

Town of Cumberland Gap
Historic Zoning Commission
Cumberland Gap, TN
January 3, 2024

The Historic Zoning Commission met in regular session, on January 3, 2024 at the Town Hall building, 330 Colwyn Street, Cumberland Gap, TN.

Roll Call- Committee members answered as follows: Tammy Debrot- here; Douglas Fitts- here; Kathy Maxwell- here; Steve Moore- here; John Ravnum- here; Natalie Sweet- here.

The following member(s) was absent: Cindy Evans.

Approval of Minutes- John Ravnum made a motion to approve the minutes, from the July 25, 2023 meeting, with a second by Douglas Fitts. A roll call vote was taken: Tammy Debrot- yes; Douglas Fitts- yes; Kathy Maxwell- yes; Steve Moore- yes; John Ravnum- yes; Natalie Sweet-yes.

Building Inspector Report- The building inspector position is in the process of being filled.

Certified Local Government Representative- Lane Tillner, Certified Local Government (CLG) Coordinator, was present via zoom and discussed the below topics.

Surveys and Design Guidelines- Survey is a way of maintaining an accurate account of the historic resources within Cumberland Gap, and it can be used as a preservation planning tool. For CLGs, the survey should be updated every 10 years. The Tennessee Historical Commission Viewer, which shows National Register of Historic Places-listed properties and local survey results can be found online. Design guidelines are the guiding document that the HZC uses when making determinations about COAs that come before the commission. The design guidelines can be viewed as a living document that updates as the local historic districts change and new challenges may arise. Design guidelines should be tailored for each individual municipality and/or local districts within those municipalities to meet the needs present there.

Historic Preservation Fund Grants- Federally Funded grants from the National Park. The HPF is a 60%/40% matching grant for preservation projects with a public benefit. The grants fall into two categories: Planning and Survey and Mortar. The planning and survey grants are typically used to update surveys, update design guidelines (as Chattanooga did this round), develop preservation plans, or prepare National Register nominations. The bricks and mortar grants are used for the restoration of historic buildings listed in the National Register of Historic Places. Federal regulations require that at least 10% of these funds go to CLGs, so CLGs receive an additional 10 points on their applications.

Federal Historic Tax Credit- A 3-part program that provides a 20% tax credit for substantial, certified rehabilitations of historic buildings that are listed in, or determined eligible for listing in, the National Register of Historic Places. The rehabilitation is reviewed by their office and the National Park Service, and the National Park Service determines if it is a certified rehabilitation. All work done as part of a rehabilitation seeking the Historic Tax Credit. All credits are applied once the rehabilitation work is complete and the National Park Service has deemed it a certified rehabilitation.

Historic Development Grant Program - Jointly administered by the Tennessee Historical Commission and the TN Department of Economic and Community Development (ECD) to promote the rehabilitation of NR-listed buildings and create economic development. It is a competitive grant program that is comprised of three parts. It is a reimbursable matching grant, with the match percentage determined by the county tier of the building. The building must be listed in, or determined eligible for listing in, the National

Register of Historic Places and meet one of the economic criteria: (1) a tier 3 or tier 4 county as determined by ECD; or (2) a federally qualified opportunity zone; or (3) a state and nationally accredited Tennessee Main Street Community or Tennessee Downtown community; or (4) a CLG approved by the National Park Service in counties with a population of no more than 200,000 persons. The HDGP is designed to mirror, and be stacked with, the Federal Historic Tax Credit, so it follows the same process and requirements. For the HDGP and Tax Credit, at the end of the rehabilitation, the building is required to be income-producing.

Where the HPF grants are typically awarded to governments and non-profits, the HDGP typically is awarded to individuals or private ownership entities.

She also gave an overview of the upcoming training on January 30, 2024. Some of the topics include: overview of the CLG program, Design Guidelines, National Register, Federal Historic Tax Credit, Survey Program, and Cemetery Preservation. Links to the online training will be sent out to all the Certified Local Government point of contact.

She concluded by saying the Tennessee Historical Commission is available for questions and technical assistance.

Mayor Pucciarelli suggested creating an item on the agenda titled “Certified Local Government”. Any new projects, training or grant opportunities will be reported to the committee.

Citizens Comments- There were no citizen comments.

Date for next meeting- The date for the next meeting is February 6, 2024.

Adjourn- John Ravnum made a motion to adjourn, with a second by Tammy Debrot. On vote call vote all voted “aye”

Chairman, HZC