



HISTORIC ZONING COMMISSION MEETING AGENDA

**Monday, November 10, 2025 at 1:30 PM
City Hall, 415 Broad Street, Room 226**

This meeting is an open and accessible meeting. If interested parties request special assistance or accommodations, please notify the Planning Department three (3) days in advance of the meeting.

I. INTRODUCTION AND MEETING PROCEDURES

II. APPROVAL OF THE AGENDA

III. APPROVAL OF MINUTES

- [1.](#) Minutes from October 13, 2025 Regular Historic Meeting

IV. OLD BUSINESS

V. NEW BUSINESS

- [1.](#) 1358 Watauga Street – Exterior Front Entry and Sidelight Design (HISTR25-0262)
- [2.](#) 1358 Watauga Street – Proposed Addition Enclosing the Back Patio (HISTR25-0269)
- [3.](#) Final Approval of Historic Design Guidelines Update

VI. OTHER BUSINESS

- 1. In-House Approvals**

1. 200 W Church Circle: Installation of central handrails on rear stairway of church (HISTR25-0268)
2. 410 Shelby Street: Exterior Facade Paint Update and Installation of New Signage (HISTR25-0272)
3. 1211 Watauga Street: Roof Replacement (HISTR25-0277)

VII. PUBLIC COMMENT

Citizens may speak on issue-oriented items. When you come to the podium, please state your name and address and sign the register that is provided. You are encouraged to keep your comments non- personal in nature, and they should be limited to five minutes.

VIII. ADJOURN

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

October 13th 2025

1:30 p.m.

Members Present:

Jewell McKinney Bob Grygotis
Jack Edwards Dineen West
Joe Cross

Members Absent:

Lindsey Nieuwland
Chip Millican

Staff Present:

Lori Pyatte
Ken Weems
Jessica Harmon

Visitors Present:

Adam Stallings

Chairman Jewell McKinney called the meeting to order at 1:30 p.m., warmly welcoming everyone in attendance. She then invited the staff, historic commission, and visitors to introduce themselves.

The Chairman called for approval of the agenda. Vice-Chairman Dineen West made a motion to approve the agenda as presented, which was seconded. The motion passed unanimously with a vote of 5-0.

Next, the Chairman called for approval of the minutes from the regular meeting on September 8th, 2025. Commissioner Bob Grygotis made a motion to approve the minutes, which was seconded. The motion passed unanimously with a vote of 5-0.

Chairman McKinney inquired whether there was any old business to address. Staff indicated that there was none.

New Business:

133 Broad Street- Exterior Façade Color Update (HISTR25-0228)

Chairman McKinney invited Adam Stallings to speak regarding the work completed at 133 Broad Street. It was noted that the work had been completed without prior approval from the commission. Mr. Stallings introduced himself and explained that he was unaware the business was located within the historic district. He stated that he had repainted the exterior of the building, which was previously white with black trim, to an all-black storefront and refreshed the doors in their original green color, which had faded over time.

The commission asked whether he had received the notification letter that had been sent out. Mr. Stallings responded that he had not. Staff clarified that letters were originally distributed when the property was added to the historic district and have been resent since that time. Staff also noted that the letters were mailed to the property owners, so if Mr. Stallings was a tenant rather than the owner, he likely would not have received the correspondence.

The commission thanked Mr. Stallings for attending and for taking the time to explain the situation.

After Mr. Stallings left, staff and the commission discussed the need to notify the 100 block again. Jessica Harmon suggested reaching out to the Downtown Kingsport Association to include a reminder in their newsletter for all tenants to see. The commission also recommended sending a letter directly to each location in the 100 block as a reminder, rather than only notifying the property owners.

Other Business:

In-House Approvals:

Staff Report: Since the last meeting, two projects were approved through in-house review:

1. **1358 Watauga Street (HISTR25-0230)**

Installation of in-ground pool

Approval of Checklist of Required Attachments

Staff reported that a checklist had been developed outlining the required documents to be included with applications submitted for commission review. Staff asked the commissioners to review the checklist and consider approving its use to help ensure that all necessary information is provided when making decisions. Staff noted that this addition would also simplify the process for applicants by clearly outlining what materials are expected when submitting an application.

Commissioner Grygotis suggested adding a requirement under the signage/awning section for applicants to include specific dimensions when submitting information. Vice-Chairman West recommended adding a note or section clarifying that holiday décor may be displayed up to 30 days before and must be removed within 30 days after the holiday.

Chairman McKinney then called for approval of the checklist. Commissioner Jack Edwards made a motion to approve the checklist, which was seconded. The motion passed unanimously with a vote of 5–0.

Discussion: Update to Historic Preservation Design Guidelines

1. Murals/ Public Art: Murals may be considered, on a case-by-case basis, for a Certificate of Appropriateness within the Downtown Historic District with special consideration given:
 - a. Building elevation drawn to scale that identifies:
 - i. the façade on which the mural is proposed including:
 1. exterior building materials
 2. age of façade material, and any existing architectural features such as: windows, roof lines, doors, building trim, pilasters, cornices, features bands and other recessed or projecting features

3. the location of existing and proposed mural(s)
4. mural dimensions
5. height of the mural
- b. Site plan drawn to scale that identifies:
 - i. building location and façade on which the mural will be located:
 - ii. names of streets/identification of public right-of-way that abut site, and identification of adjacent parcels.
- c. Murals shall not be applied on or obscure architectural features such as: windows, doors, pilasters, cornices, building trim, roof lines, feature bands, and other recessed or projecting features.
- d. Murals should not detract from the architectural character of a building.
- e. Murals should not cover features that uniquely or significantly reflect changes to the buildings character over time, but they may be used to enhance these features.
- f. Murals should not cover building elements that uniquely or significantly reflect the original purpose and/or function of the structure.
- g. The top of the mural may be no higher than the roofline of any building.
- h. Murals are not considered signs and should not have sign content.
- i. Logos or company advertising should not be permitted
2. Exterior Paint Colors (Storefront/Commercial): Thoughtful selection of paint colors can accentuate important architectural features and unify a streetscape. Approved Sherwin-Williams Historic colors by Era and Benjamin Moore Historical Color Collection.
3. Pools, Fountains, Gazebos, and Pergolas: Commission advised staff to come create guidelines and we would discussion them at the next meeting.
4. Security Equipment: Commission came to the conclusion that this guideline was not needed at this time.
5. ATM: Commission came to the conclusion that this guideline was not needed at this time.
6. Vehicle Charging Station: Commission came to the conclusion that this guideline was not needed at this time.
7. Rooftop Features: Commission came to the conclusion that this guideline was not needed at this time.
8. Skylight Features: Commission came to the conclusion that this guideline was not needed at this time.
9. Playhouse or/ other recreational equipment: (boats, RV's, campers, playgrounds)
 - a. Must be located in the rear yard
 - b. Not able to be seen from street view
 - c. Must be screened in by landscaping and/or fencing.

Staff Reports:

Certified Local Government Program (CLG Program Review)

Staff reported that in August, the Commission was visited by the State Certified Local Government Coordinator for the four-year review. Staff shared that feedback has been received from Lane Tillner, noting that the Commission received a very positive review with no recommendations for changes to the program. A copy of the report was provided for the Commission's review.

217 W. Wanola Ave

As many of you recall, we have been discussing 217 W. Wanola Avenue quite some time now. The property has recently been sold to Mr. and Mrs. Fitzgerald, and we anticipate future applications for updates to the property. Staff has been informed of several planned improvements by the new owners, including the installation of a new HVAC unit, repair of roof shingles and flashing, reinstallation of the gutter on the rear of the house, installation of new windows on the front of the house, stucco repairs, and painting of the exterior and trim.

With no further business, the Chairman adjourned the meeting at 2:33 p.m.

Respectfully Submitted,

Jewell McKinney, Chairman

Kingsport Historic Zoning Commission

Project Number: HISTRC25-0262

Item V1.

Property Information			
Address		1358 Watauga Street	
Tax Map, Group, Parcel		046N F 015.00	
Civil District		11 th	
Overlay District		Watauga	
Land Use Plan Designation		Single Family	
Acres		+/- 0.47	
Existing Use		Single Family	Existing Zoning R-1A
Proposed Use		No Change	Proposed Zoning No change
Owner Information			
Name: Tiffany Owen Address: 1358 Watauga Street City: Kingsport State: TN Zip Code: 37660 Phone Number: 561-632-3714		Project: New exterior front door with new hardware	
Points for Consideration			
<p>Request: The property owner is proposing new exterior front door with new hardware.</p> <p>When considering this request:</p> <p>Project 1: Refer to Chapter 5 (Rehabilitation Guidelines for Residential Historic Properties)</p> <p>Section 4.0 Entrances & Doors</p> <p>A dwelling's entrance is a major focal point and helps define its style. An entrance is composed of several elements, including doors, transoms, sidelights, shutters, pediments, and surrounds. Together, these components define the building's architectural style.</p> <p>Staff recommends: approval based upon conformance with the design standards</p>			
Planning Tech:		Lori Pyatte	Date: 10/22/2025
Historic Zoning Commission Action		Meeting Date:	11/10/2025
Approval:			
Denial:		Reason for Denial:	
Deferred:		Reason for Deferral:	

Historic Guidelines: Entrances & Doors*Rehabilitation Guidelines for Residential Historic Properties***4.0 ENTRANCES & DOORS****Policy:**

A dwelling's entrance is a major focal point and helps define its style. An entrance is composed of several elements, including doors, transoms, sidelights, shutters, pediments, and surrounds. Together, these components define the building's architectural style. Original entrance elements should be preserved and maintained.

DESIGN GUIDELINES FOR ENTRANCES & DOORS**4.1 Preserve and maintain original doors and entrances.**

Retain historic entrance features including decorative and functional aspects such as original jambs, sills, and headers of openings. Retain original primary doors on the main façade, as they contribute to a building's historic appearance. Never infill or cover historic door openings.

4.2 Repair deteriorated or damaged historic doors consistent with historic materials.

The repair of historic doors should be with methods to retain their historic fabric and appearance as much as possible. Use epoxy to strengthen deteriorated wood.

4.3 If historic doors are missing or beyond repair, install replacement doors that match the originals.

Select replacement doors carefully to match the original doors in materials and dimensions, ideally with the same number and series of panels and glass lights. The new doors should be in keeping with the style and period of the building. Use historic photographs to identify details about original doors if possible. Adjacent, similar buildings may provide guidance for selecting appropriate door designs.

4.4 Never create a new door opening where none existed on a readily visible facade.

Creating a new opening in a historically solid wall surface compromises the building's architectural integrity and is not appropriate. A new opening may be permitted on a side elevation if it is not visible from public view. The new entrance should still be compatible in scale, size, proportion, placement, and style to historic openings. Locate new openings on side or rear elevations rather than the main façade.

4.5 Use storm or screen doors if desired.

Preserve historic screen doors, or select a screen or storm door design that allows full view of the original primary door it covers.

Aerial View:



Google Street View:



Kingsport Historic Zoning Commission

Project Number: HISTRC25-0262

Item V1.

Application:



HISTORIC ZONING COMMISSION APPLICATION


APPLICANT INFORMATION:			
Last Name Owen	First Tiffany	M.I. M	Date 10/2/2025
Street Address 1358 Watauga Street		Apartment/Unit #	
City Kingsport	State TN	ZIP 37660	
Phone 561.632.3714	E-mail Address [REDACTED]		
PROPERTY INFORMATION:			
Tax Map Information	Tax map:	Group:	Parcel: Lot:
Street Address 1358 Watauga St,		Apartment/Unit #	
Name of Historic Zone Watauga Street			
Current Use Residential			
REPRESENTATIVE INFORMATION:			
Last Name Reasbahr	First Mark	M.I.	Date
Street Address Doors & More, 790B West Main Street		Apartment/Unit #	
City Abingdon,	State VA	ZIP 24210	
Phone 276.619.2424	E-mail Address		
REQUESTED ACTION:			
<p>The homeowners, Tiffany & William Owen have a front entry door that is not repairable due to the age of the door and locking mechanism. The homeowners are seeking to replace the front door and sidelights, approx. 60 x80. The door is a painted fiberglass giving a woodtone appearance.</p>			
DISCLAIMER AND SIGNATURE			
<p>By signing below I state that I have read and understand the conditions of this application and have been notified as to the location, date and time of the meeting in which my application will be reviewed by the Commission. I further state that I am/we are the sole and legal owner(s) of the property described herein or have been appointed by the property owner to serve as a representative for this application and that I am/we are appealing to the Historic Commission.</p>			
Signature: <i>Tiffany Owen</i>		Date: <i>10/2/2025</i>	
Signed before me on this _____ day of _____, 20____			
a notary public for the State of _____			
County of _____			
Notary _____			
My Commission Expires _____			

Kingsport Historic Zoning Commission


Project Number: HISTRC25-0262

Item V1.

Information from door company:



Home Craft LLC
Doors & More
7908 west Main St
Abingdon, VA 24210
Ph 276-619-2424 Fax 276-619-5691
www.homecraftdm.com



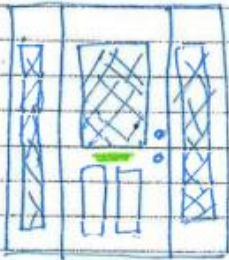
Cabinets
Countertops
Kitchen Design
Sunrooms

ESTIMATE for William & Tiffany Owen ⁵⁶¹⁻ 632-3714
Customer Name [Redacted] Phone Kingsport 1358 Waterga

103010 Entry Door w/ sidelights
Wood grain Fiberglass Doors 6 panel
Full View Sidelights
4 9/16" w/6 composite jambs & Brickmold
Brz hinges & Adj Threshold

1	1- 12" x 6/8 w/ 7" x 64" "Mohave"	
	1- 3060 6 panel w/ 22" x 36" "Mohave"	
	1- 12" x 6/8 w/ 7" x 64" "Mohave"	\$4301.00

Pre-finish
2- Mink 1-Mink \$625.00
\$4926.00
TX 251.08
\$5187.08



Installation quote
after job survey

I have read and understand the Specifications, Sizes, and Paint/Stain Choices on HOMECRAFT
 Proposal dated _____ Customer Approval _____ date _____
 Estimator Mark Reasbach Date 10-1-25
 Please note: This is an estimate only. Prices are subject to change. This estimate is valid for 30 days.

Proposed door:

The door will feature a half-glass design rather than a full-glass panel. It will be constructed of fiberglass and finished with a woodgrain texture, tinted in a warm orange-brown tone to resemble natural wood.



Information on the proposed door:

See below for the colors that will be featured in the glass portion of the door.



1. Streamed Glass
2. Gray Soft Wave Glass
3. Bronze Seedy Glass
4. Pale Amber Soft Wave Glass
5. Micro-Iced Granite Glass
6. Small Hammered Glass
7. Clear Bevels
8. Oil-Rubbed Bronze Caming

Information on the proposed door:

Full photo of the design



Information on the proposed door:

Doorglass Privacy


Glass is Storm & Hurricane Rated

DOORGLASS PRIVACY






As ODL continues to add a variety of doorglass designs with different types of glass, our customers are asking questions about how we determine our privacy levels. With no industry standard, every manufacturer is free to determine what the opacity or privacy level is for their doorglass. We are leading the way with a standard test using a spectrophotometer to produce an objective number for every glass, every time.

We have eliminated arbitrary numbers and simplified our privacy levels to five categories: none, low, medium, high and maximum. We have created a Privacy Rating scale to visually show this for every doorglass design:


PRIVACY RATING



The examples below show a doorglass design that falls into each one of the five privacy level categories or go to odl.com/catalog:

WHY ODL | DOORGLASS PRIVACY



8 800.253.3900 • odl.com

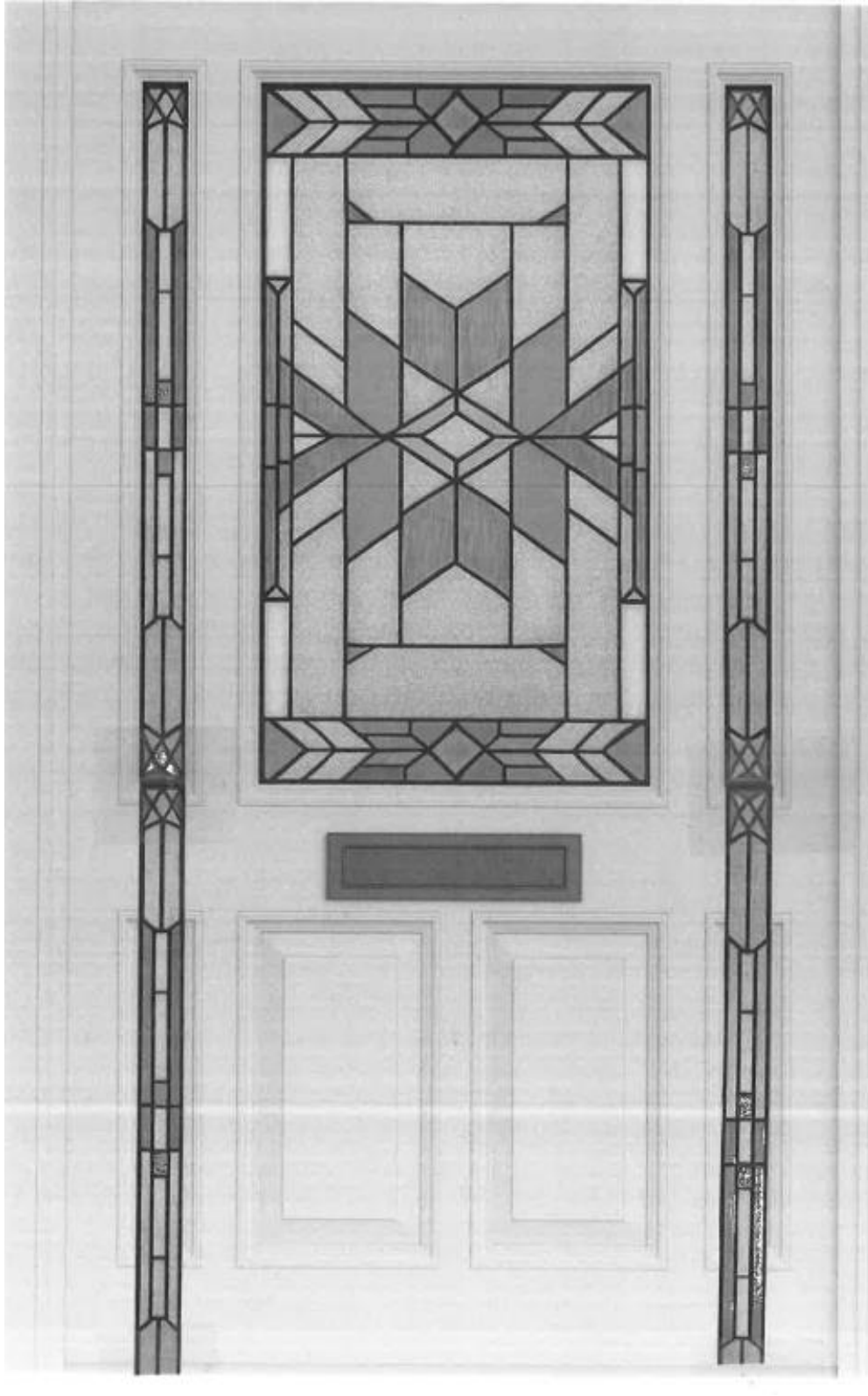
Side Panels and Door Window:

The side panels ("sidelights") will measure approximately 7" x 64".

The glass insert in the door will measure 22" x 36" and feature a half-glass design.



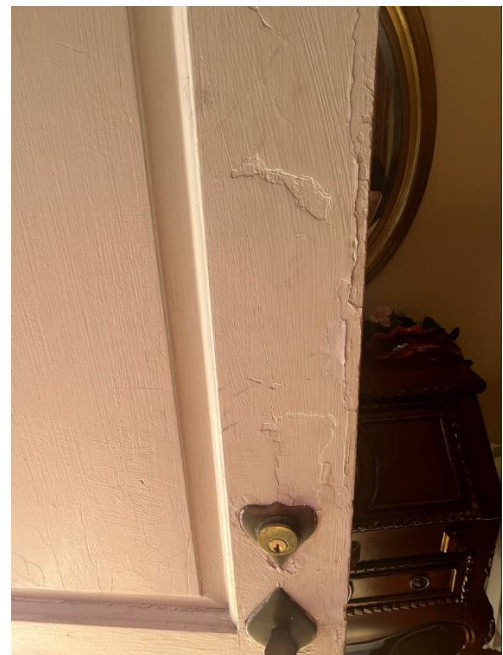
Proposed look of door:



Proposed new door lock:



Current Photos of door:



Current Photos of mortar:



Current Photos of locking mechanism:



Due to issues with the current locking mechanism, the door does not always stay securely closed. When it does latch, it sometimes locks automatically, preventing entry from the outside and requiring access through another part of the house.



Kingsport Historic Zoning Commission

Project Number: HISTRC25-0269

Item V2.

Property Information			
Address		1358 Watauga Street	
Tax Map, Group, Parcel		046N F 015.00	
Civil District		11 th	
Overlay District		Watauga	
Land Use Plan Designation		Single Family	
Acres		+/- 0.47	
Existing Use		Single Family	Existing Zoning R-1A
Proposed Use		No Change	Proposed Zoning No change
Owner Information			
Name: Tiffany Owen Address: 1358 Watauga Street City: Kingsport State: TN Zip Code: 37660 Phone Number: 561-632-3714		Project: Addition to back of home to enclose the back patio	
Points for Consideration			
<p>Request: The property owner is proposing an addition to the back of the home to enclose the back patio.</p> <p>When considering this request:</p> <p>Project 2: Chapter 6 (New Residential Construction)</p> <p>Section 1.0 Addition to Primary Dwellings</p> <p>New additions to historic dwellings should be constructed and designed in a manner that maintains the overall character of the original dwellings. The addition should blend with the original design and not conceal the historic dwelling or its primary features.</p> <p>Staff recommends: approval based upon conformance with the design standards</p>			
Planning Tech:		Lori Pyatte	Date: 10/23/2025
Historic Zoning Commission Action		Meeting Date:	11/10/2025
Approval:			
Denial:		Reason for Denial:	
Deferred:		Reason for Deferral:	

Historic Guidelines: New Residential Construction (1.0- Additions to Primary Dwellings)

New Residential Construction

CHAPTER 6 - NEW RESIDENTIAL CONSTRUCTION

Policy:

New additions to historic dwellings should be constructed and designed in a manner that maintains the overall character of the original dwellings. The addition should blend with the original design and not obscure or conceal the historic dwelling or its primary features.

1.0 ADDITIONS TO PRIMARY DWELLINGS
DESIGN GUIDELINES FOR NEW ADDITIONS

1.1 Consider the location, size, and scale of the addition.

A new addition should never overwhelm the historic dwelling. The window spacing and materials of the new addition should follow those of the original building. Locate new additions on rear or side elevations where not visible from the street.

1.2 Retain historic character.

Design the addition in a manner compatible with the historic character of the original building, as well as of surrounding buildings in the district. Though the addition should be a discernible wing from the historic building, it should blend well without duplicating the original form, material, style, wall plane, or roofline.

1.3 Porch enclosures may be appropriate.

If an owner chooses to enclose a porch (or a portion thereof), the floor fascia board and columns shall not be covered, and every effort shall be made to express the original intent of the porch with screen panels.

1.4 The addition of decks on rear elevations may be appropriate.

Place decks on rear elevations or in other locations that are out of view from the street. Paint and design decks to blend closely with the dwelling. Keep deck designs simple in appearance. If visible from the street, ensure that decks have square balusters set no more than three inches apart and no more than two inches in width and depth.

Aerial View:



Google Street View:



Kingsport Historic Zoning Commission

Project Number: HISTRC25-0269

Item V2.

Application:



HISTORIC ZONING COMMISSION APPLICATION

APPLICANT INFORMATION:

Last Name	Owen	First	Tiffany	M.I.	N	Date	10/16/2025
Street Address	1358 Watauga St.			Apartment/Unit #			
City	Kingsport	State	TN	ZIP	#	37660	
Phone	561.632.3714		E-mail Address				

PROPERTY INFORMATION:

Tax Map Information	Tax map:	Group:	Parcel:	Lot:
Street Address	1358 Watauga St.			Apartment/Unit #
Name of Historic Zone	Watauga			
Current Use	Primary residence			

REPRESENTATIVE INFORMATION:

Last Name	Same	First		M.I.		Date	
Street Address				Apartment/Unit #			
City		State		ZIP			
Phone			E-mail Address				

REQUESTED ACTION:

My husband and I are interested in enclosing our back patio. There is an existing roof and support structure. There is an existing foundation. To enclose the one open wall and small portions of the side walls on two sides, we will purchase 3 sets of French doors, a transom and 3-5 windows for the area. this area cannot be seen from any angle of Watauga. No electrical or plumbing.

DISCLAIMER AND SIGNATURE

By signing below I state that I have read and understand the conditions of this application and have been notified as to the location, date and time of the meeting in which my application will be reviewed by the Commission. I further state that I am/we are the sole and legal owner(s) of the property described herein or have been appointed by the property owner to serve as a representative for this application and that I am/we are appealing to the Historic Commission.

Signature:	<i>Tiffany Owen</i>	Date:	10/16/2025
Signed before me on this _____ day of _____, 20____,			
a notary public for the State of _____			
County of _____			
Notary _____			
My Commission Expires _____			

Kingsport Historic Zoning Commission

Project Number: HISTRC25-0269

Item V2.

Information on Patio Doors

Quote Information - Quote 14658536 - Buyer

All views are outside looking in

Company Name: LMC

Sales Order:

Purchase Order:

Contractor: TREY TAYLOR

Job Name: COUSIN SUNROOF

Account: LM9118

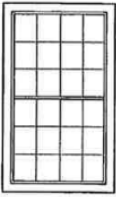
Account Name: BERRY HOME CENTER (CHILHOWIE VA) CHILHOWIE BLD

Entered By: dray

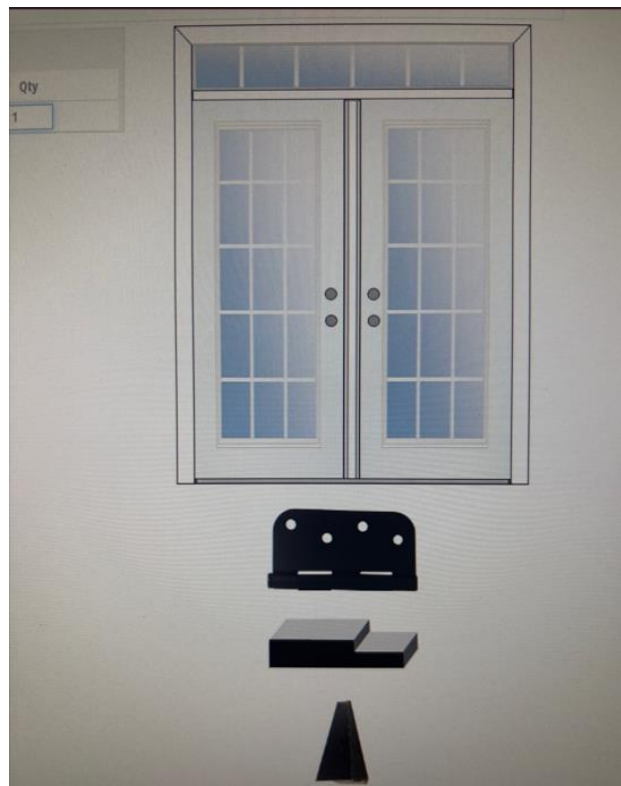
Status: Quote

Created On: September 29, 2025

All prices subject to change without notice

Line	Qty.	Description	Size	Customers	
			(W x H)	Unit	Ext.
1	3	<p>New Series 450 Double Hung with J-Channel - White - Clear - Standard Low-E/Argon - 5/8 Colonial - 2Hx3V-2Hx3V (White) - Roll Formed Half Screen - Standard Mesh - 2 Locks (White) - 4 9/16" Wood Paintable</p> <p>(Opening Size: 36 W x 60 H , Egress Opening Size: 30.75 W x 24.19 H (5.17 SQ.FT)) - DP35: Size Tested 36" x 74" - U Factor: 0.31, SHGC: 0.25</p> 	3'-0" x 5'-0" NS	426.21	1278.63
Sub Totals					1278.63

Look of the Patio Doors



Kingsport Historic Zoning Commission

Project Number: HISTRC25-0269

Item V2.

Quote on Patio Doors



ABINGDON
1090 Ole Berry Drive
Abingdon, VA 24210
276-623-2600
CHILHOWIE
170 E Main Street
Chilhowie, VA 24319
276-646-5333

Quotation

Quote No 26768
Quote Date 9/29/2025 10:18 AM

Expiration Date 09/29/2025
Customer SOHOCO
Job Misc Job
Contact Name
Contact Number
Delivery By 10/02/25
Taken By Doug Ray
Sales Rep Doug Ray
Branch Chilhowie-BHC
Your Ref cousin sunroom

Invoice Address
South Holston Construction
South Holston Construction
Preston Taylor
** Cash Account **
Bristol, Tennessee, 37620

Delivery Address
South Holston Construction
Misc Job

QUOTE



Page 1 of 1

Special Instructions			Notes			
Line	Product Code	Description	Qty/Footage	Price	UOM	Total
1	zz_SOEXTDOOR_0325	6-0x6-8 with 1' transom double door	3 ea	1,426.65	ea	4,279.95
2		Non-returnable all doors are 6068 double french style door with a 1' transom,full glass with grids between glass 4 4/16 lj paintable jambs,bronze sill and hinges,transom gas grids between glass also.				
3		By signing below, I am authorized to sign and acknowledge:				
4		1)This is a special order, the item(s) listed are correct, and I want Berry Home Centers to order them and charge this account.				
5		2) I owe the total amount and this order cannot be canceled/returned.				
		3) Berry Home Centers is not responsible for items not picked up within 45 days after the item(s) are received by our store from the supplier.				
		Printed Name _____				
		Signature _____				

By your signature below, you are agreeing to the Terms and Conditions set forth on back or attached.

Print name _____

Signature _____

Date _____

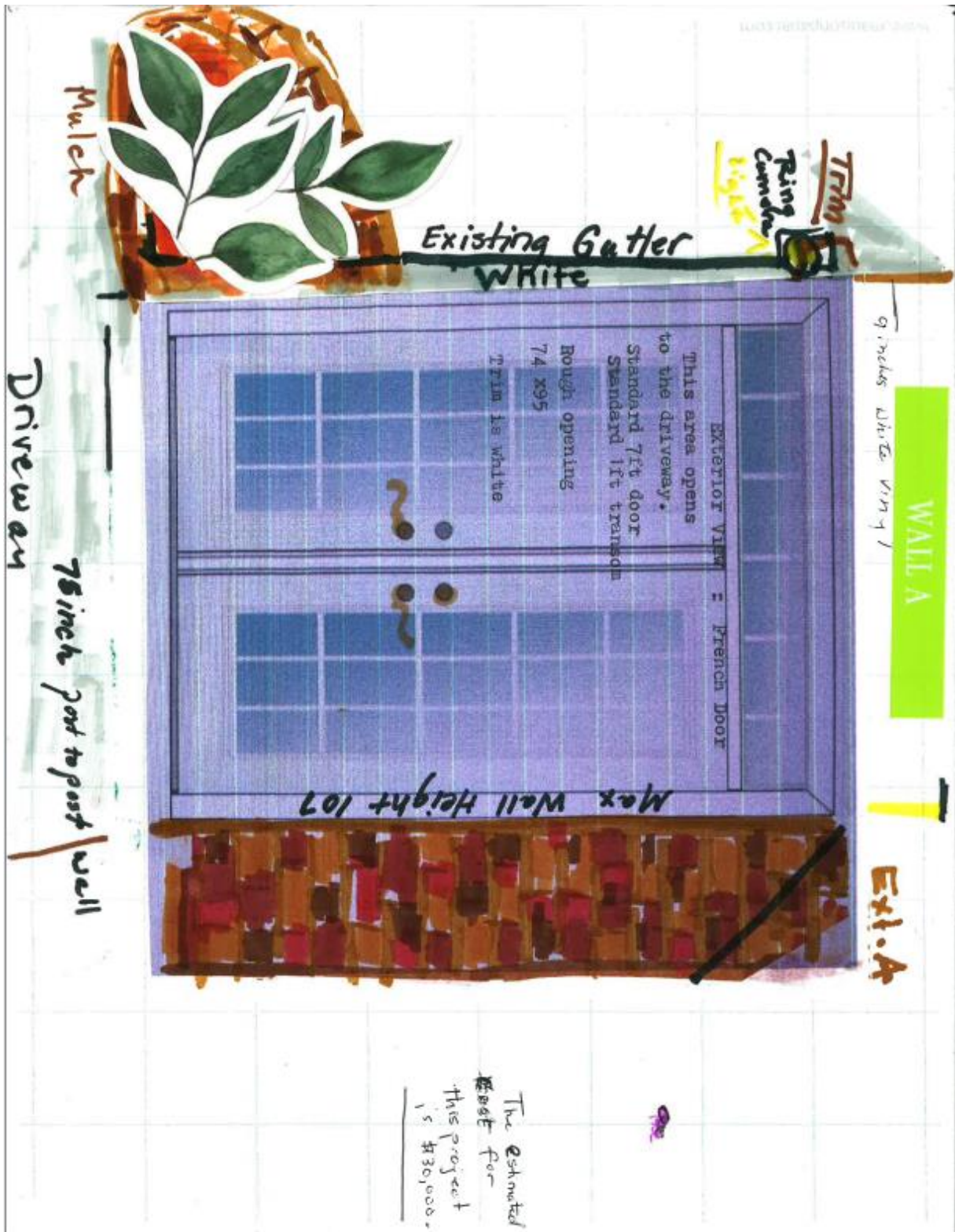
Subject to our terms and conditions of sale, which are available at the store or online.

Total Amount	\$4,279.95
Sales Tax 9.25%	\$395.90
Quotation Total	\$4,675.85

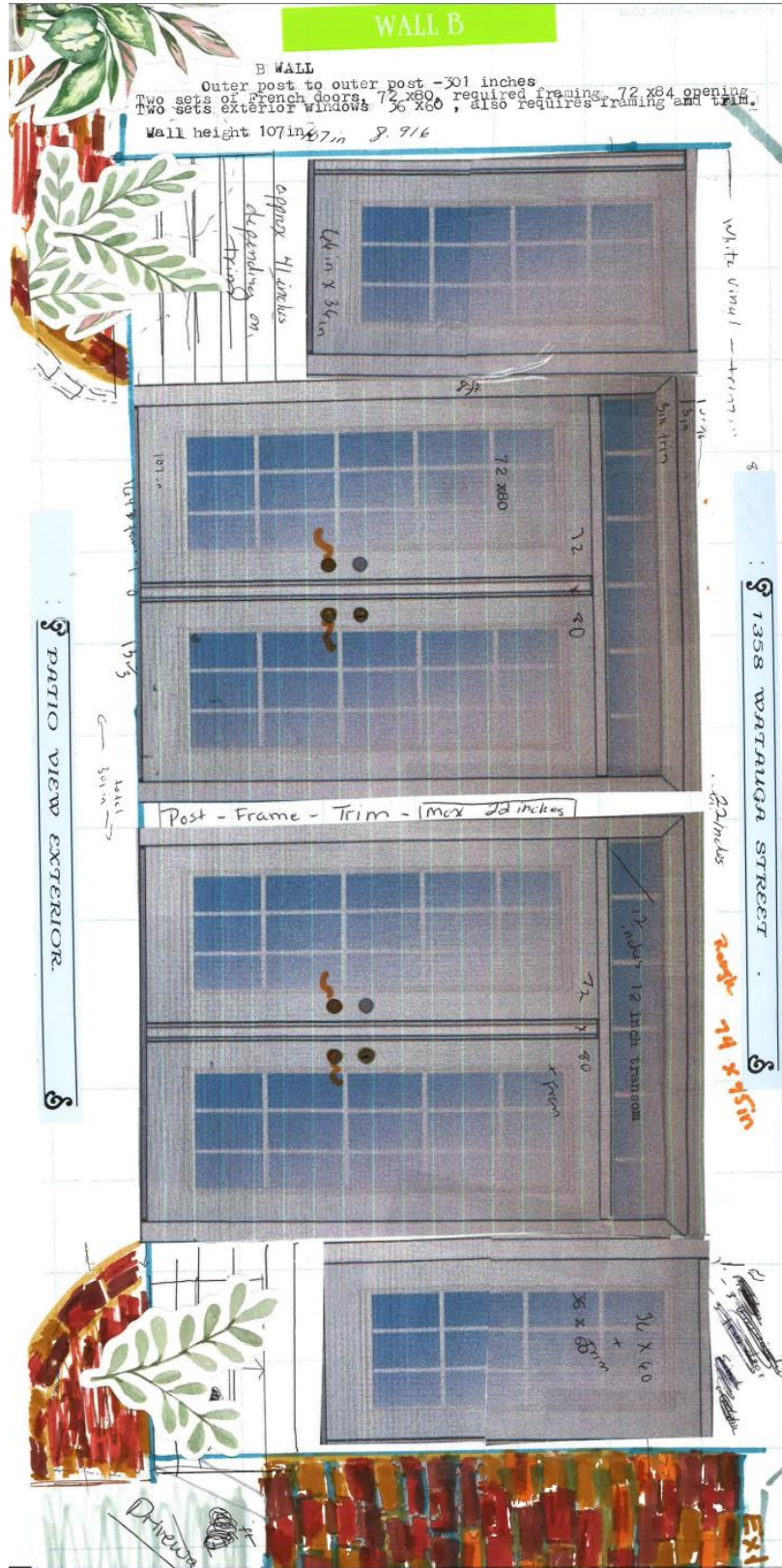
Sketch of the proposal on one side of the enclosed porch



Sketch of the proposal on other side of the enclosed porch



Sketch of the proposal of the patio view out to the pool of the enclosed porch



Views from the back of the property looking toward the neighboring homes:



View from the back patio facing the rear neighbor at 1349 Linville Street.



View from the back patio looking east toward the neighboring property at 1362 Watauga Street on Lamont Street.



View from the back patio looking west toward the neighboring property at 1350 Watauga Street.

Current photos of the rear of the house:
Proposed location for Wall A as indicated in the sketch.



Current photos of the rear of the house:
Proposed location for Wall C as shown in the sketch.



Current photos of the rear of the house:
Proposed patio area

window locations



door locations



Current Photos of the backside of the house:

Depicting the house's exterior with a combination of brick and siding.



Murals and Public Art

A mural per code is defined as any mosaic, painting, photograph, graphic art technique, or combination thereof placed on the wall and containing no copy, advertising symbols, lettering, trademarks or other references to the premises or to the products and/or service offered for sale on the premises.

Within the local historic district, murals may be considered for approval through the Certificate of Appropriateness (COA) process. The Historic Zoning Commission will evaluate mural proposals on a case-by-case basis, giving special consideration to architectural integrity, historical context, and visual impact on the streetscape.

Design Guidelines

- Murals shall not be applied to or obscure architectural features such as windows, doors, pilasters, cornices, building trim, rooflines, feature bands, or other recessed or projecting elements.
- Murals should complement, not detract from, the architectural character of the building.
- Murals should not conceal features that uniquely or significantly reflect the building's evolution over time; however, they may be used to enhance these features when appropriate.
- Murals shall not obscure or cover building elements that reflect the original purpose and/or function of the structure.
- The top edge of the mural shall not extend above the building's roofline.
- Murals are not considered signs and should not include commercial content.
- Logos, branding, or company advertising are not permitted.

Exterior Paint Colors (Storefronts and Commercial Buildings)

Thoughtful selection of paint colors can highlight architectural details, reinforce historic character, and contribute to a cohesive streetscape.

Guidelines

- Utilize historically appropriate color palettes such as:
 - Sherwin-Williams Historic Colors by Era
 - Benjamin Moore Historical Color Collection
- Select colors that are compatible with the building's materials, architectural style, and surrounding context.
- Use accent colors sparingly to emphasize architectural details without overpowering the façade.

Playhouses and Recreational Equipment (Including Boats, RVs, Campers, and Playgrounds)

Guidelines

- All recreational equipment and accessory structures must be located in the rear yard.
- Such items should not be visible from the street view.
- Recreational equipment must be screened with landscaping and/or fencing to minimize visual impact from public rights-of-way and neighboring properties.

Pools and Pool Enclosures

Pools and pool enclosures should be designed and located to minimize visual impact on historic structures, neighboring properties, and public rights-of-way. The intent is to ensure that the addition of pools respects the historic character of the site and complements existing architecture and landscape features.

General Guidelines

- Pools should be located in the rear yard whenever possible and should not be visible from the primary street view.
- Placement of pools in side yards may be considered only when site constraints prevent rear placement and when adequate screening is provided.
- Pools should not be located in front yards or in areas that detract from the architectural integrity of the principal structure.
- Above-ground pools are allowed in historic districts. They must be screened with fencing, landscaping, or architectural enclosures compatible with the primary structure.

Design and Materials

- Pool materials should be compatible with the historic character of the property and surrounding district.
- Decking materials should reflect traditional finishes such as stone, brick, or wood decking rather than modern synthetic materials.
- Permanent features such as coping, paving, and edging should be simple in design and consistent with historic materials found elsewhere on the property.
- Pool enclosures, including walls or fences, should be constructed of wood, brick, or wrought iron, and should be consistent with the height, rhythm, and transparency of fencing typically found in the district.
- Chain-link, vinyl, or plastic fences are not appropriate for use around pools in historic districts.

Screening and Landscaping

- All pools and mechanical equipment (filters, pumps, heaters, etc.) must be screened from public view using landscaping, fencing, or architectural features.

- Landscape screening should include plantings that are consistent with the site's existing vegetation and do not damage historic structures or foundations.
- Pool lighting should be low-level, downward-facing, and designed to minimize glare or light spill into neighboring properties.

Accessory Structures

- Pool houses, cabanas, or other accessory buildings must follow the same design standards as other accessory structures within the district.
- These structures should be secondary in scale and massing to the primary building and located to minimize visibility from the street.
- Materials and architectural detailing should be consistent with the principal structure and compatible with the historic setting.

Historic Context Considerations

- Pools should be designed to preserve existing historic landscape features, such as mature trees, retaining walls, or garden layouts.
- Archaeological features or historic outbuildings should not be disturbed by pool installation.
- The placement and design of the pool should respect the established spatial relationships between the main building, outbuildings, and landscape features.