business:**

#### ***In-House approvals: 806 Yadkin Street.***

Staff presented information regarding a request for a new ADA ramp and the addition of a new door to the screened-in front porch at 806 Yadkin Street. Staff explained that the proposed ADA ramp would be

installed on the side of the house, connecting to the driveway to provide easier access in and out of the home.

Commissioner Edwards inquired whether there was already a ramp at the location. Staff responded that there was not an official ramp, but the homeowner had constructed a makeshift one they were using temporarily for access.

### **Staff Reports:**

#### ***217 West Wanola Avenue:***

Staff invited Debra Kilgore to speak on this matter, as she had previously emailed staff regarding the property in question. Ms. Kilgore, a homeowner in the Park Hill Historic District, thanked the Historic Commission for sending out the reminder letter about living in historic districts. She explained that she resides at 219 West Wanola Avenue, which is an end unit in a row house. The neighboring unit, 217 West Wanola Avenue, has been vacant for over 10 years. Ms. Kilgore described the property as abandoned and a fire hazard, with overgrown weeds, rotten wood, and visible signs of deterioration. She further mentioned that the property is owned by out-of-state individuals.

Ms. Kilgore requested the Historic Commission's assistance in addressing the issue. Commissioner Grygotis inquired about the specific challenges Ms. Kilgore faces due to the vacant property. Ms. Kilgore provided photos for the commissioners to review, showing the overgrowth, rotting wood, animals inhabiting the property, and a hole in the exterior.

Chairman McKinney asked Ms. Kilgore who owned the property. She responded that the courthouse records listed the owner as Roy Neeley, who resides in Bethlehem, Georgia, though her primary contact for the property is Mark Franklin.

Vice-Chairman West sought staff's input on potential actions. Staff suggested contacting the building official for a code enforcement inspection of the property. Vice-Chairman West clarified that while this is not a historic zoning issue, the neglect of the property could be addressed by the building department. He recommended that the Historic Zoning Committee formally ask the building department to investigate the situation.

Chairman McKinney then called for a motion. Commissioner Edwards moved to refer the issue to the building department for inspection, with Commissioner Millican seconding the motion. The motion passed unanimously with a 6-0 vote. Commissioners advised Ms. Kilgore that staff will be contact with her and keep her updated on the status.

Ms. Kilgore also requested to have addition historic district signs placed in the districts.

#### ***2244 Netherland Inn Terrace:***

Staff provided an update on this property, noting that it was discussed in the previous meeting. The house is still scheduled for a dilapidation hearing on February 20, 2025, and staff intends to attend.

On February 10, staff spoke with a family member who visited the office to inquire about potential development options and the possibility of taking over the property. During this conversation, staff

learned that the property currently has no sewer access. In response, staff has been in contact with Chad Austin, the Assistant Utility Director for Water Services, to explore possible solutions.

Staff anticipates having further updates at the March meeting, including outcomes from the dilapidation hearing and whether the family member remains interested in moving forward with the property.

***418 West Sullivan Street:***

Staff provided an update on this property, noting that it was discussed in the previous meeting. Since then, the applicant has submitted her application. However, after reviewing it, staff sent her an email requesting additional information but has not received a response.

In her application, she also indicated plans to work on the adjacent unit. In the follow-up email, staff advised her that a separate application would be required for that unit as well.

Due to the lack of response, staff conducted a site visit on February 10, 2025, and observed individuals painting the porch guard. While the exact color is unknown, it appeared to be a darker shade of brown.

***1434 Watauga Street:***

Staff provided an update on this property, noting that it was discussed in the previous meeting. The homeowner has decided not to reach out to neighbors to gauge their interest in being included in the historic district. Instead, she believes the process should move forward without their input.

After discussion, the Chairman and Commissioners agreed to discontinue further consideration of this matter unless a resident reaches out and secures agreement from the neighbors to be added to the historic district.

***Orchard Court/Place:***

Staff received an email from Jeff Fleming informing us that Frances Dryden had inquired about adding Orchard Court/Place to the historic district. Mr. Fleming provided staff with Ms. Dryden's contact information to facilitate further discussion. However, as of now, staff has not received any communication from her to move forward with establishing a new historic district.

***State of Tennessee Historic Commission:***

Staff received information regarding an upcoming annual report deadline and followed up to learn more about the process. During this time, a few important details were clarified.

First, commissioners need to complete the Historic Preservation Commission Member Resume for the state. Staff has copies available today for completion, and these need to be submitted as soon as possible.

Secondly, while speaking with the representative, staff learned that later this year, there will be a formal vote regarding the nomination of the former Earles Drug Store for inclusion on the National Register. Attached are details about the building, along with recent updates, for the commission's review.

With no further business, the Chairman adjourned the meeting at 2:27 p.m.

Respectfully Submitted,

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Jewell McKinney, Chairman