

**Historic Zoning Commission
Minutes
September 25, 2018**

The Historic Zoning Commission held their regularly scheduled meeting on September 25, 2018 at 5:30 pm in the Commission Chambers at the Municipal and Safety Building.

Members Present: Mr. Wesley Forsythe, Vice-Chairman
Mr. Tom Mozen
Ms. Valda Jones
Ms. Liz Biosca
Mr. Nathan Brand
Col. Paul Williamson, Planning Commission Representative

Members Absent: Mr. Hal Hunter, Chairman

Staff Present: Matthew Manley, Senior Planner, City of Johnson City
Nicole Lawrence, Recording Secretary, City of Johnson City

Vice - Chairman Wesley Forsythe called the meeting to order at 5:30 p.m. A quorum was present.

Approval of the Johnson City Historic Zoning Commission agenda was put forth Vice-Commissioner Forsythe made a motion for approval with a second from Commissioner Williamson.

The agenda was then approved by a unanimous, verbal vote.

The minutes from the Historic Zoning Commission Meeting held on August 28, 2018 were approved with a motion from Commissioner Biosca and a second from Commissioner Jones.

New Business

CoA #2018-217 – 423 W Pine St – New Home Construction. The petitioner has proposed the construction of a new house on a vacant parcel in the Tree Streets Historic District. The proposed architectural style of the home is Craftsman-Bungalow. Exterior finishes will include:

- 1) Hardie board siding,
- 2) Hardie shake siding,
- 3) Brick column bases and foundation,
- 4) Dark bronze Craftsman style windows,
- 5) Craftsman style front door,

- 6) Dark bronze metal roof over porch,
- 7) Asphalt shingle roof on remainder of house,
- 8) Exposed timber frame on rear porch,
- 9) Board and batten style shutters (if sufficient space)

The site plan shows the location of the principal structure and the accessory structure. The proposed driveway and access/parking.

Staff recommends that the commissioners consider some reasonable required alterations to the proposed home. A mix of some or all of the following aspects should be considered: including a railing with balusters on the front porch; a front porch depth of 8'; a roof line which includes the use of dormers; and/or a revised roof line that is more in line with the neighborhood.

Public Hearing was opened;
Will Crumley – 611 Pactolus Rd., The petitioner spoke in favor of the request and was available to answer any questions and take any recommendations from the commission.

At this time commissioner Mozen entered a typed statement and suggestion summary to the board for consideration and review. This has been added to the official record of this meeting.

The commission and staff proceeded to discuss the home and each had several suggestions and recommendations on how to improve on the design of the home to best fit the surrounding area.

A motion to approve with staff to approve the requested revisions and conditions was put forth by commissioner Mozen with a second from commissioner Biosca. The requested conditions and revisions were as follows; 8 ft. deep porch with railing balusters and brick base columns, steps to the porch, brick foundation raised (height TBD), shutters on the front of the home at least in the gable and if appropriate on the porch windows, extend roofline across the entire length of the

sides of the house, add at least one to two windows to the left side of the home, a single gable on the front, explore the interface to the various rooflines, add brackets to the single gable and otherwise by proposed by the applicant.

Motion approved with conditions and revisions as presented.

VOTE: 6-0

CoA #2018 - 213 – 121 Spring St – Wonderland – Sign

This particular item has now been before the Historic Zoning Commission three times. This month's application has made some improvements in regards to the issues discussed at last month's meeting, while staff still finds that the proposed signage is not fully in line with the Downtown Historic District Design Guidelines, some variation of the options shown should be sufficient. (See attached pictures of the proposed signage in the packet of this meeting).

Staff highly recommends that exterior lighting should be considered for the wall sign – eliminating the need to use plastic materials and in order to meet the goals of the design guidelines.

Public Hearing was opened; Seeing no one else wished to speak, the public hearing was closed.

The petitioner was not present at this meeting. The commission discussed the proposed signage as presented. As the discussion progressed and as a matter of courtesy to the other applicants present this item was tabled until the other items were heard.

Motion to table was put forth by commissioner Biosca with second from commissioner Jones.

Motion to table approved.

Vote: 6-0

CoA #2018 – 822 W Locust – To renew and amend CoA# 2016- 169

There is only a minor alteration from what was previously approved 6-0 on August 23, 2016. Given that the only difference between that application and this one is a window that was proposed for the east side of the house is now not being proposed, staff recommends approval.

Motion to approve as presented was put forth by commissioner Biosca with a second from commissioner Jones.

Motion approved as presented.

VOTE: 5-0-1 (Mozen Abstained)

CoA #2018 - 219 – 124 Tipton St – Window Signage

The petitioner is looking for approval for existing signage painted on the windows of the building on Tipton St. Staff sent a letter to the applicant stating that they were in violation of the sign code and the design guidelines due to a number of signs, flags, banners, and window paintings that were covering more than 25%/20% of their window panes. The applicant has made moves to come into compliance, but has also asked if the existing painted on sign can stay in place. The space being used for the sign

painting (which features the two owners of the establishment with the LIT birthday cake) makes up just under 20% of the total window area on that side of the storefront. The applicant agreed to remove the other paintings outside of the 20% area in order to be compliant. The window paintings are part of an ongoing series by ETSU art students who have offered to create the signage/paintings as patrons of the business.

Staff recommends approval

A motion to approve as presented with removal of the non-compliant signage was put forth by commissioner Brand with a second from Commissioner Williamson. Motion approved as stated.

Vote: 6-0

At this point in the meeting the commission now returned to CoA # 2018-213 – Wonderland Signage.

Commissioner Williamson put forth a motion to deny due to the applicant not being present. There was not a second, motion died.

Commissioner Brand brought up the colors on the signs presented for approval and recommended the commission make approval of specific colors in the motion with all previous color approvals from previous meeting be null and void.

A motion to approve the Wonderland signage with the darker background color and lighter lettering, changing the colors of the Martini glasses to match the colors of the wine bottles and external illumination being approved by staff was put forth by commissioner Brand with a second from commissioner Biosca.

Motion approved as stated

Vote: 6-0

There being no other business, the meeting adjourned at 7:30 p.m.



Wesley Forsythe Vice - Chairman