

Town of Cumberland Gap
Historic Zoning Commission
Cumberland Gap, TN
September 8, 2021

The Historic Zoning Commission met in regular session, on September 8, 2021 with the meeting being called to order at 7:00 pm at the Town Hall building, 330 Colwyn, Cumberland Gap, and TN.

Roll Call- Members present included: Tammy Debrot, Cindy Evans, Doug Fitts, Jerry Hopson, Kathy Maxwell and John Ravnum. Members absent were: Steve Moore.

Approval of Minutes- John Ravnum made a motion to approve the minutes, with a second by Kathy Maxwell. On roll call vote all voted yes.

Nineteen19 Grill and Bar- Bo Green with Green Construction, the contractor for Edward and Bernadette Ungree, came before the committee to discuss improvements to the building at 602 Colwyn Avenue.

Mr. Green explained that an additional doorway on the side of the building is needed in order to meet the current building and fire codes. According to the Life Safety Travel Plan for Emergency Egress, the travel distance to an exit door cannot be over 75 feet. With the handicap bathrooms located in the back of the building the front entrance would not meet that travel distance. According to building inspector Don Bryant the travel distance is 200 feet per the 2018 International Building Codes. Mr. Greene stated he was going by his knowledge as a contractor and the knowledge of the architect that was consulted on the project.

The proposal includes removing the aluminum store front doors that are not historically accurate. One of the doors would be replaced with a wooden historic door while the other eliminated and replaced with matching and historic windows and brick. All options for an additional doorway were considered but the only feasible location was on the side of the building that faces a piece of property not owned by but is currently being leased by the Ungree's. Don Bryant responded by saying that historic codes should be preserved and adhered to and doorways, windows, etc., cannot be eliminated. It was stated that historic aspects of the building were previously altered and the building is not historic accurate as it stands.

Variations can be granted as long as the integrity of the building is preserved. Some of the committee members had concerns about granting variations. According to the following historic code, *14-1510- When extensive replacement is necessary for severely deteriorated material and replication to exactly match the original is not feasible, the new work should match the character of the original in terms of scale, texture, design, and composition*, a variance would not be needed.

The adjacent property owner asked that the plan be submitted and approved by the Historic Zoning Commission before she considers granting the easement for the new doorway. If an easement for the side door is not granted then the front door would remain as a doorway and a new plan would be submitted to the committee. If the need should arise, in the future, a window could be converted back to a doorway.

A Certificate of Appropriateness (COA) was filled out and submitted to the committee with the list of improvements and plans attached. Other items addressed in the COA includes: removing the tarp and a painted piece of plywood on the other side of the building (kitchen entrance) and replacing it with an exterior painted door and installing a brick mortar to match historical brick/mortar; removing and relocating (to the back corner) an old electrical service along Brooklyn Street.

Tammy Debrot made a motion to approve the COA as presented, with a second by Doug Fitts. On roll call voted all voted yes.

Citizens Comments- There were no citizen comments.

Date for next meeting- The date for the next meeting is Tuesday October 5, 2021 @7:00 p.m.

Adjourn- Kathy Maxwell made a motion to adjourn, with a second by Tammy Debrot. On voice call vote, all voted aye.

Chairman, HZC