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In order to achieve the goal of the Historic Preservation Element, policies must be formulated to guide its implementation. The Historic Preservation Element has identified specific policies which give direction to the Historic Zoning Commission. The goal for the Historic Preservation Element is:

To identify and protect the historical, architectural, archeological, cultural, and scenic heritage in the area in order to enhance the quality of life in Johnson City.

Policy: It is the policy of the city acting through the Historic Zoning Commission to compile an inventory of historic resources within the Johnson City Urban Growth Boundary and to create a database concerning the region's historic resources.

This policy is to be implemented by the following actions:

1. Survey historic resources within the corporate limits of Johnson City and the Urban Growth Boundary (architecture, cemeteries, vistas, agricultural features, transportation elements, and other historically significant elements).
2. Photograph all historic resources and create an index system for the pictures with any available historic information.
3. Create a database of the historic resources enabling access by interested parties.
4. Coordinate with the GIS (Geographic Information System) completion of the mapping of historic resources.
5. Make available at the Johnson City Public Library and other libraries in the region a copy of the historic resources database.
6. Make available on the city's web site information concerning the historic resource database.

These actions are currently underway and will be maintained and updated by the Historic Zoning Commission.

Policy: It is the policy of the city acting through the Historic Zoning Commission to create a methodology to analyze historic resources in order to determine a level of recognition and protection.

This policy is to be implemented by the following actions:

1. Maintain the **Property Designation Handbook** developed by the Historic Zoning Commission to analyze the historic resources and to determine their level of significance and importance.

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2. Assist in the determination of eligible historic resources for the National Register of Historic Places and to assist in the nomination of these resources.

Individual properties and neighborhoods that should be considered for listing to the National Register of Historic Places, in priority order, over the next ten years include (see Map 5, page 44):

- The enlargement of the Commercial Downtown and Commerce and Warehouse Districts and the former Clinchfield/CSX Train Depot
- The former East Tennessee and Western North Carolina Train Depot
- The Flourville area
- The Cox/Adams Residence (The Center for Integrated Medicine)
- Orchard Place
- Herrin House (Lone Oak Road)
- Hillcrest neighborhood
- Carnegie Addition
- East Tennessee State University
- The Quillen Veterans Administration (Mountain Home)
- Particular structures within the West Walnut District including the Model Mill, the Firehouse, the Ashe St Courthouse and others.
- The Gump Addition / Hillrise Park

Policy: It is the policy of the city acting through the Historic Zoning Commission to increase the level of awareness, understanding, and appreciation of the historic resources in Johnson City.

This policy is to be implemented by the following actions:

1. Support the development of informational brochures, online resources, and tours concerning historic resources. Design and produce brochures websites that explain the positive aspects of the different protection options and the variety of methods of financial incentives available. The distribution of the brochures should be widespread including the city's web site. Tours of historic resources and neighborhoods should be developed to assist in the promotion of historic preservation. Consider the creation of a "scavenger hunt" which makes preservation awareness more interactive.
2. Work with the ~~Northeast Tourism Council~~ Northeast Tennessee Tourism Association and Visit Johnson City organizations to promote historic resources in the area.
3. Assist in the distribution of educational material to the schools in the region. Workshops to assist in the education of the public regarding the advantages of historic preservation should be included. Elected officials at all levels of government should be kept informed on historic preservation issues so that legislation will be adopted that will promote and assist historic preservation.
4. Develop a system for the designation and installation of local historic markers for individual structures, neighborhoods, or areas. Areas that should be considered

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for either a state or local historic marker include the following, in priority order, over the next ten years (see Map 6, page 46):

- Buffalo Street (historic site of African-American school and cemetery)
- Carnegie Addition
- Herrin House (underground railroad)
- Maxwell House
- Pot Liquor Area (between Hillcrest, Watauga & Market with John Exum in the middle)
- Charleston, Cincinnati, and Chicago roadbed (Winged Deer Park)
- Oak Hill School original site in the Knob Creek area
- Cox's Lake
- East Tennessee State University
- The Quillen Veteran Administration
- Roosevelt Memorial Stadium
- Powell Square Park
- West Lawn Cemetery (African-American)

5. Update the public on preservation projects through social media and a Merit Award aimed at acknowledging the best project(s) on an annual basis. Coordinate these efforts through Community Relations and JCDA.

Policy: It is the policy of the city acting through the Historic Zoning Commission to coordinate with the Johnson City Development Authority the preservation and promotion of the downtown area.

This policy is to be implemented by the following actions:

1. Develop incentives in addition to Federal Tax Credits, to encourage businesses and dwelling units to locate in the downtown area. TIF, PILOT and Façade Grants should continue to receive funding to support downtown revitalization.
2. Coordinate with the Johnson City Development Authority to ensure that historic resources in the downtown area and surrounding area are maintained, restored, or renovated. The design guidelines for the Downtown Historic district should be reviewed for periodical updates and revisions.
3. Enlarge the downtown historic zoning district. Nominate the former CSX Train Depot located at the intersection of Buffalo Street and South State of Franklin Road to the National Register of Historic Places.

Policy: It is the policy of the city acting through the Historic Zoning Commission to coordinate with neighborhood organizations to acknowledge, conserve, preserve, and promote the integrity of the areas such as the Avenues in the Central City Neighborhood, West Davis Park, Mountain Home, East Tree Streets (Tweetsie Streets) and the historic Carnegie Neighborhood as contributing areas to the history of Johnson City.

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This policy is to be implemented by the following actions:

1. Coordinate with neighborhood organizations to ensure that historic resources in the neighborhood areas are maintained, restored, or renovated. Individual historic resources that should be maintained and restored through the local landmark designation include the following, in priority order, over the next ten years:
 - **Cox/Adams Residence**
 - Orchard Place
 - Herrin House (underground railroad)
 - Maxwell House

2. Encourage the enlargement of existing neighborhood conservation districts and review and update the design guidelines for the neighborhood districts. The existing Tree Streets Conservation District should be enlarged to be comparable in size to the Tree Streets National Register District. Design guidelines for existing neighborhood conservation districts should be reviewed periodically for needed updates.

3. Determine which historic resources should be protected by local historic or conservation zoning and to assist with the property owners in achieving local designation. Areas and neighborhoods to be considered for possible local recognition include the following, in priority order, over the next ten years (see Map 7, page 50):
 - The Langston – Hankal – Armstrong neighborhood
 - “The Avenues” neighborhood (Watauga Avenue and Unaka Avenue)
 - Lamont – Hamilton – Wilson Area (Carr Addition)
 - Gump Addition / Llewellyn Wood
 - Holston/Chilhowie/10th/11th
 - Carnegie Addition
 - Hillcrest neighborhood
 - Flourville area in the Boones Creek community.
 - Gilmer Park
 - West Davis Park
 - Knob Creek
 - Oakland Gardens
 - Humphries
 - Buffalo Street
 - Reeves/Carr House (Wheatland)
 - Peter Miller Reeve (Sinking Spring)
 - **East Tree Street (Tweetsie Streets)**