



HISTORIC ZONING COMMISSION MEETING AGENDA

**Tuesday, November 12, 2024 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 June 10th, 2024 Regular Historic Meeting
- 2.** Minutes from July 16th, 2024 Called Historic Meeting
- 3.** Minutes from August 22nd, 2024 Called Historic Meeting
- 4.** Minutes from October 22nd, 2024 Called Historic Meeting

IV. NEW BUSINESS

- 1.** 1236 Watauga Street (HISTR24-0228) Demolish and Addition to Primary Structure
- 2.** 1236 Watauga Street (HISTR24-0246)- Privacy Fence
- 3.** 217 Hammond Ave (HISTR24-0232)-Screened-in back porch, designed as a deck-home addition above a living space.

V. OLD BUSINESS

VI. OTHER BUSINESS

- 1.** Review Homeowner Approval Letter

2. In-house approvals since last regular meeting:

*109 Shelby St.- Awning Removal, New doors and windows (HISTR24-0138)

*221 W. Main St.- Downtown Mural (HISTR24-0140)

*200 E Main St. - Sign Removal & Replacement (HISTR24-0166)

*200 W. Church Circle- Replace roof on activities building (HISTR24-0182)

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 SCHEDULED MEETING OF THE
KINGSPORT HISTORIC ZONING COMMISSION**

June 10, 2024

1:30 p.m.

Members Present

Jewell McKinney
Dineen West
Jack Edwards
Chip Millican
Joe Cross

Members Absent

Dr. Erin Reed
Scott Schriefer

Staff Present

Ken Weems
Lori Pyatte
Finn Hounshell

Visitors Present

Maria Emery

Chairman Jewell McKinney called the meeting to order at 1:30 p.m. The Chairman called for approval of the agenda. A motion was made by Dineen West, seconded by Jack Edwards, to approve the agenda as presented. The motion passed unanimously 4-0. The Chairman called for approval of March 11, 2024 regular meeting minutes. A motion was made by Jack Edwards, seconded by Dineen West, to approve the March 11, 2024 regular minutes. The motion was approved unanimously, 5-0.

New Business

1215 Watauga Street Privacy Fence

Ms. Maria Emery presented the case to the Commission. Ms. Emery stated that the requested privacy fence along the west side of the property is needed to help with adding a private space for grilling in her side yard. Staff noted that only a portion of the proposal meets the City's Design Review Guidelines. Staff stated that the design guidelines only permit the privacy fence to begin 1/3 the depth of the house away from the public street that serves it. The applicant's requested privacy fence extends into the front yard by 5 feet. Staff recommended approval of the fence as submitted due to staff's opinion that the fence improvement would be partially obscured from public view along Watauga Street. The Commission, after reviewing the matter, inquired with the applicant to see if it would be helpful to have the privacy fence approved only up to the front of home, with the requested 4' wide section connecting perpendicular to the fence along the side yard property line. The Commission voiced concerns about setting a precedent of allowing privacy fences in the front yard. The applicant agreed that the fence only coming up to the front of the home and not into the front yard any would be better than 1/3 of the way back from the front of the home. A motion was made by Chip Millican, seconded by Joe Cross, to only approve the 6 foot privacy fence with 4 foot wide perpendicular portion attached, dark walnut in color, up to the front of the home. The motion was approved unanimously, 5-0.

The Chairman opened public comment. No public comment was received.

Staff made a final comment that the City's Traffic Department was replacing the official historic zone street signs and showed the new design to the Commission.

With no further business, the Chairman adjourned the meeting at 2:10 p.m.

Respectfully Submitted,

Jewell McKinney, Chairman

**MINUTES OF THE CALLED MEETING OF THE
KINGSPORT HISTORIC ZONING COMMISSION**

July 16, 2024

1:30 p.m.

Members Present

Jewell McKinney
Dineen West
Jack Edwards
Chip Millican

Members Absent

Joe Cross

Staff Present

Ken Weems
Lori Pyatte

Visitors Present

Janet Gillenwater

Chairman Jewell McKinney called the meeting to order at 1:30 p.m. The Chairman called for approval of the agenda. A motion was made by Jack Edwards, seconded by Dineen West, to approve the agenda as presented. The motion passed unanimously 4-0.

New Business

2144 Netherland Inn Road (along the back side of Lilac Street) HISTRC24-0117

Staff presented the case to the Commission. Staff stated that the Netherland Inn Association is requesting to install a freestanding sign along the back side off of Lilac Street. The sign requested is made of black metal with gold letters. The dimensions of the sign are 3 feet high by 5 feet wide and a height of 5 feet. The proposed sign would have no illuminations. The historic guidelines state that freestanding signs shall have a maximum height of five feet. Further, the guidelines also state that such signs should be compatible with the main structure in materials and design. Staff supports approving the request as submitted. Staff stated that the sign proposal is appropriate for this parcel for this specific location in the rear of the property along Lilac Street. The existing buildings on the property are there for maintenance and utilitarian purposes with the exception of the cabin examples.

Ms. Janet Gillenwater, representing the item, said that often visitors state they are not sure where to park. Ms. Gillenwater stated that they do have a smaller sign that has been on the property for years but they felt like they needed a larger sign that is more easily recognized. When Netherland Inn has events now they are putting up a temporary homemade sign and they felt like they needed something more permanent that looked better. Ms. Janet Gillenwater said that they have landscaped the property to make the entrance look nicer and the sign would be going in the area where the landscaping is. The Chairman called for a vote on the item. A motion was made by Dineen West, seconded by Chip Millican, to approve the item as presented. The motion passed unanimously 4-0.

Ms. Gillenwater said she is thrilled that there are people in town that are interested in the history of our city and are doing as much as they can to preserve it.

Staff made a final comment stating that there will be a regular meeting held on August 12th 2024.

With no further business, the Chairman adjourned the meeting at 1:51 p.m.

Respectfully Submitted,

Jewell McKinney, Chairman

**MINUTES OF THE CALLED MEETING OF THE
KINGSPORT HISTORIC ZONING COMMISSION**

August 22, 2024

10:00 a.m.

Members Present

Jack Edwards
Joe Cross
Chip Millican
Bob Grygotis

Members Absent

Jewell McKinney
Dineen West

Staff Present

Ken Weems
Lori Pyatte

Visitors Present

Holly Trick

Ken Weems called the meeting to order at 10:04 a.m.

Mr. Weems introduced Bob Grygotis to the Commission as a new member.

New Business

209 West Wanola Ave (HISTR24-0142)

Staff presented the case to the Commission. Staff stated that the homeowner is proposing a home addition for the house. The addition is proposed to be an extension into the rear of the yard and would contain a ground floor laundry room, bathroom, and den. The proposed cladding is a blend of stucco on the outside of the addition painted in desert floor tan. The wood board and batten façade material is proposed to be painted Stewart House Brown as shown on the submittal. The addition impacts the rear of the property with minimum visibility from W. Wanola Ave. Staff also noted to the Commission that site was granted a side yard variance on the western side during the August 2024 meeting of The Board of Zoning Appeals.

Ms. Holly Trick, representing the item, said that the house was built in the 1920's and that it did need some updates. Ms. Trick also stated that the addition would be difficult to see from W. Wanola Avenue, as the addition is proposed to extend into the rear yard. With no further information needed by the Commission, Mr. Weems called for a motion on the item. A motion was made by Chip Millican, seconded by Jack Edwards, to approve the item as presented. The motion passed unanimously 4-0.

Ms. Trick said she was happy to see a process like this for projects in Historic areas in Kingsport.

Staff made a final comment stating that at this time we had no upcoming items for the regular meeting September 9th, 2024

With no further business, Ken Weems adjourned the meeting at 10:16 a.m.

Respectfully Submitted,

Jewell McKinney, Chairman

**MINUTES OF THE CALLED MEETING OF THE
KINGSPORT HISTORIC ZONING COMMISSION**

October 22nd, 2024

1:30 p.m.

Members Present

Jewell McKinney
Dineen West
Jack Edwards
Joe Cross
Chip Millican
Bob Grygotis
Lindsey Nieuwland

Members Absent

Staff Present

Ken Weems
Lori Pyatte

Visitors Present

Ron Freeman
Eddie Marshall
Teli Marshall

Chairman McKinney called the meeting to order at 1:31 p.m.

Ms. Pyatte introduced Lindsey Nieuwland and Bob Grygotis to the Commission as new member.

New Business

1114 Watauga Street (HISTR24-0215)

Ron Freeman introduced himself as the contractor for the project at 1114 Watauga Street, alongside homeowners Mr. Eddie Marshall and Mrs. Teli Marshall. Mr. Freeman noted that Mrs. Marshall's primary concern was to preserve the current aesthetic of the house.

Mr. Freeman presented color samples to the commissioners, emphasizing that the proposed colors closely match the existing ones. Mr. Freeman stated that the cedar shakes are planned to be painted a light green (Juniper Ridge), while the window frames, molding, and wraps will be a darker green (Deep Moss). The board-and-batten siding is set to receive a dark brown color (Urbane Bronze).

Mr. Freeman mentioned that while most windows currently have storm windows, not all do, and all storm windows will be removed. In response to Commissioner Millican's inquiry about the originality of the storm windows, Mr. Freeman confirmed they were added later.

Referring to page 25 of the packet, Mr. Freeman clarified that the proposed windows are vinyl replacement inserts. The existing window frames, outside brick mold, and interior trim will remain intact, with the vinyl inserts fitted into the existing structure. These windows are designed to be energy-efficient, and Mr. Freeman confirmed that he had consulted with Keith Bruner, the Building Official for the City of Kingsport, who verified that the windows meet the required energy specifications.

Commissioner Grygotis pointed out discrepancies in window configurations based on submitted drawings, specifically referencing window number 4 on page 48. Mr. Freeman explained that variations in appearance were due to limitations in the window company's software, though he assured that they plan to omit the bottom bar. Chairman McKinney sought clarification, asking if Mr. Freeman was indicating that the new windows would be exact replicas in size and shape of the originals, with only the inserts changing. Mr. Freeman affirmed this was correct. Vice-Chairman West raised concerns about inconsistencies in the window panes, noting that window number 4 shows six panes while the drawing depicts three. Mr. Freeman explained that the window company assured him they could replicate

the original design.

Mr. Freeman added that the new windows would feature 2-inch bars across the divisions, although Vice-Chairman West pointed out that the bars in the photographs appeared slimmer. Commissioner Nieuwland shared her experience of encountering similar issues with window replacements, emphasizing the limitations of design software. Chairman McKinney asked if the computer program could accurately reflect the desired window configurations, to which Mr. Freeman replied it could not. He confirmed that while the new windows would match the existing narrow mutton bars, the exception would be the 3A windows, where the top panes will be fixed.

Mr. Freeman also discussed plans to wrap the windows in dark green aluminum, which would eliminate the need for future painting. He referenced page 16 of the packet for an example of the retrofit window design, which features a narrow frame that fits within the existing structure.

Vice-Chairman West confirmed with Mr. Freeman that he was proposing the 1000 series windows, to which Mr. Freeman agreed. However, West noted that the bars on the example appeared narrower than 2 inches. Mr. Freeman clarified that only certain windows, including the picture windows and specific 3A windows, would feature 2-inch bars. Mr. Freeman explained that the existing windows have narrow mutton bars, approximately $\frac{3}{4}$ to 1 inch wide, which the new windows will match, except for the previously noted variations. Vice-Chairman West expressed gratitude for the detailed presentation and the color samples.

Mr. Freeman addressed the soffit and aluminum fascia. Commissioner Millican raised concerns regarding the exposed beams on the house, asking whether they would be covered. Mr. Freeman explained that the existing overhang lacks a traditional soffit and consists of old roofing boards that would be concealed. The decorative fake beams would remain exposed, but the new soffit and fascia aim to address issues with birds nesting in the beams.

Mr. Freeman noted that the house is 104 years old. Vice-Chairman West requested Mr. Freeman to mark the drawings clearly for future reference, ensuring clarity in historical context. Mr. Freeman agreed to make the adjustments and submit them to the City.

Chairman McKinney called for a motion. Vice-Chairman West motioned for approval, including an amendment for window types will be correct to the windows. The motion was seconded by Lindsey Nieuwland. Commissioner Millican sought clarification on whether the approval encompassed the soffit and fascia, to which Vice-Chairman West confirmed that it did.

Staff made a final comment stating that at this time we will hold the next a regular meeting on November 12th, 2024 at 1:30 p.m.

With no further business, Chairman McKinney adjourned the meeting at 2:03 p.m.

Respectfully Submitted,

Jewell McKinney, Chairman

Kingsport Historic Zoning Commission

Project Number: HISTRC24-0228

Item IV1.

Property Information			
Address	1236 Watauga Street		
Tax Map, Group, Parcel	046K E 013.00		
Civil District	11 th		
Overlay District	Watauga		
Land Use Plan Designation	Single Family		
Acres	+/- 0.84		
Existing Use	Single Family	Existing Zoning	R-1A
Proposed Use	No Change	Proposed Zoning	No change
Owner Information			
Name: Jay (James) Foster Address: 1236 Watauga Street City: Kingsport State: TN Zip Code: 37660 Phone Number: 919-749-5779 Representative: Marvin Egan (Egan Construction)		Demolish the existing garage and reconstruct it as an integral part of the primary structure, along with a paver patio in the back area near the pool	
Points for Consideration			
<p>Request: The property owner plans to demolish the existing garage and construct a larger, garage with added space that will face the roadway. This new structure will feature a breezeway connecting it to the house, allowing it to be classified as an addition. Additionally, the owner intends to install a paver patio behind the new addition, further enhancing the outdoor living space.</p> <p>When considering this request: Demolition is only permissible if the building has lost its architectural and historical integrity, and its removal will not negatively impact the district's historic character. Any new addition should complement, rather than overpower, the historic dwelling. The design of the addition must harmonize with the original building's character and that of surrounding structures within the district, blending seamlessly without replicating the original form, materials, style, wall plane, or roofline. Additionally, new constructions must be oriented toward the major street that fronts the parcel or lot.</p> <p>Board of Zoning Appeals: The applicant has submitted a variance request to the BZA concerning the 7.9-foot side yard on the eastern side of the property. The BZA will hear the case on November 14th.</p> <p>Staff recommends: approval based upon conformance with the design standards</p>			
Planning Tech:	Lori Pyatte	Date:	10/15/2024
Historic Zoning Commission Action		Meeting Date:	11/12/2024
Approval:			
Denial:		Reason for Denial:	
Deferred:		Reason for Deferral:	

Historic Guidelines:

Demolition:

CHAPTER 10 - GUIDELINES FOR RELOCATION AND DEMOLITION

Policy:

Relocation of a historic building is a last-resort alternative to demolition or a means of placing the building in a more compatible environment. Relocation is time-consuming, expensive, and difficult to accomplish. If relocation is approved, every effort should be made to move the building as a single, intact unit.

When reviewing requests for demolition, the Commission will consider the proposed demolition's effect on adjacent historic properties and the overall character of the district. The Commission will also consider: the building's contribution to the historic character of the district, whether the property could be adapted to meet the owner's needs; whether the property could be sold to someone whose needs it would meet; whether the building could be relocated; and what use is being proposed for the site that will compensate for the loss of the structure. The property owner must submit a proposed site plan at the same time demolition is requested.

1.0 Relocate a building within a historic district only if the building is determined to be architecturally compatible with adjacent buildings based on design guidelines for new construction and if the relocation will not diminish the overall character of the historic district.

2.0 A proposed site plan for the new site must be submitted to the Commission showing all site changes, including landscaping, driveways, parking areas and site lighting.

3.0 Prior to the relocation, document the historic structure on its original site through photographs and site plan drawings.

GUIDELINES FOR RELOCATION AND DEMOLITION, continued...

In most cases the Commission will allow demolition only under the following circumstances:

4.0 If a building has lost its architectural and historical integrity and its removal will not adversely affect a district's historic character.

5.0 If the denial of the demolition will result in an unreasonable economic hardship on the applicant as determined by the Commission.

6.0 If the public safety and welfare requires the removal of a structure or building.

7.0 If the structural stability or deterioration of a property is demonstrated through a report by a structural engineer or architect.

Such a report must clearly detail the property's physical condition, reasons why rehabilitation is not feasible, and cost estimates for future rehabilitation versus demolition. In addition to this report there should be a separate report which details future action on the site.

8.0 Property owners are encouraged to work with the Commission and other interested parties to salvage usable architectural features and materials.

Additions to Existing Dwellings / New Construction of Primary Residences:

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.

2.0 NEW CONSTRUCTION OF PRIMARY DWELLINGS

Policy:

New construction of primary dwellings should maintain the existing historic pattern of a neighborhood in terms of characteristics such as setback, distance between homes, scale, materials, window size and placement, and colors. New dwellings buildings should also follow the residential guidelines for fencing and site features.

DESIGN GUIDELINES FOR NEW CONSTRUCTION

2.1 Maintain existing historic patterns.

Historic patterns of setback, materials, height, width, scale, and proportions of dwellings in the historic district should inform these characteristics of infill projects. The roof shape of new dwellings should also match.

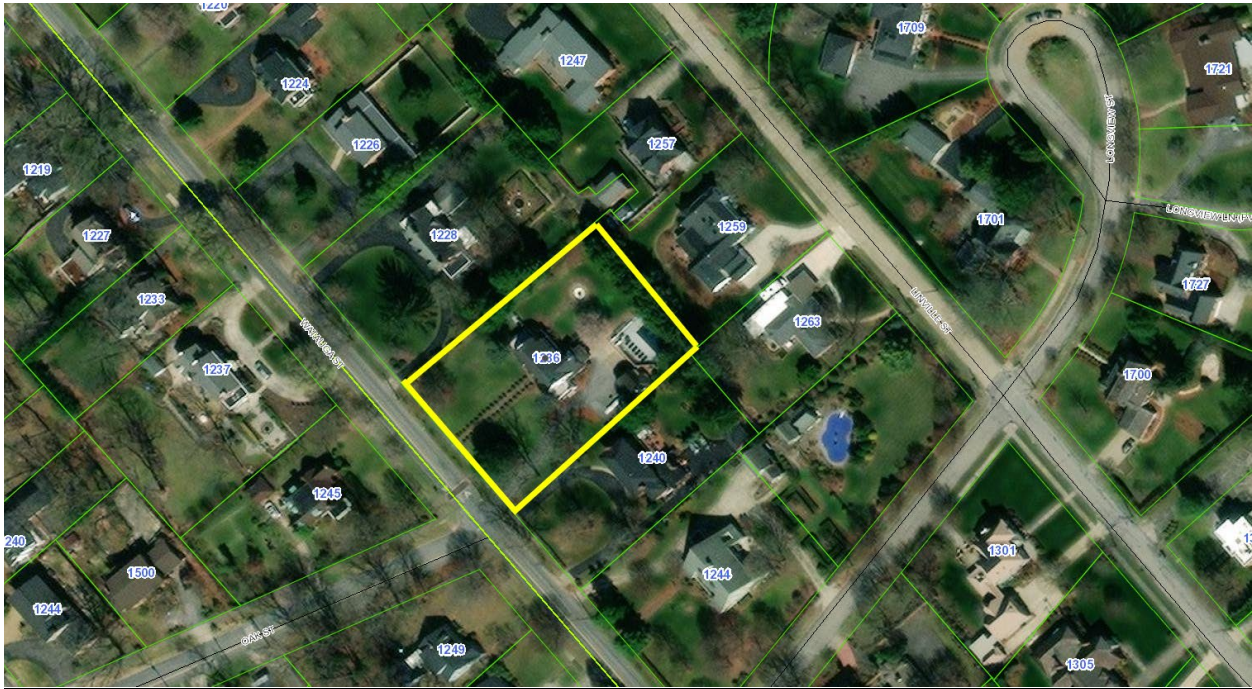
2.2 Orientation towards the street.

New dwellings must be oriented towards the major street fronting the parcel or lot.

2.3 Maintain existing patterns of building height

New dwellings should be compatible with adjacent dwellings in terms of height. New dwellings constructed in the historic district should not exceed two stories, not including the space within the roof.

Aerial Perspective:



HISTORIC ZONING COMMISSION APPLICATION



APPLICANT INFORMATION:

Last Name Foster First Jay (James) M.I. _____ Date 10/4/24
 Street Address 1236 Watauga St. Apartment/Unit # _____
 City Kingsport State TN ZIP 37660
 Phone (919) 749-5779 E-mail Address _____

PROPERTY INFORMATION:

Tax Map Information Tax map: 046K Group: E Parcel: 046 Lot: P14
013.00
 Street Address 1236 Watauga St. Apartment/Unit # _____
 Name of Historic Zone Kingsport Improvement Corp.
 Current Use Residential

REPRESENTATIVE INFORMATION:

Last Name Egan First Marvin M.I. _____ Date 10/4/24
 Street Address 4648 Old Stage RD Apartment/Unit # _____
 City Kingsport State TN ZIP 37664
 Phone 423-341-0230 E-mail Address office@eganconstruction.com

REQUESTED ACTION:

Demo existing garage
Rebuild in same location
Paver patio

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: Marvin Egan

Date: 10/4/24

Signed before me on this 4th day of October, 2024
 a notary public for the State of Tennessee
 County of Sullivan

Notary Stephanie Archer
 My Commission Expires August 28, 2028



Watauga Street house view:

Street View of 1236 Watauga Street: (now)



Proposed New Street View for 1236 Watauga Street:



Proposed New Addition Design Layout: (Photos are not to scale)

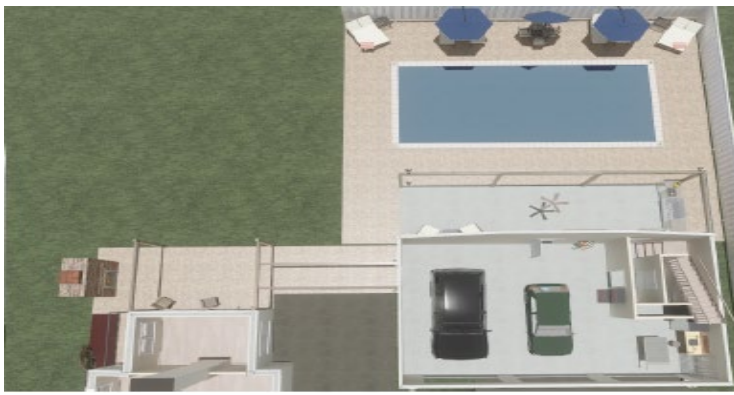


Front View of the House



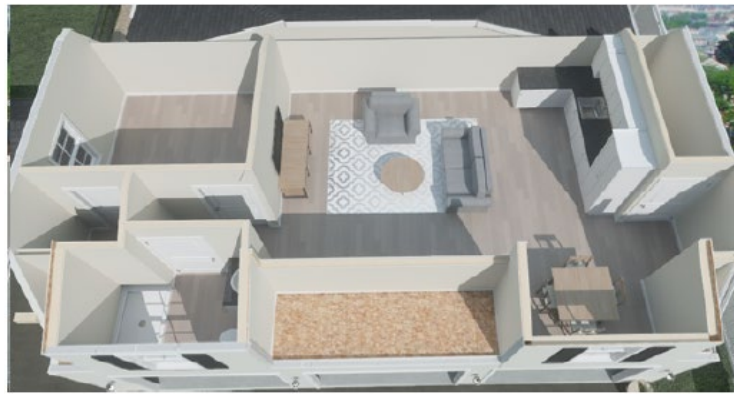
Rear View of the House

(This view illustrates the proposed paver patio and breezeway connector.)
The breezeway connector will be visible from the roadway.



Bottom Section: Area of the New Addition

(This section primarily includes the garage.)



Second Level: Area of the New Addition

(This space will include a private office, a hobby/game area, an attic, a bathroom, and a kitchenette.)



VIEW FROM WATAUGA STREET
NOT TO SCALE



BACK VIEW
NOT TO SCALE



2D FLOOR PLAN
NOT TO SCALE



2D LEVEL 2: FLOOR PLAN
NOT TO SCALE

Sheet Title	Description/Comments	Layout Page Table
1 COVER		
2 FLOOR PLAN (LEVEL 1 & 2)		
3 EXISTING FLOOR PLAN		
4 FOUNDATION PLAN		
5 FRONT AND RIGHT EXTERIOR ELEVATIONS		
6 REAR AND LEFT ELEVATIONS		
7 ROOF PLAN		
8 GROUPED TYPICALS		

GENERAL NOTES:

THE BUILDER SHALL VERIFY THAT SITE CONDITIONS ARE CONSISTENT WITH THESE PLANS BEFORE STARTING WORK. WORK NOT SPECIFICALLY DETAILED SHALL BE CONSTRUCTED TO THE SAME QUALITY AS SIMILAR WORK THAT IS DETAILED. ALL WORK SHALL BE DONE IN ACCORDANCE WITH INTERNATIONAL BUILDING CODES AND LOCAL CODES.

WRITTEN DIMENSIONS AND SPECIFIC NOTES SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS. DIMENSIONS SHALL BE MEASURED TO THE FACE UNLESS OTHERWISE SPECIFIED. DIMENSIONS ARE FOUND IN THE PLANS OR NOTES. ON IF A QUESTION ARISES OVER THE CLARIFICATION OF SITE CONDITIONS ARE ENCOUNTERED THAT ARE DIFFERENT THAN SHOWN, IF THE CONTRACTOR HAS ANY QUESTIONS, THEY SHALL VERIFY AND BE RESPONSIBLE SHALL DIMENSIONS (INCLUDING ROUGH OPENINGS).

PLEASE SEE ADDITIONAL NOTES CALLED OUT ON OTHER SHEETS.

BUILDING PERFORMANCE:

RIGHT USES REGULATIONS SHALL COMPLY WITH THE REQUIREMENTS OF REGIONAL AND LOCAL HEALTH DEPARTMENT, STATE AND FEDERAL FIRE DEPARTMENT, ENERGY CODES AND GARAGE AREAS NOT INCLUDED IN LIVING AREA. ALL EXHAUST FANS TO BE VENTED DIRECTLY TO THE EXTERIOR. ALL PENETRATIONS OF THE BUILDING ENVELOPE SHALL BE SEALED WITH CAULK ON CON.

STRUCTURAL ENGINEER (IF REQUIRED): _____

DESIGNER: _____

BUILDER: _____

HOMEOWNER & CONTRACTOR: TO VERIFY ALL DIMENSIONS, STRUCTURAL DETAILS, AND BUILDING CODES, AND GRADE REQUIREMENTS.

ALL RENDERINGS ARE FOR INSPIRATION PURPOSES ONLY AND ARE NOT GUARANTEED TO LOOK LIKE THE FINAL DESIGN

To the best of my knowledge these plans are drawn to comply with owner's and/or builder's specifications and any changes made on them after prints are made will be done at the owner's and/or builder's expense and responsibility. The contractor shall verify all dimensions and enclosed drawing. JDYE DESIGNS, LLC, is not liable for errors once construction has begun. While every effort has been made in the preparation of this plan to avoid mistakes, the maker can not guarantee against human error. The contractor of the job must check all dimensions and other details prior to construction and be solely responsible thereafter.



Jessica Dye
P.O. Box 1974, Abingdon, VA 24212
(276)911-4082
jdyledesigns@outlook.com

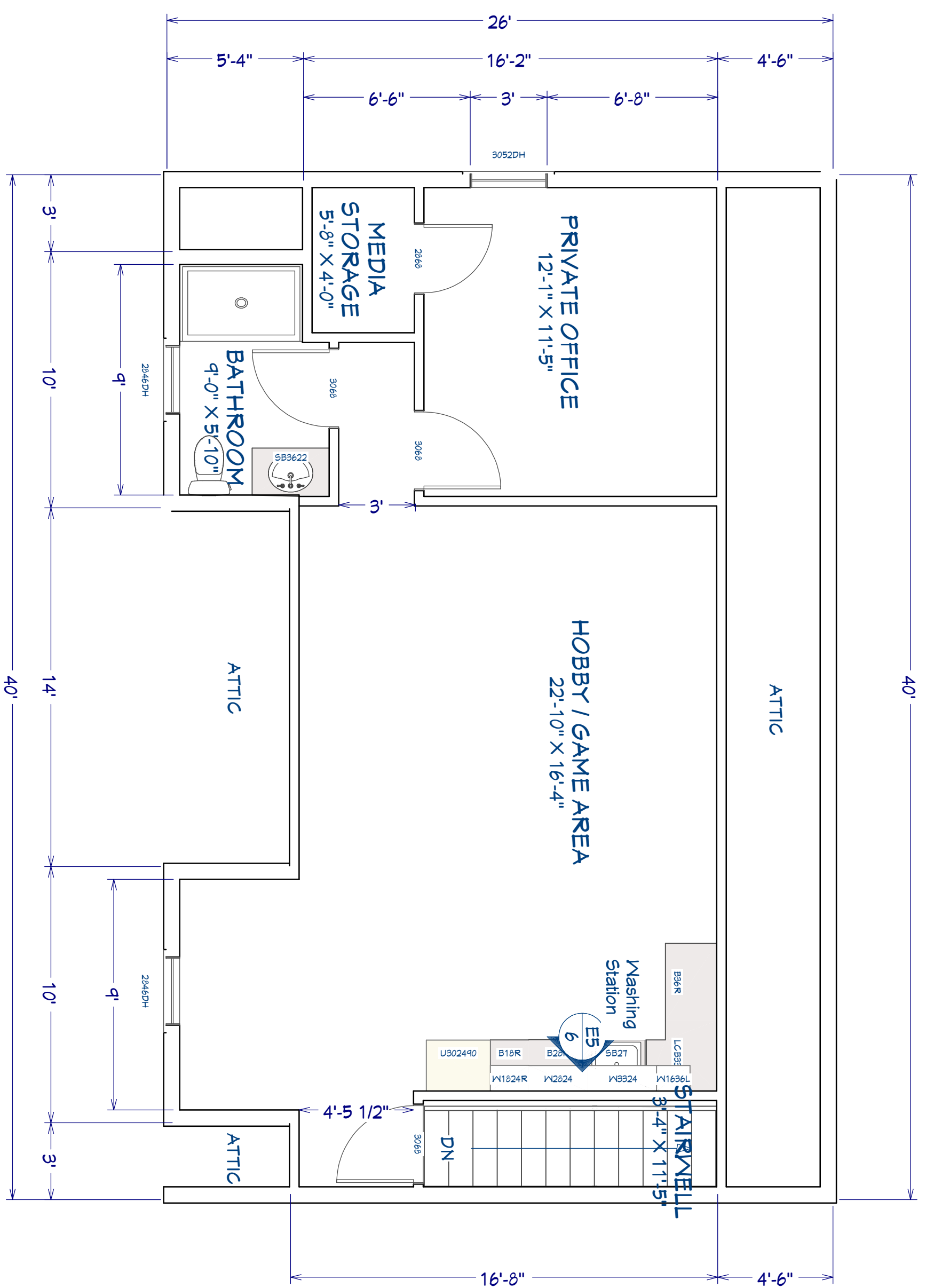
COVER

**FOSTER PROJECT
1236 WATAUGA STREET
KINGSPORT, TN**

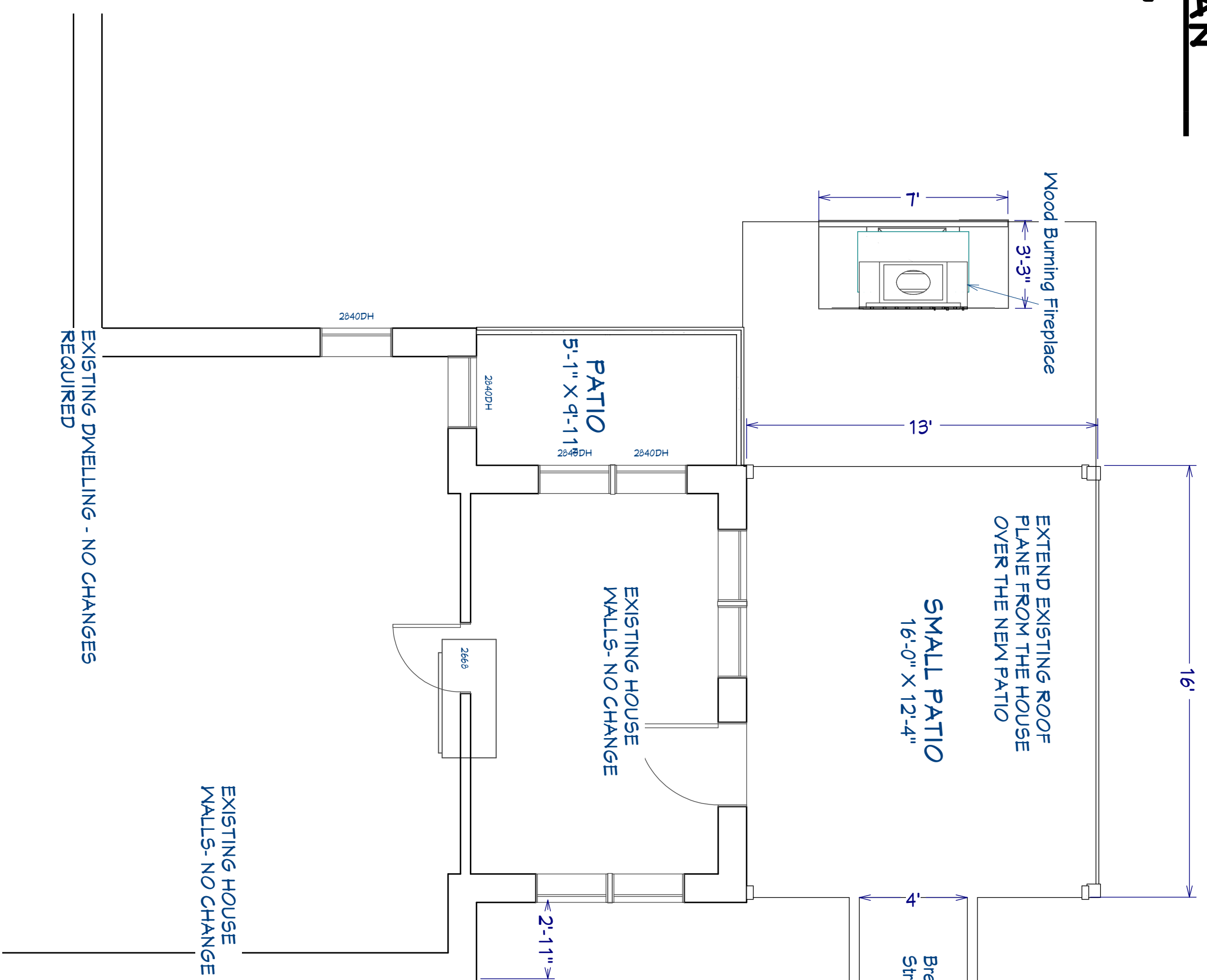
DATE: _____

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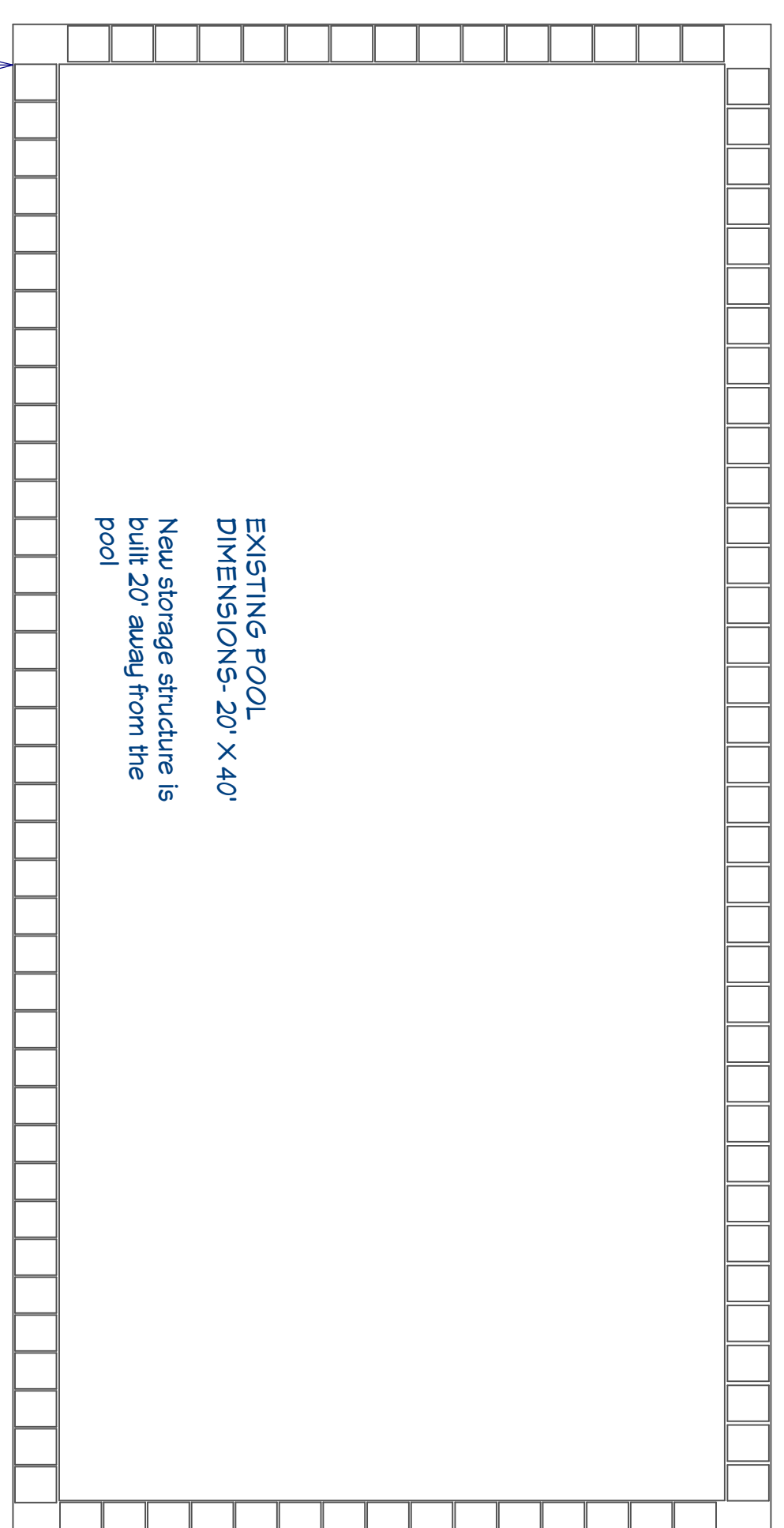
SHEET: 1



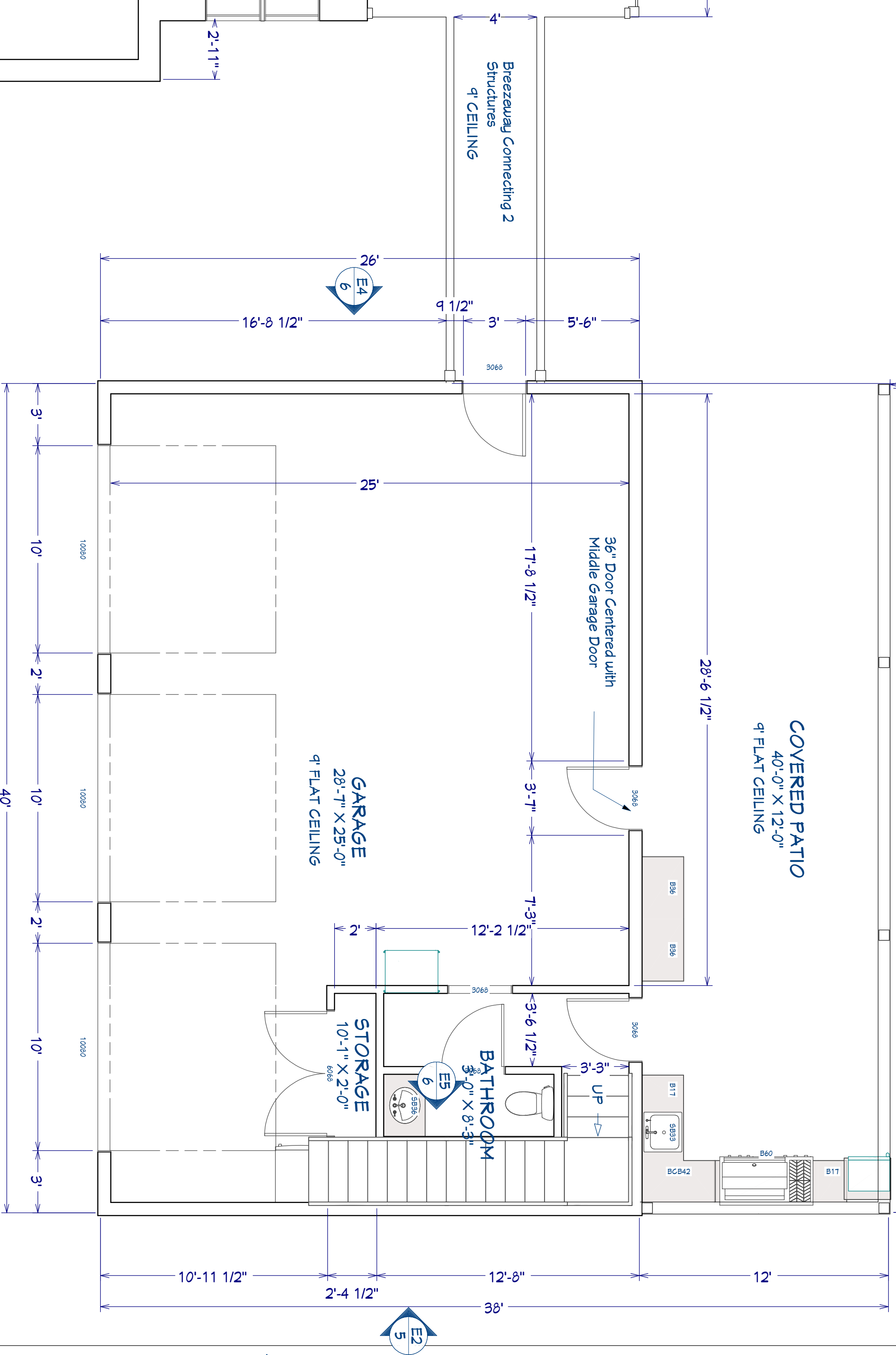
LEVEL 2: FLOOR PLAN
SCALE: 1/4" = 1'



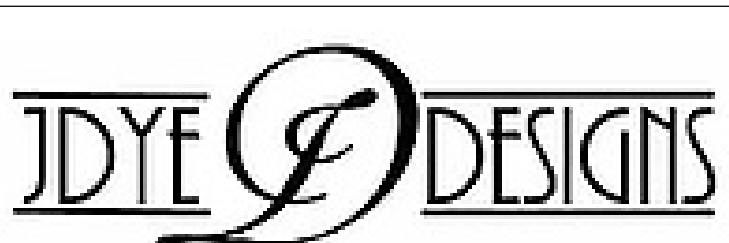
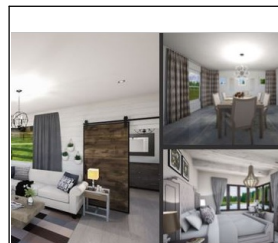
EXISTING POOL WILL BE 8'
FROM THE COVERED
PATIO RAILING



COVERED PATIO
40'-0" X 12'-0"
9' FLAT CEILING



GARAGE FLOOR PLAN
SCALE: 1/4" = 1'

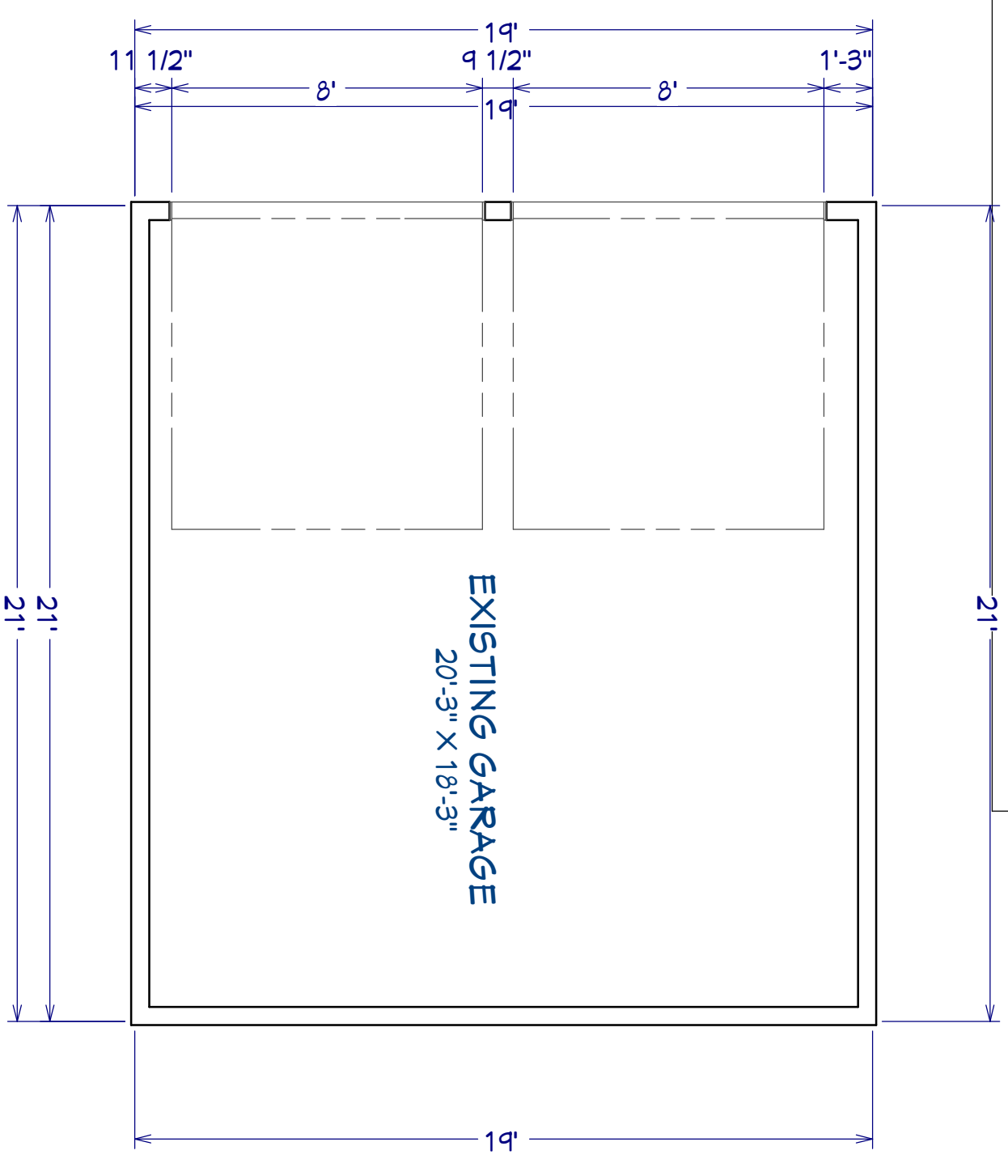
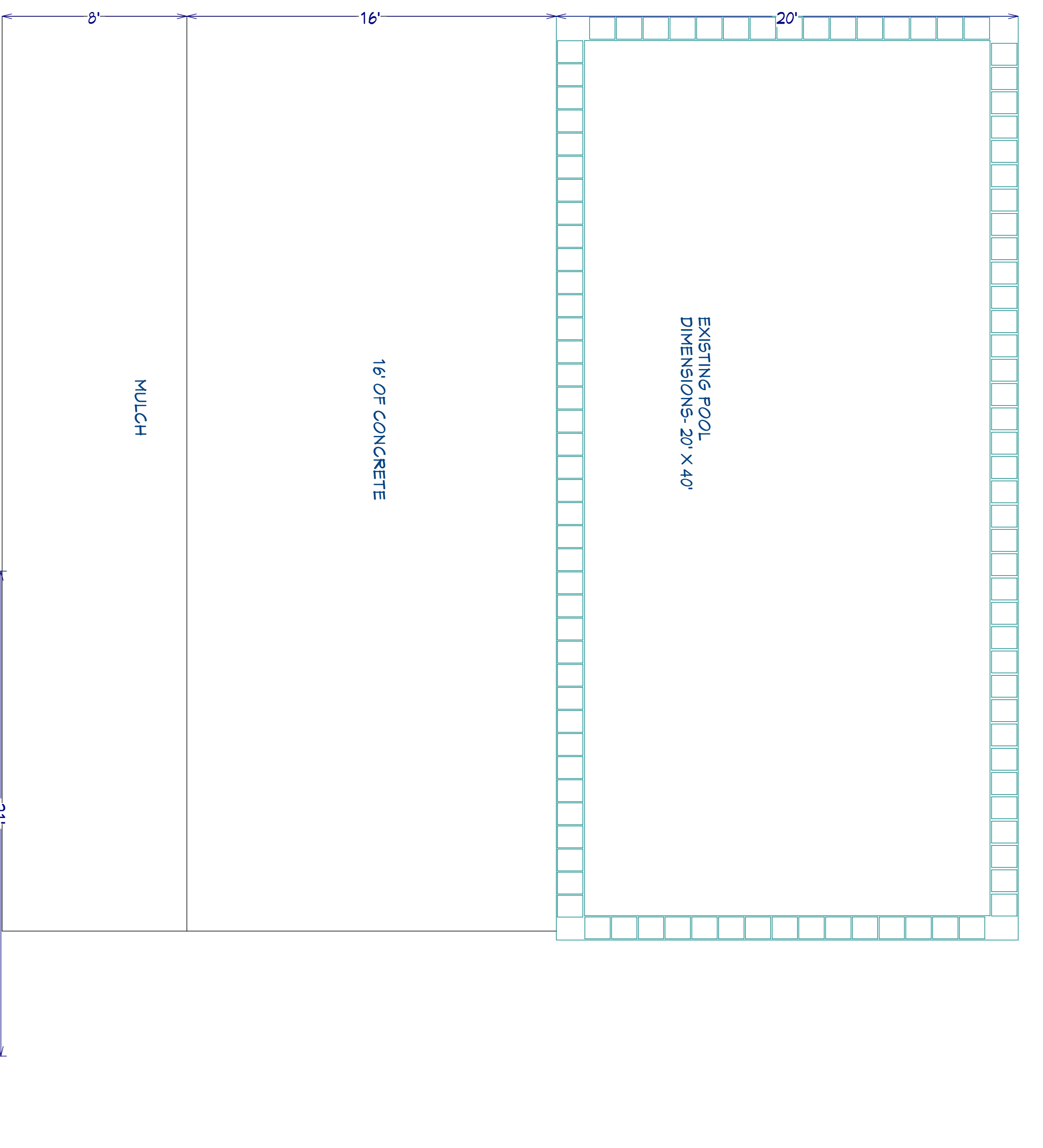
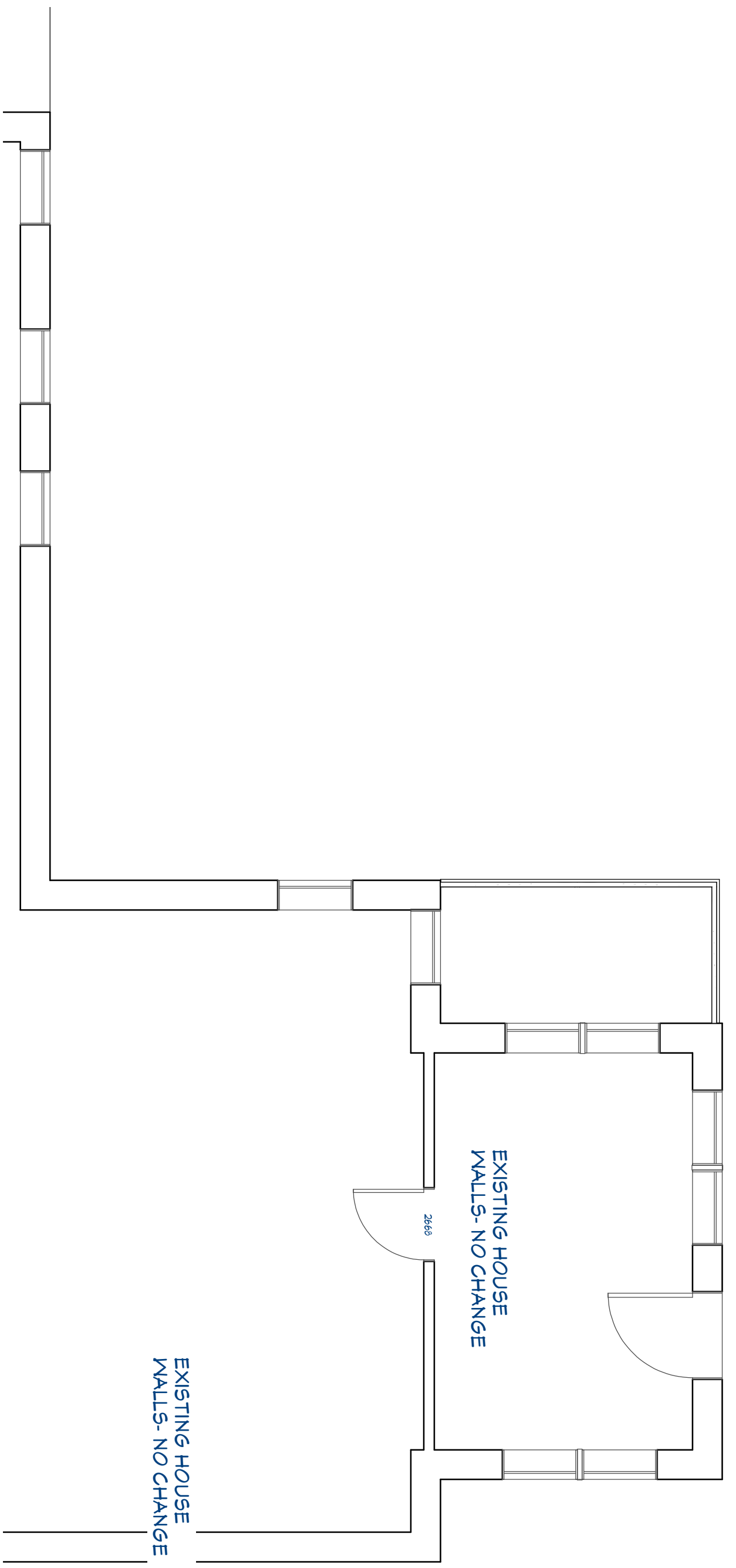


Jessica Dye
P.O. Box 1974, Abingdon, VA 24212
(276)971-4082
jdyledesigns@outlook.com

**PROPOSED
FLOOR PLAN**

**FOSTER PROJECT
1236 WATAUGA STREET
KINGSPORT, TN**

DATE: 08/20/2024
SCALE: 1/4" = 1'
SHEET: 2



EXISTING FLOOR PLAN
SCALE: 1/4" = 1'

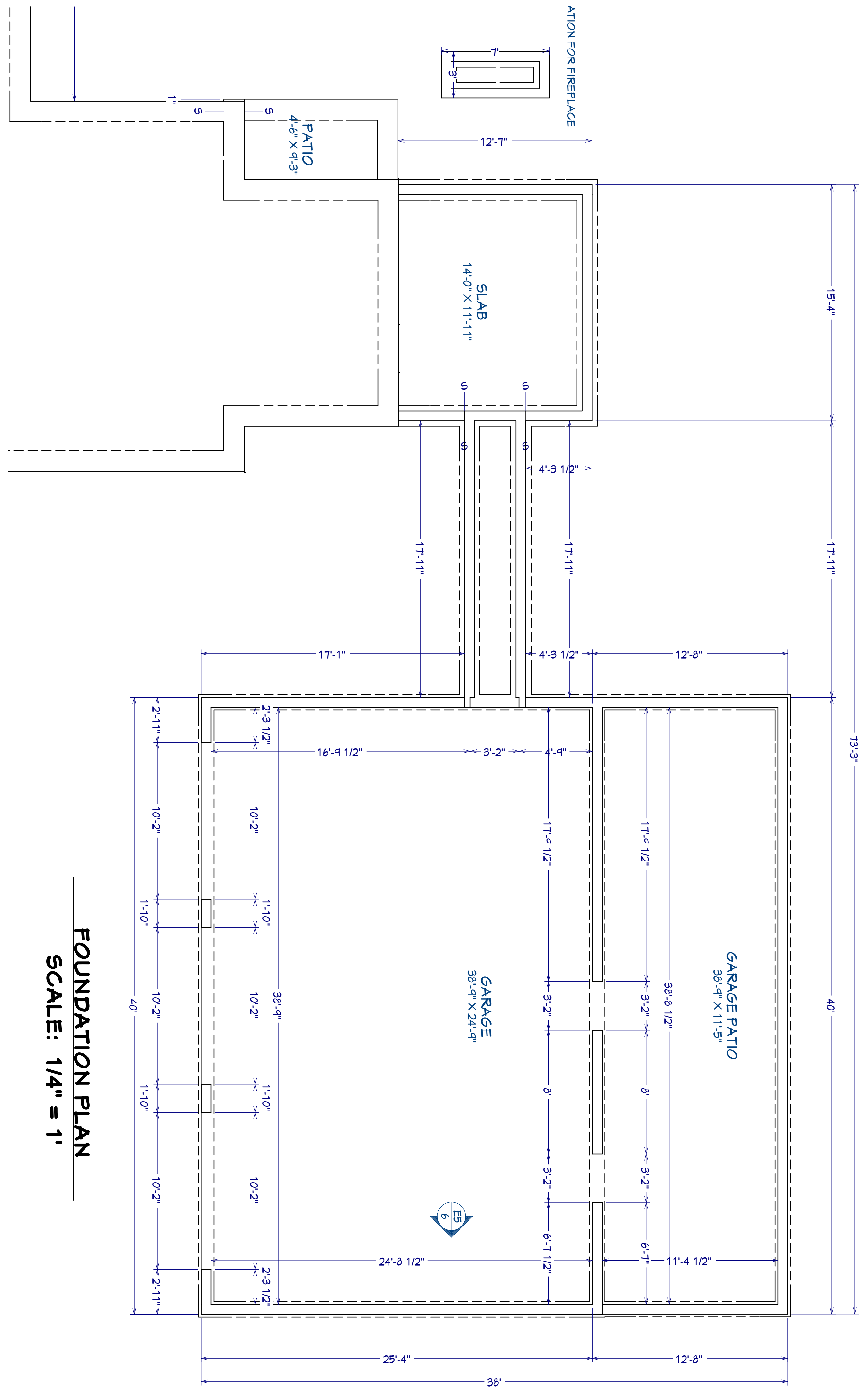
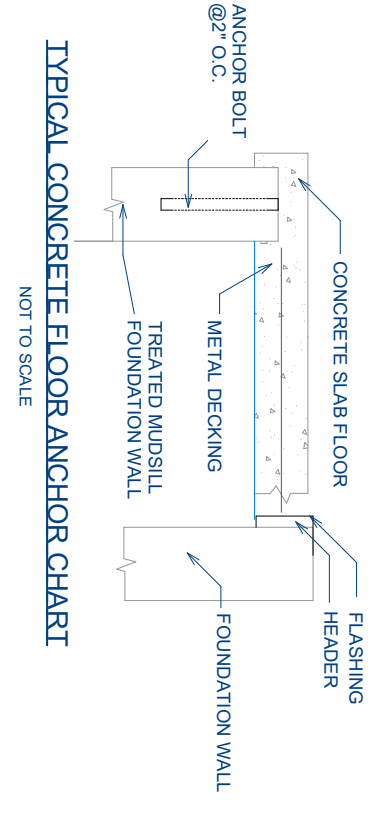
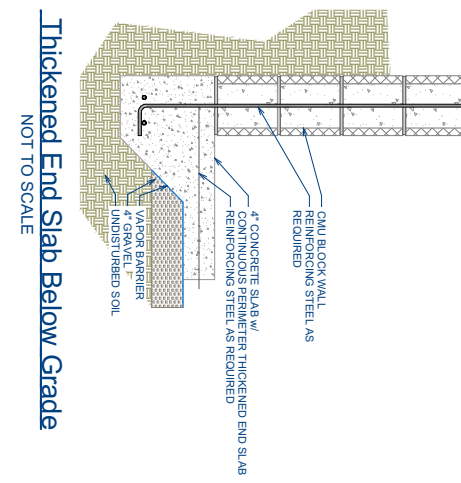


Jessica Dye
 P.O. Box 1974, Abingdon, VA 24212
 (276)911-4082
 jdyledesigns@outlook.com

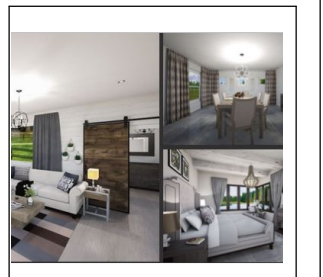
EXISTING FLOOR PLAN

FOSTER PROJECT
1236 WATAUGA STREET
KINGSPORT, TN

DATE:
 08/20/2024
 SCALE:
 1/4" = 1'
 SHEET:
 3



FOUNDATION PLAN
SCALE: 1/4" = 1'



Jessica Dye
P.O. Box 1974, Abingdon, VA 24212
(276)911-4082
jdyledesigns@outlook.com

FOUNDATION PLAN

FOSTER PROJECT
1236 WATAUGA STREET
KINGSPORT, TN

DATE:

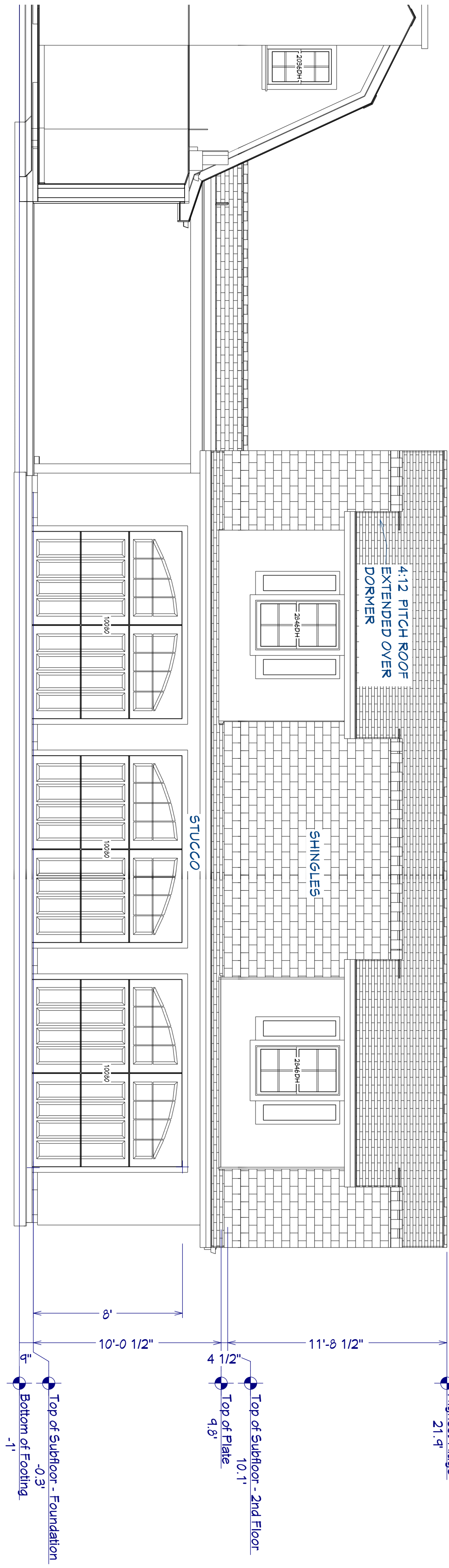
08/20/2024

SCALE:

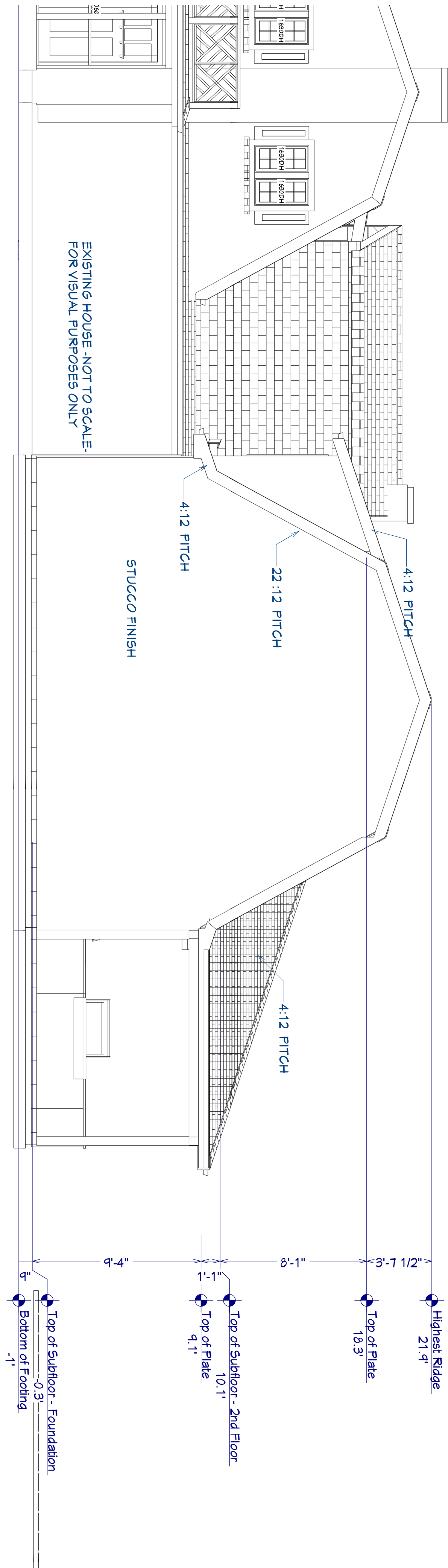
1/4" = 1'

SHEET:

4

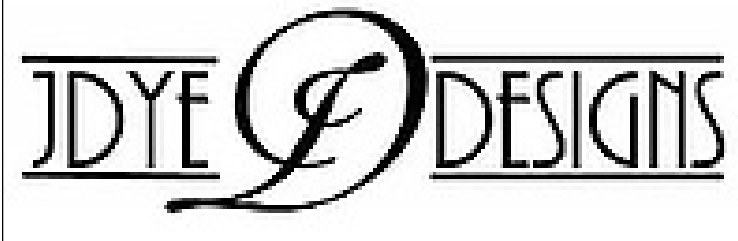


FRONT ELEVATION
SCALE: 1/4" = 1'



RIGHT ELEVATION
SCALE: 1/4" = 1'

EXISTING HOUSE - NOT TO SCALE -
FOR VISUAL PURPOSES ONLY



Jessica Dye
P.O. Box 1974, Abingdon, VA 24212
(276)911-4082
jdyedesigns@outlook.com

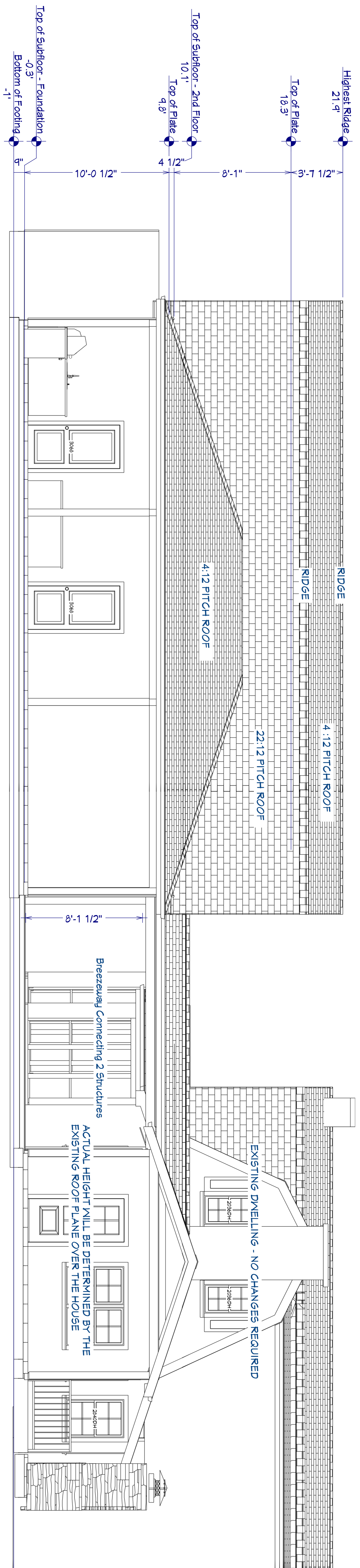
FRONT AND RIGHT ELEVATION

FOSTER PROJECT
1236 WATAUGA STREET
KINGSPORT, TN

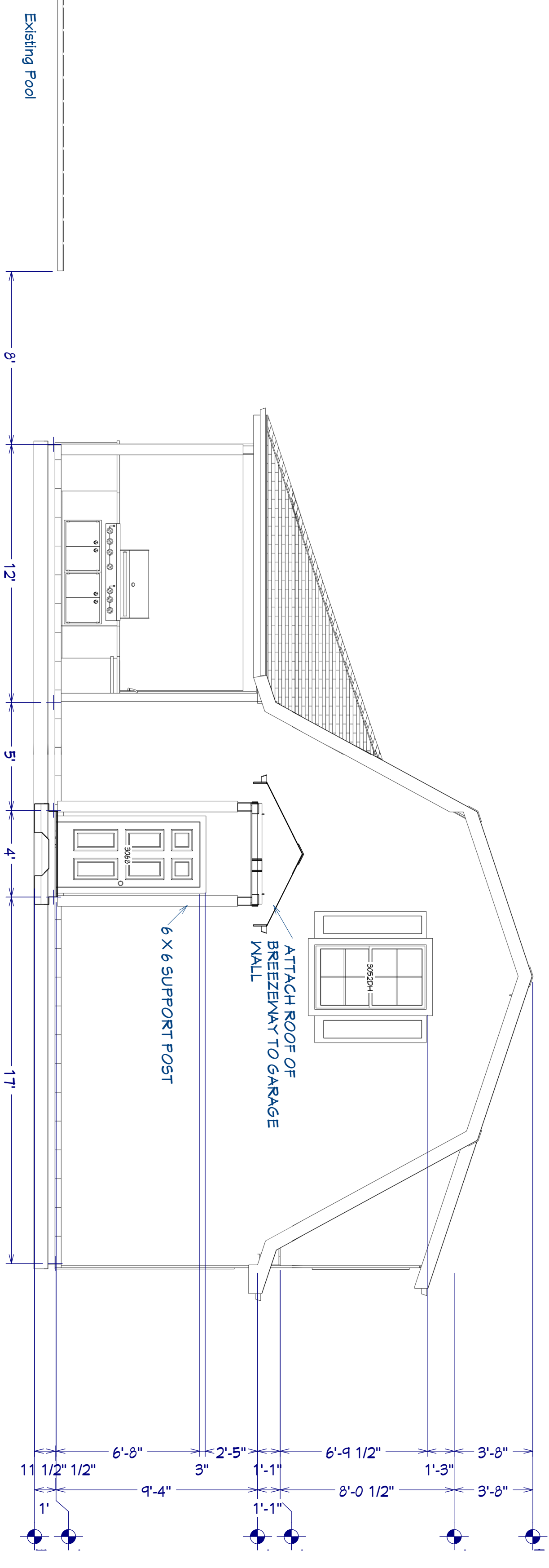
DATE:
08/20/2024

SCALE:
1/4" = 1'

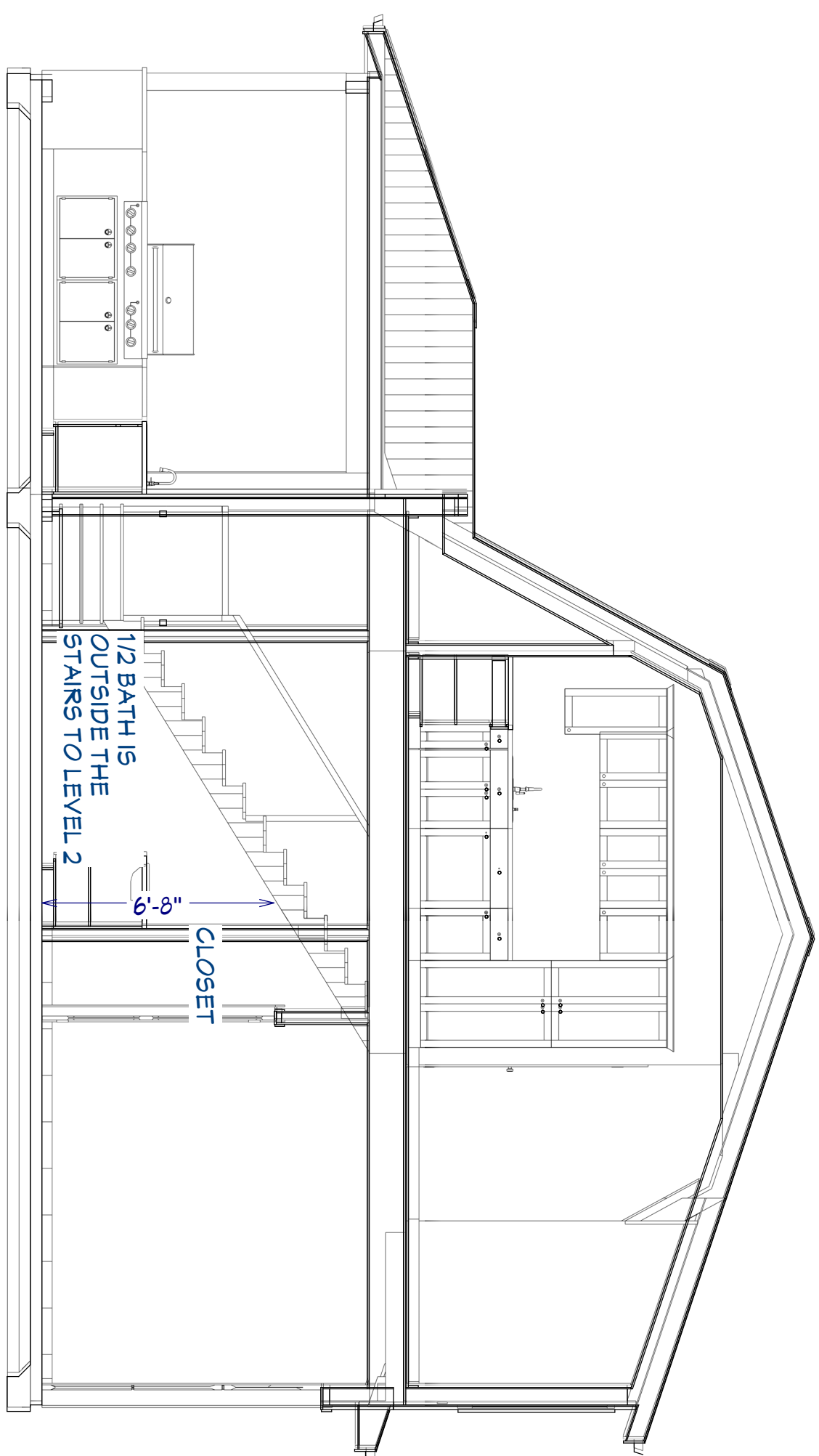
SHEET:
4



REAR ELEVATION
SCALE: 1/4" = 1'



LEFT ELEVATION
SCALE: 1/4" = 1'

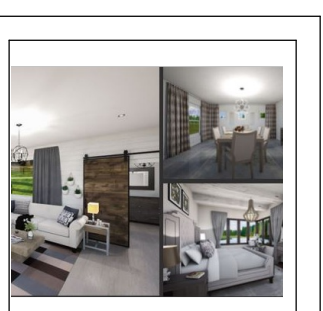


CROSS-SECTION ELEVATION
SCALE: 1/4" = 1'

FOSTER PROJECT
 1236 WATAUGA STREET
 KINGSFORT, TN

**REAR, LEFT AND
 CROSS-SECTION
 ELEVATIONS**

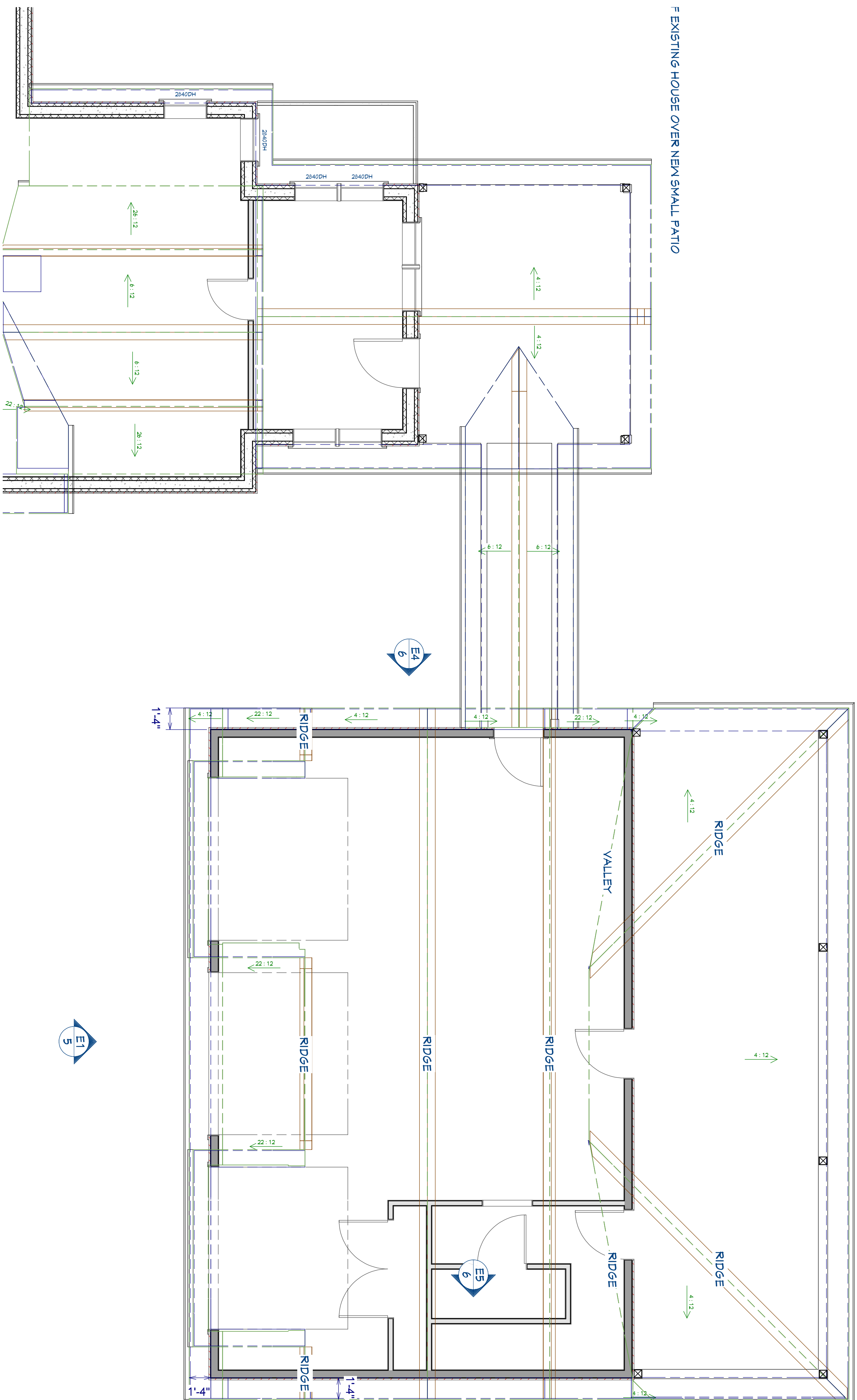
Jessica Dye
 P.O. Box 1974, Abingdon, VA 24212
 (276)911-4082
 jdyledesigns@outlook.com



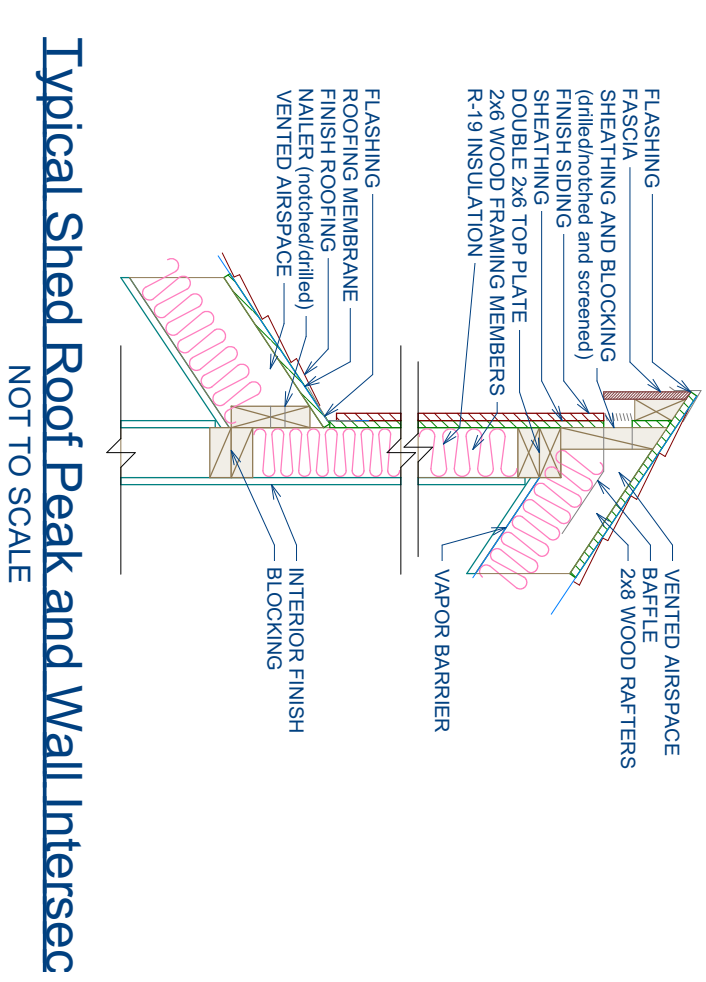
DATE:
 08/20/2024

SCALE:
 1/4" = 1'

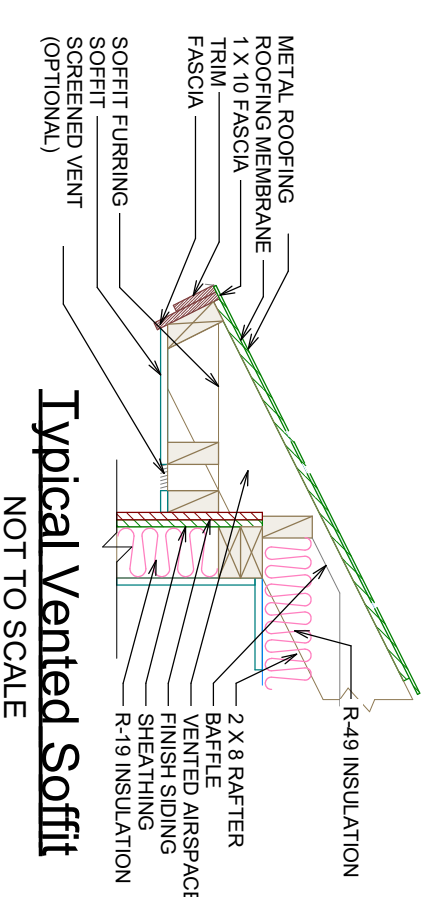
SHEET:
 6



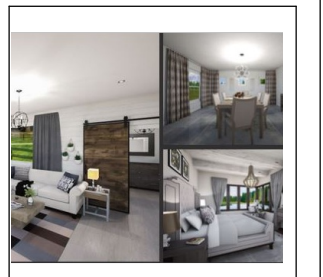
ROOF PLAN
SCALE: 1/4" = 1'



Typical Shed Roof Peak and Wall Intersec
NOT TO SCALE



Typical Vented Soffit
NOT TO SCALE



Jessica Dye
P.O. Box 1974, Abingdon, VA 24212
(276)971-4082
jdyledesigns@outlook.com

ROOF PLAN

FOSTER PROJECT
1236 WATAUGA STREET
KINGSPORT, TN

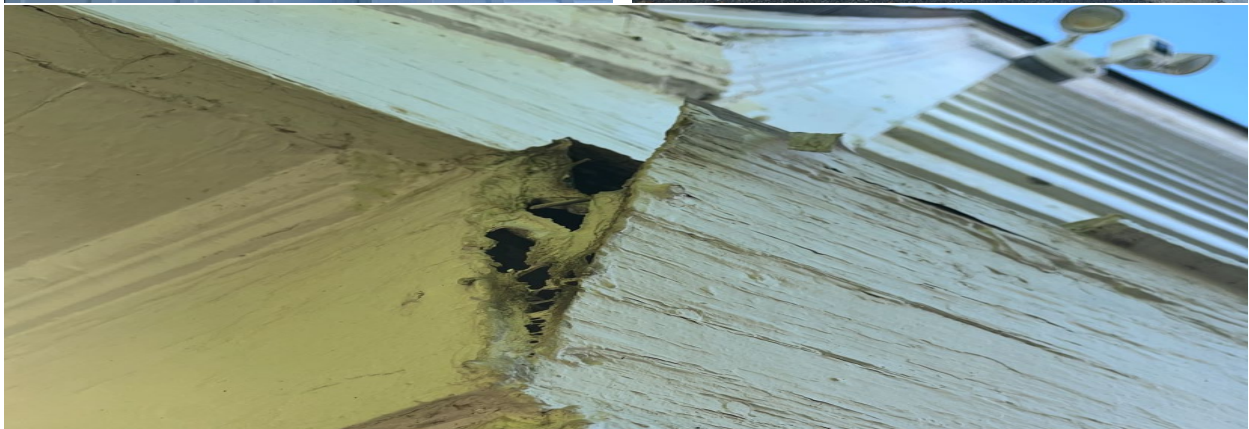
DATE: 08/20/2024
SCALE: 1/4" = 1'
SHEET: 7

Site Visit Photos:

Current Photo of the Garage



Areas of the garage exhibiting wear, aging, and potential concerns



Site Visit Photos (cont.):

Area to the east of the property, viewed from the driveway while facing the neighboring side that requires a BZA variance.



Site Visit Photos (cont.):

Proposed breezeway area as viewed from the driveway, facing southwest.



Proposed area for the new addition, viewed from the driveway facing south toward Watauga Street.



Kingsport Historic Zoning Commission

Project Number: HISTRC24-0246

Item IV/2.

Property Information			
Address	1236 Watauga Street		
Tax Map, Group, Parcel	046K E 013.00		
Civil District	11 th		
Overlay District	Watauga		
Land Use Plan Designation	Single Family		
Acres	+/- 0.84		
Existing Use	Single Family	Existing Zoning	R-1A
Proposed Use	No Change	Proposed Zoning	No change
Owner Information			
Name: Jay (James) Foster Address: 1236 Watauga Street City: Kingsport State: TN Zip Code: 37660 Phone Number: 919-749-5779 Representative: James Foster		Privacy Fence	
Points for Consideration			
<p>Request: The property owner is requesting the installation of a privacy fence, which will consist of two styles and two heights: one section at 6 feet in height and another at 4 feet in height. The fence is proposed to be crafted from wood and finished in white paint.</p> <p>When considering this request: The privacy fence will be set back from the main façade by more than one-third of the total depth of the house. The homeowner intends to install a 6-feet in height privacy fence along the left side of the house, extending around to the pool area. A portion of this fence will be visible from the road. Additionally, the homeowner requests a 4-feet in height fence that will start at the pool and extend toward the house, near the back door.</p> <p>It's important to note that the area around the pool will remain unchanged during the demolition and construction of the addition. Once the addition is complete, the remainder of the fencing around the pool will be updated to match with the proposed fencing today and with the new structure being considered today.</p> <p>Staff recommends: approval based upon conformance with the design standards</p>			
Planning Tech:	Lori Pyatte	Date:	10/23/2024
Historic Zoning Commission Action		Meeting Date:	11/12/2024
Approval:			
Denial:		Reason for Denial:	
Deferred:		Reason for Deferral:	

Historic Guidelines:

Fences:

DESIGN GUIDELINES FOR SITE FEATURES, continued...

13.3 Traditional fence materials are recommended.

For front yards wood fences are recommended, but these may also be of wrought iron, metal garden (scallop or square grid) or metal picket. Vinyl and chain link fences are discouraged for front and side yards but may be added along rear lot lines.

13.4 Privacy fences and hedges may be appropriate.

For privacy in back yards, wood fences may be installed up to 7' in height or 6' with 2' with a framed lattice top. Wood supports measuring 4" by 4" or metal pipe are recommended. Privacy fences should be set back from the main façade by at least one-third of the total depth of the house. Maintain the fence with regular painting. Living fences, such as hedges or other landscaping, are attractive alternatives to chain-link or privacy fences.

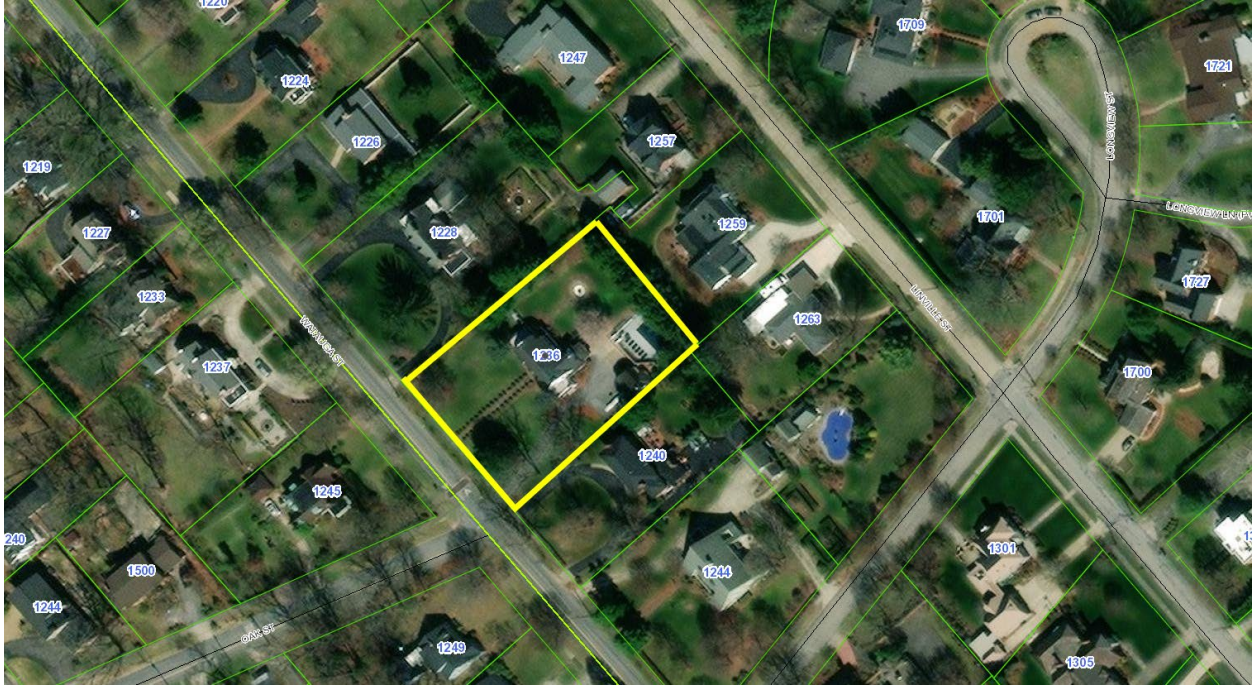


Appropriate height and design picket fence at 709 Yadkin Street.



This appropriate privacy fence at 1154 Watauga Street surrounds the rear yard and is set back from the front of the house.

Aerial Perspective:



HISTORIC ZONING COMMISSION APPLICATION



APPLICANT INFORMATION:

Last Name Foster First James M.I. E Date 10/21/2024
 Street Address 1236 watauga Street Apartment/Unit # _____
 City Kingsport State TN ZIP 37660
 Phone 919-749-5779 E-mail Address fosterjames@gmail.com

PROPERTY INFORMATION:

Tax Map Information Tax map: DA6K Group: E Parcel: DA6 Lot: 013.00
 Street Address 1236 Watauga Street Apartment/Unit # _____
 Name of Historic Zone Watauga
 Current Use _____

REPRESENTATIVE INFORMATION:

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

REQUESTED ACTION:

Add backyard fence which will be visible on left side of the house from Watauga Street. Fence is a wood fence installed by Tri-City Fence, and will be painted white once the wood is sufficiently dry to paint.

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: 

Date: 10/21/2024

Signed before me on this _____ day of _____, 20____,

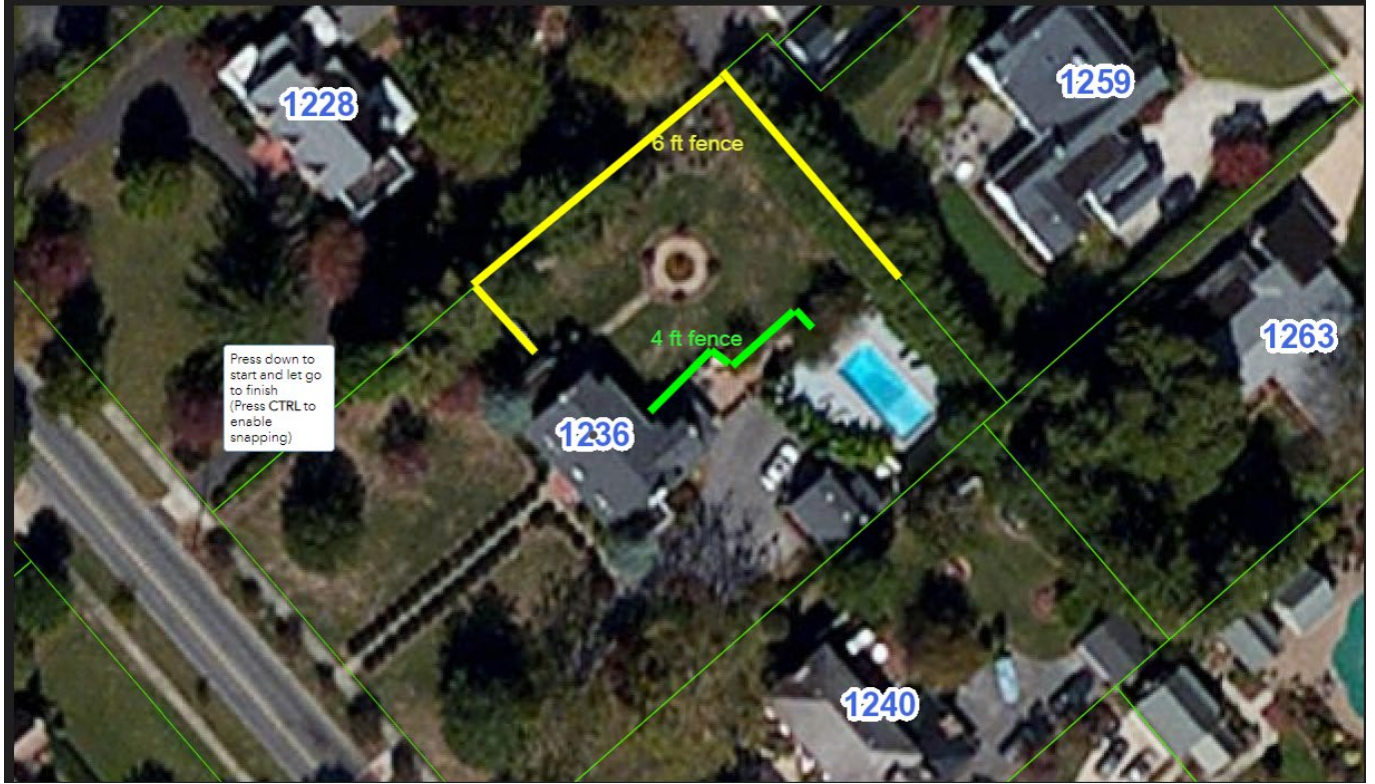
a notary public for the State of _____

County of _____

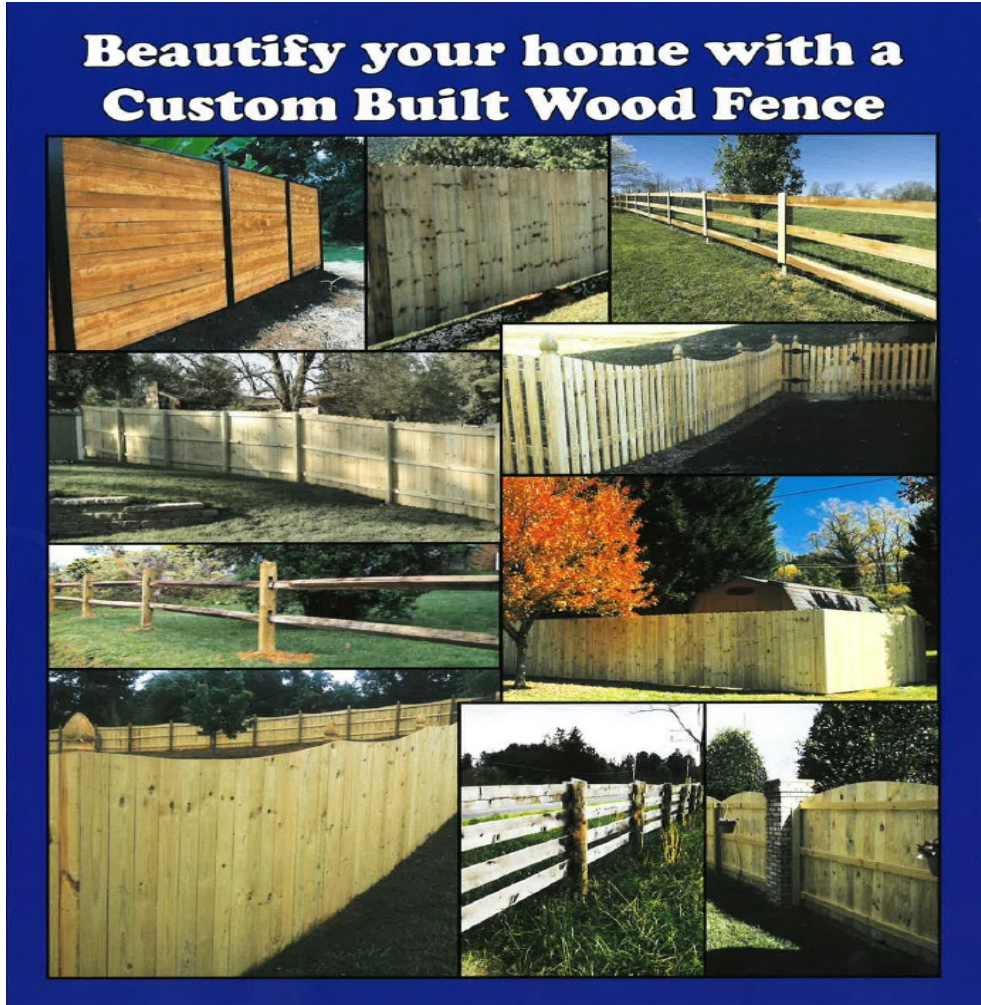
Notary _____

My Commission Expires _____

Fence Drawing/Layout:



Information from Tri City Fence Company:



- SPECIALIZING IN:**
- CHAIN LINK
 - WOOD • VINYL
 - ALUMINUM
 - GATE OPERATORS

6' Scallop Privacy	Post - 4x4
	Rails - 2x4
	Picket - 1x6x6
4' Scallop Picket	Post - 4x4
	Rails - 2x4
	Picket - 1x4x4

Proposed Fence Designs:



Proposed Fence Type for the 6-Foot Area:

This fence will be painted white. (The only visible portion from the road will be the left side of the house.)

Fencing Company: Scallop Privacy Fence

Dimensions: 4x4 posts, 2x4 rails, and 1x6x6 pickets.

Fence Installation by: Tri-Cities Fence



Proposed Fence type for the 4-Foot Area:

This would be painted white. (This would not be visible from the street, as it would be behind the house.)

Fencing company: scallop picket fence

Dimensions: 4x4 post, 2x4 rails, and 1x4x4 pickets

Google Earth: (Street View)



Current Fence Description (Google Earth - Street View):

From the perspective of Watauga Street, the fence is situated on the left side of the house.



Site Visit Photos:

The following three photos illustrate the area where the 6-foot fence is being requested

Current fencing on the west side of the house: this will be removed



West side of the house in the rear yard area where the new fence will be installed



Site Visit Photos (cont.):

Positioned near the property line in the rear yard, this location marks where the fence will be installed between the property and the neighbors to the west and north.



Site Visit Photos (cont.):

The following two photos depict the area where the 4-foot fence is being requested

A view from the rear yard looking south toward the back of the house



A view from the west side of the yard looking east into the backyard, approaching from the pool area.



Site Visit Photos (cont.):

The following three photos showcase the pool area where the 6-foot and 4-foot fences will connect. Additionally, please note that there will be no changes to the existing fencing around the pool area.

Rear yard view facing east, highlighting the connection point for the proposed 4-foot fence



Rear yard view facing south, illustrating the connection point for the proposed 6-foot fence



Site Visit Photos (cont.):

Standing in the driveway and looking north toward the pool, this area of the fencing is currently visible from the roadway on Watauga Street.



Explanation regarding the pool fence: The homeowner is currently not requesting the replacement of the last three photos due to the addition for which he is seeking approval. Once the addition is complete, he will reapply for the fencing in this area to align with the requested fencing outlined in this application.

Example of fencing request within the historic district:

This photo is from 1154 Watauga Street, which is also located in the Watauga Historic District. The property features the same type of fence that the applicant is requesting.



Kingsport Historic Zoning Commission

Project Number: HISTRC24-0232

Item IV.3.

Property Information			
Address	217 Hammond Ave		
Tax Map, Group, Parcel	045H M 005.00		
Civil District	11 th		
Overlay District	Park Hill		
Land Use Plan Designation	Single Family		
Acres	+/- 0.12		
Existing Use	Single Family	Existing Zoning	R-2
Proposed Use	No Change	Proposed Zoning	No change
Owner Information			
Name: Melanie & Danny Hutchins Address: 217 Hammond Ave City: Kingsport State: TN Zip Code: 37660 Email: melroseln@icould.com or danh18@charter.net Phone Number: 423-737-1069 Representative: Melanie Hutchins		Request: Screened-in back porch measuring 18x30, designed as a deck-home addition above a living space.	
Points for Consideration			
<p>Request: The property owner is proposing to build a screened in back porch area dimensions of 18x30 and 9 feet tall on her existing deck overtop of an existing living space.</p> <p>When considering this request: New additions to historic dwellings should be constructed and designed in a manner that maintains the overall character of the original dwelling. The addition should blend with the original design and not obscure or conceal the historic dwelling or its primary features. New additions should be located on rear or side elevations where not visible from the street. It should blend well without duplicating the original form, material, style, wall plane, or roofline. Keep deck designs simple in appearance, if visible from the street, ensure the deck will have square balusters set no more than three inches apart and no more than two inches in width and dept.</p> <p>Staff recommends: Against the approval, based on several proposed items that do not comply with the historic guidelines. The guidelines specify that Stewart House Brown must be used for board and batten in the Park Hill Historic District. Additionally, Chapter 6 Section 1.2 states design the addition in a manner compatible with the historic character of the original building, as well as of surrounding buildings in the district. Also, in Chapter 6 Section 1.4 states that the decks on rear elevations or in other locations that are out of the view from the street.</p>			
Planning Tech:	Lori Pyatte	Date:	10/29/2024
Historic Zoning Commission Action		Meeting Date:	11/12/2024
Approval:			
Denial:		Reason for Denial:	
Deferred:		Reason for Deferral:	

Historic Guidelines:

Additions to Primary Dwellings:

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.

Historic Guidelines:

Roofs:

10.0 ROOFS

Policy:

The form, materials, and pitch of a roof help to define a dwelling’s architectural style and building footprint. Do not alter a historic roof shape, and preserve and maintain original roof materials such as pressed metal or wood shingles. Locate modern features on the rear roofline.

DESIGN GUIDELINES FOR ROOFS

10.1 Retain historic roof shapes and features.

Preserve roofs in their original size, shape, and pitch, with original features (such as cresting, finials, etc.). Retain and preserve roof features such as parapets, cornices, and chimney flues.

10.2 Do not introduce new roof elements that are not in keeping with the building’s historic character.

Modern installations such as skylights, solar panels, decks, balconies, and satellite dishes should not be visible from the street or obstruct or obscure original features. Installation of these features at rear roof lines may be appropriate.

10.3 Roof maintenance is essential to preservation of the dwelling.

Clean, maintain, and repair leaking roofs, gutters, and downspouts. Proper ventilation prevents condensation, which promotes decay. Anchor roofing materials solidly to prevent wind and water damage. Check seams of metal roofs and keep metal surfaces painted.

10.4 Replacement of an entire roof may be appropriate if demonstrated to be beyond repair.

If historic roof materials are demonstrated to not be repairable, select substitute materials in keeping with the historic character of the building and the district. Match original materials as closely as possible. New metal roofs should match the original in crimping design and seam spacing. Today metal roofs come in an array of colors. Choose a roof color that comes from the existing two- or-three-hue paint color palette of the building.

10.5 New roof materials may be metal, slate or asphalt.

When re-roofing dwellings in the historic districts, roof may be of metal (low-profile strong back, corrugated, V-crimp), slate, or asphalt composition shingles. Roof pitch shall be 8:12 minimum unless the original historic pitch of the house is evident.

10.5 Install and maintain gutters, downspouts, and splash blocks.

Retain existing boxed or built-in gutters and keep them cleared of debris and in good working order. Repair deteriorated or damaged gutters.

Historic Guidelines:

Colors:

7.0 PAINT

Policy:

Exterior paint colors for historic buildings are generally not subject to Commission review. Exceptions are the traditional paint colors in the White City and Park Hill Historic Districts. In White City, white paint is required for the exterior. In Park Hill the required colors are Glidden “Desert Floor” Semi-Gloss, or an identical color of another brand for the stucco and Glidden “Stewart House Brown” High Gloss, or an identical color for the trim and doors. Property owners in the other districts are encouraged to follow general recommendations based on historic precedent. Traditionally, bright, garish colors and jarring combinations are avoided. The use of paint colors appropriate to the style and date of the dwelling will highlight significant details and contribute to the overall character of a building and district.

DESIGN GUIDELINES FOR PAINT

7.1 Maintain a building’s original historic painted or unpainted appearance.

Paint has aesthetic and functional purposes, helping to convey a building’s style and protect materials from the elements. Maintain the painted exterior of historically painted buildings and features. Do not apply paint to masonry buildings that have not been previously painted, unless the surface is so deteriorated that paint would help strengthen the masonry.

7.2 Remove paint using non-abrasive methods, while protecting historic materials.

Appropriate non-abrasive methods for removing paint may include chemical cleaning, hand-scraping, or hand-sanding. Abrasive or high-pressure methods that will damage surfaces are inappropriate methods. Low-heat stripping with a heat gun or heat plate, with a temperature of less than 450 degrees, may be used for paint removal. This method softens paint layers by applying heat which then allows scraping.

7.3 Remove as little paint as possible.

Remove deteriorated paint only to the next sound layer. If paint is blistered to the bare surface level, remove all paint completely. Sand the surface, then apply primer and paint layers.

7.4 Use Appropriate Paint.

Oil-based or latex paint is compatible and will adhere to the previously painted surface. Do not use elastomeric paints that lack permeability and can trap moisture.

7.5 Follow traditional paint color palettes.

Paint colors should complement the style and period of the house and the overall streetscape. Select a color scheme of no more than three hues. Use the same color for all trim including horizontal and vertical trim boards, porch columns, and window framing; a contrasting color for walls; and a darker color for doors, shutters, and window sashes.



Aerial Perspective:



HISTORIC ZONING COMMISSION APPLICATION



APPLICANT INFORMATION:

Last Name Hutchins First Melanie & Danny M.I. _____ Date 10/4/24
 Street Address 217 Hammond Avenue Apartment/Unit # _____
 City Kingsport State TN ZIP 37660
 Phone 423-737-1069 E-mail Address melrose1n@icloud.com
danh18@charter.net

PROPERTY INFORMATION:

Tax Map Information Tax map: _____ Group: _____ Parcel: _____ Lot: _____
 Street Address 217 Hammond Avenue Apartment/Unit # _____
 Name of Historic Zone Park Hill
 Current Use family home

REPRESENTATIVE INFORMATION:

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

REQUESTED ACTION:

Replacement of deteriorated screen porch in back of house. The historic character of home will be maintained and was grandfathered in. Additions to back of home were added in the 1960s.

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: Melanie Hutchins
 Signed before me on this 14th day of October, 2024
 a notary public for the State of Tennessee
 County of Sullivan
 Notary Lori L. Pyatte
 My Commission Expires 11-21-2026

Date: 10/14/24



cont'

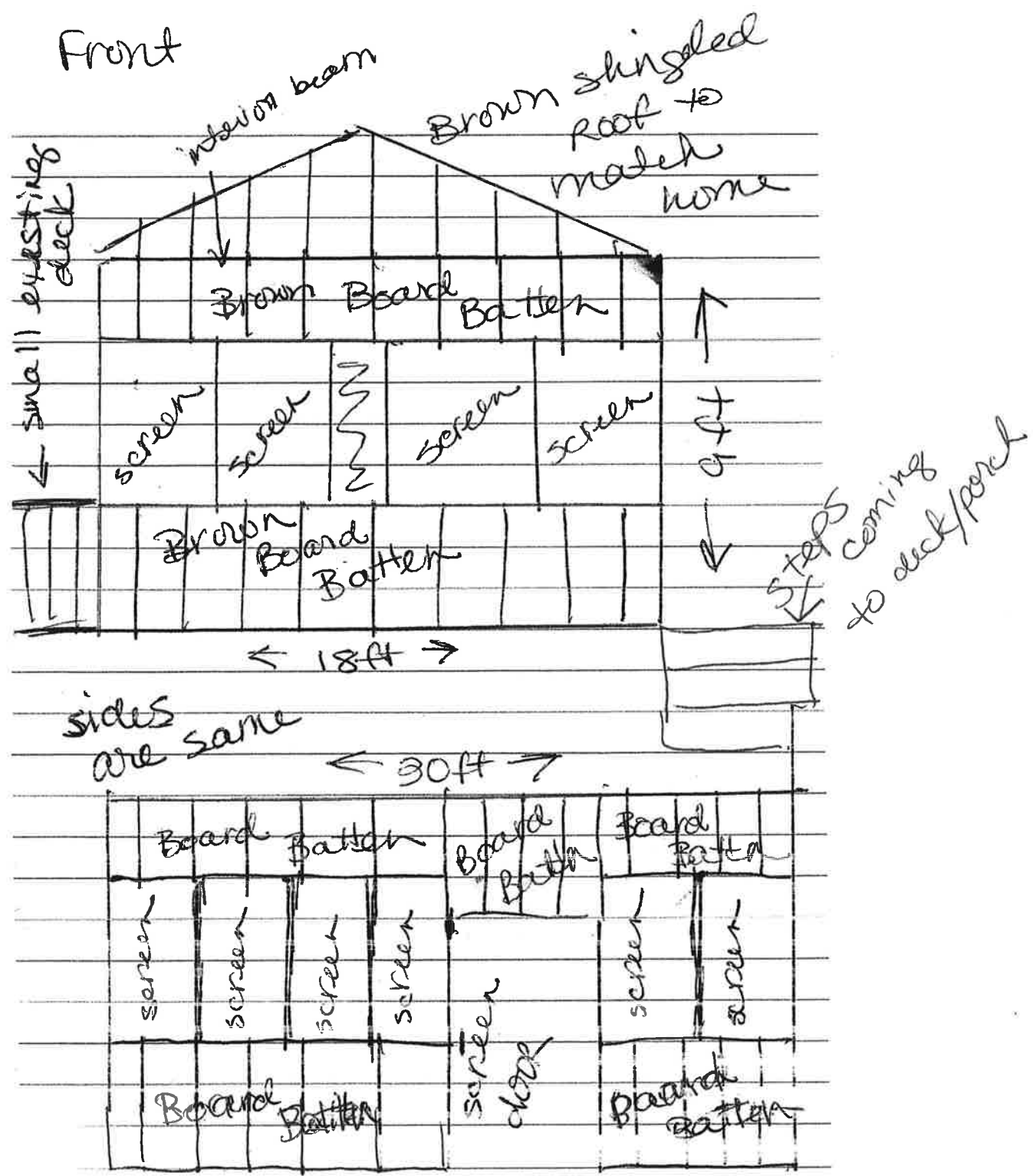
The porch is not visible from the Item IV3. It. The porch is located on the upper back deck that leads to the second floor of home. There is an existing privacy fence on the left side of deck. We were forced to replace this porch due to storms, wind and high heat causing deteriorating wood and leaking into the room beneath. Deck is covered in plastic at this time until roof can be replaced. The roof will follow the lines of historic original roof. All other back additions in our neighborhood have followed roof lines. Above and beneath the screen windows will be brown wooden board batten. There will also be 2 brown screen doors leading to each side of porch.

cont'

Item IV3.

I have lived in Park Hill (the son's) since 1956 and have always strived to maintain its enchanting beauty. We now own and pay taxes on three homes in Park Hill. One home located at 217 Hammond Ave formerly belonged to my mother. She was a snowbird after retirement in Florida for 15 yrs. I acquired the home in 2021 after her health declined and we brought her home. We are improving the home back to its original beauty. We are hoping to finish this project before winter arrives and would appreciate a speedy approval. Thank you for your consideration.

Fanny L. H. H.
Melanie H. H.



Color Examples:



RGB: 67 48 42 HEX: #43302A LRV: 3.48%

Park Hill Approved Color:

Stewart House Brown

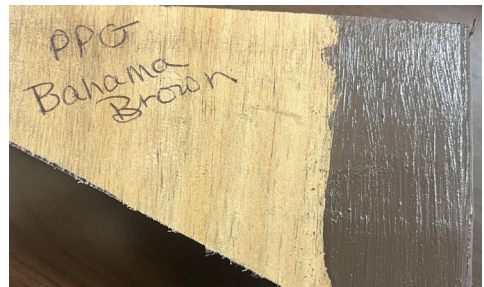


RGB: 98 75 65 HEX: #624B41 LRV: 8.02%

Applicant Request:

Bahama Brown (PPG)

Example of color on a piece of wood:



Roof Shingles:

Architerctural Roofing Shingles

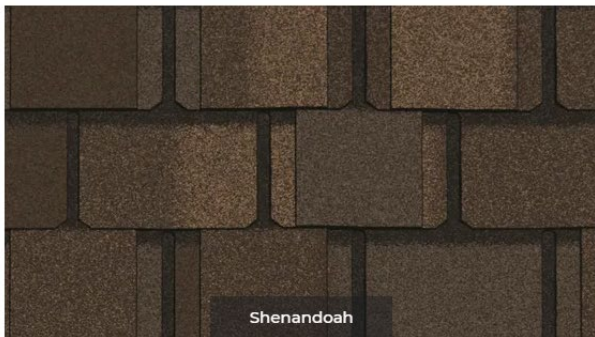
Color: Shenandoah

Example of roofing: These materials are leftover from the applicant's roof installation completed in 2023.



Information from Window World Website

When it comes to replicating the authentic appearance of natural slate, Belmont® truly hits the mark. This luxury shingle's layered construction and blended coloration - which includes rich hues and high-contrast shadow lines - emulate the classic slate roof look. Made from top-grade roofing asphalt that is reinforced with a strong fiberglass base mat, Belmont is built to endure, and comes backed by CertainTeed's industry-leading lifetime limited manufacturer warranty.



BELMONT®

MOST POPULAR COLORS



Colors may appear differently when installed.

Phifer 48" x 25'
BetterVue Screen
3027671 Home Depot

Screen Tight 3-1/2"
Brown Porch Screening
System Cap BRCA38
Home Depot

Board Batton siding

Brown Shingles

Felt Buster 1000sqft Synthetic
Roofing Underlayment Roll (2)

1/4" x 0.120-Gauge 15" Smooth
Shank Electro galvanized wire
w/attached coil Roofing nails (2)

PPG Paints

Item IV3.

#9297
1009 N EASTMAN RD
KINGSPORT, TN 37664
423-245-5128
PAF9297@ppg.com
Sun: Closed
Mon-Fri: 7:00 AM - 5:00 PM
Sat: 8:00 AM - 2:00 PM

Customer FRIENDS & FAMILY
2213 HWY 31
STRONGSVILLE, OH 44136
Account # 305996420000
Phone 865-207-7134
Invoice # 929720000715
Time of Sale 05 Aug 2023 | 1:06 PM
Store Rep Skylar P.
Sales Rep OPB-SALES CLEVELAND

FLD822/05 - 00376945
FB FLD822 SOLID CLR DEEP BS B500
3 @ \$139.95 \$419.85

Item Subtotal	\$419.85
Discount/Fee Subtotal	\$419.85
Sales Tax	\$39.89
Total	\$459.74
Debit Card	\$459.74
Total Tendered	\$459.74
Pending Amount	\$0.00



Transaction Type Sale
Transaction Amount \$459.74
Card Brand ATM Debit
Card *****5307
Date 05 Aug 23
Time 1:06 PM
Method Insert
Authorization Code 001447

TERMS

Freight will be charged on orders, blinds, and wall covering books. Special merchandise in good condition is eligible for 75% refund w/ original invoice within 60 days. Tinted merchandise cannot be returned. Non-tinted merchandise in good condition may be returned w/ original invoice w/in 60 days. Qualifying returns will be made in the same form of payment as original purchase. PPG reserves the right to make large cash returns by check w/in 10 business days. A service fee will be charged on returned checks. PPG understands, and Buyer represents that the products sold will be used for commercial or home painting, and will not be used for Nuclear, Chemical or Biological weapons facilities or activities including painting any such items or facilities. Buyer agrees to notify PPG immediately if Buyer becomes aware of any change in the end use of the products.



Customer Invoice

9/27/2024, 3:06 PM EDT

Sales Person 5AA272

Store Phone # (423) 378-5000

03:07 7

Store # 0702

Location 2000 HARRELL RD, KINGSPORT,

Item IV3.

Customer Information

Melanie Hutchins
(423) 737-1069
MELROSELN@CHARTER.NET

217 Hammond Ave
Kingsport, TN 37660

ORDER ID: H0702-194382
 Validation Area
 ADDL. MDSE SUBTOTAL 374.50
 SUBTOTAL 397.92
 SALES TAX 54.92
 TOTAL \$726.94
 XXXXXXXXXXXXX0271 DEBIT USD\$ 726.74
 AUTH CODE 000932
 Chip Read
 AID A0000000980840
 Verified By FI
 US DEBIT

Invoice # H0702-194382

PO / Job Name osb

Will Call

Pickup Date
Friday, September 27
4:30 PM EDT

Item Description	Model #	SKU #	Unit Price	Qty	Subtotal
01 Unbranded OSB 7/16 Application as 4ft. X 8 ft. Sheathing Panel	N/A	386081	\$14.98 / each	25	\$374.50

90 DAY RETURN POLICY. The Home Depot reserves the right to limit / deny returns. Please see the return policy sign in the stores for details.



98010100462464

Invoice is only valid for today: Friday,
September 27

Subtotal	\$374.50
Discounts	-\$0.00
Sales Tax	\$26.22
Invoice Total	\$400.72

Page 1 of 1 | We reserve the right to limit the quantities of merchandise sold to customers.



**How doers
get more done.**



**How doers
get more done.**

Item IV3.

2000 HARRELL ROAD
KINGSPORT, TN 37660 (423)378-5000
0702 00002 77186 08/11/24 02:55 PM
SALE CASHIER ELLA

098168700092 2X4-12 PT 2P <A>
2X4-12FT #2PRIME PT GC WEATHERSHIELD
10@7.08 70.80
759501110328 NAIL <A> 96.98
PA 30D 3"X.120 HDG RNG PAPP 2M
1001-753-849 2X4-8 PT 2 <A>
2X4-8FT #2 PT GC
40@3.98 159.20

SUBTOTAL 326.98
SALES TAX 31.06
TOTAL \$358.04

XXXXXXXXXXXX6960 HOME DEPOT
USD\$ 358.04

AUTH CODE 011726/3022759
Chip Read
AID A0000000049999D8400303 THD PLCC CON

You may be offered special limited time only deferred interest promotional offers when shopping with your The Home Depot Consumer Credit Card such as: No interest if paid in full within 6 months, 12 months, 18 months, or 24 months.

If the balance is not paid in full by the end of the promotional period, interest charges will be imposed from the purchase date at the rate on your account. See card agreement for your rate.

Minimum payments apply. For current offers and exclusions, please see store signage or homedepot.com/creditcenter

** DUPLICATE RECEIPT **
** NOT VALID FOR REFUND **

BUY ONLINE PICK-UP IN STORE
AVAILABLE NOW ON HOMEDEPOT.COM.
CONVENIENT, EASY AND MOST ORDERS
READY IN LESS THAN 2 HOURS!

2000 HARRELL ROAD
KINGSPORT, TN 37660 (423)378-5000
0702 00019 40444 09/27/24 03:07 PM
SALE CASHIER JOYCE

073590415158 10SQ RF FELT <A>
GAF FELTBUSTER 10 SQ
2@98.98 197.96
764666993570 ROOF NAILS <A>
GR 15D 1-1/4"X120 EGSMTH COIL RF7.2M
2@49.98 99.96
ORDER ID: H0702-194382
RECALL AMOUNT 374.50

SUBTOTAL 672.42
SALES TAX 54.52
TOTAL \$726.94

XXXXXXXXXXXX0271 DEBIT
USD\$ 726.94

AUTH CODE 000932
Chip Read Verified By PIN
AID A00000000980840 US DEBIT

0702 09/27/24 03:07 PM



0702 19 40444 09/27/2024 1665

RETURN POLICY DEFINITIONS
POLICY ID DAYS POLICY EXPIRES ON
A 1 90 12/26/2024



How doers get more done.



How doers get more done.

Item IV3.

2000 HARRELL ROAD
KINGSPORT, TN 37660 (423)378-5000

0702 00001 22937 08/16/24 11:29 AM
SALE CASHIER ALYSSA

098168700191 2X4-8 PT 2 <A>	
2X4-8FT #2 PT GC	
20@3.98	79.60
8809418050032 EB 3X100HOUS <A>	37.00
3'X100' EVERBILT WOVEN HOUSEWRAP	
098168700092 2X4-12 PT 2P <A>	
2X4-12FT #2PRIME PT GC WEATHERSHIELD	
3@7.08	56.64
J42928076118 1-1/2 IN. (4) <A>	36.97
1-1/2" PLASTIC CAP -2500 COUNT	
076174470482 RED CHALK <A>	2.97
DEWALT CHALK 8OZ RED	
076174470567 8 CHLK BLK <A>	2.97
DEWALT CHALK 8OZ. BLACK	

SUBTOTAL	216.15
SALES TAX	20.53
TOTAL	\$236.68

XXXXXXXXXXXX8945 HOME DEPOT

USD\$ 236.68 TA

AUTH CODE 016676/8012547

Chip Read

AID A0000000049999D8400303

THD PLCC CON

0702 08/16/24 11:29 AM



0702 01 22937 08/16/2024 4745

RETURN POLICY DEFINITIONS		
POLICY ID	DAYS	POLICY EXPIRES ON
A 11	365	08/16/2025

2000 HARRELL ROAD
KINGSPORT, TN 37660 (423)378-5000

0702 00001 22937 07/27/24 11:00 AM
SALE CASHIER ALYSSA

750501113	WAIL <A>	62.98
PA 00	X 11	62.98
098168700092	12 PT 2P <A>	
2X4-12FT #2PRIME PT GC WEATHERSHIELD		
1@10.38		10.38
098168700092	2X4-12 PT 2P <A>	
2X4-12FT #2PRIME PT GC WEATHERSHIELD		
3@7.08		212.40
0000-386-081	7/16 OSB <A>	
7/16 4X8 OSB		
1@14.08		14.08
0000-257-974	4X4-10#2PT <A>	
4X4-10FT #2 PT GC		
2@15.38		30.76

SUBTOTAL	980.38
SALES TAX	93.14
TOTAL	\$1,073.52

XXXXX

HOME DEPOT

USD\$ 1,073.52

AUTH CODE 09816870011138

Chip Read

AID A0000000049999D8400303

THD PLCC CON

You may be offered a special limited time only deferred interest promotional offers when shopping with your Home Depot Consumer Credit Card such as: No interest if paid in full within 6 months, 12 months, 18 months, or 24 months.

If the balance is not paid in full by the end of the promotional period, interest charges will be imposed from the purchase date at the rate on your account per card agreement for your rate.

Minimum payments apply. For current offers and exclusions, please see store signage or homedepot.com/creditcenter

0702 07/27/24 11:00 AM



0702 01 89571 07/27/2024 1578

Take a short survey for a chance TO WIN
A \$5,000 HOME DEPOT GIFT CARD

at homedepot.com/survey

at homedepot.com/survey

ID: H8B 180133 179432
PASSWORD: 24377 179431

Survey is completed within 14 days
of purchase. Entrants must be 18 or
older to enter. See complete rules on
survey. No purchase necessary.



CUSTOMER 305996420000
 FRIENDS & FAMILY
 2213 HWY 31
 STRONGSVILLE, OH 44136
 865-207-7134

SHIP INFO
CUST JOB Hutchins

STORE #9297
 1009 N EASTMAN RD
 SERVICE MERCH PLAZA,
 KINGSPORT, TN 37664

EMAIL PAF9297@ppg.com

PHONE 423-245-5128

HOURS
 Sun: Closed
 Mon- 7:00 AM - 5:00 PM
 Fri: PM
 Sat: 8:00 AM - 2:00 PM

INVOICE # 929720001226

DATE 31 Aug 2023

TIME 3:44 PM

STORE REP Tara P.

SALES REP No Rep Assigned

METHOD Now

Item # / SAP #	Description	Qty	Unit Price	Amount
FLD822/05 19376543	FB FLD822 SOLID CLR DEEP BS B500 AUTUMN BROWN AUTUMN BROWN	1	\$139.95	\$139.95

*paint stain
for decking*

TERMS:

Freight will be charged on orders, blinds, and wall covering books. Special merchandise in good condition is eligible for 75% refund w/ original invoice within 60 days. Tinted merchandise cannot be returned. Non-tinted merchandise in good condition may be returned w/ original invoice w/in 60 days. Qualifying returns will be made in the same form of payment as original purchase. PPG reserves the right to make large cash returns by check w/in 10 business days. A service fee will be charged on returned checks. PPG understands, and Buyer represents that the products sold will be used for commercial or home painting, and will not be used for Nuclear, Chemical or Biological weapons facilities or activities including painting any such items or facilities. Buyer agrees to notify PPG immediately if Buyer becomes aware of any change in the end use of the products. Browse global employment opportunities at na.careers.ppg.com. Let us know how we're doing - visit ppgpaintsurvey.com to give your feedback!

Item Subtotal	\$139.95
Discount/Fee	\$139.95
Subtotal	
Sales Tax	\$13.30
Total	\$153.25
Credit Card	\$153.25
Total Tendered	\$153.25
Pending Amount	\$0.00

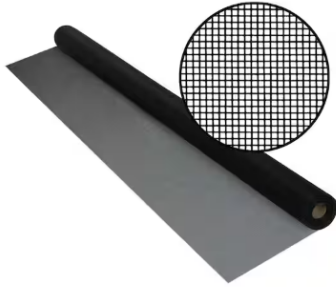
BCard *****9777

Visa AUTH#: 411344

Insert Tran Amt: \$153.25

Thank you for shopping

Building Material Examples:



48x25: BetterVue Screen



3- 1/2 Brown Porch Screening System Cap



OSB 7/16 Application 4ft x 8ft Sheathing Panel



3 in. x 0.120- Gauge 30-Galvanized Ring Shank Paper Tape Framing Nails

Building Material Examples (cont.):



2 in. x 4 in. x 8 ft. 2 Ground Contact Pressure-Treated Southern Yellow Pine Lumber



2 in. x 4 in. x 12 ft. 2 Prime Ground Contact Pressure-Treated Southern Yellow Pine Lumber



FeltBuster 1000 sq. ft. Synthetic Roofing Underlayment Roll



1-1/4 in. x 0.120-Gauge 15° Smooth Shank ElectroGalvanized Wire Collated Coil Roofing Nails 7,200 per Box

Building Material Examples (cont.):



3 ft. x 100 ft. Woven Housewrap



1-1/2 in. Electro Galvanized Ring Shank Nail with Plastic Cap

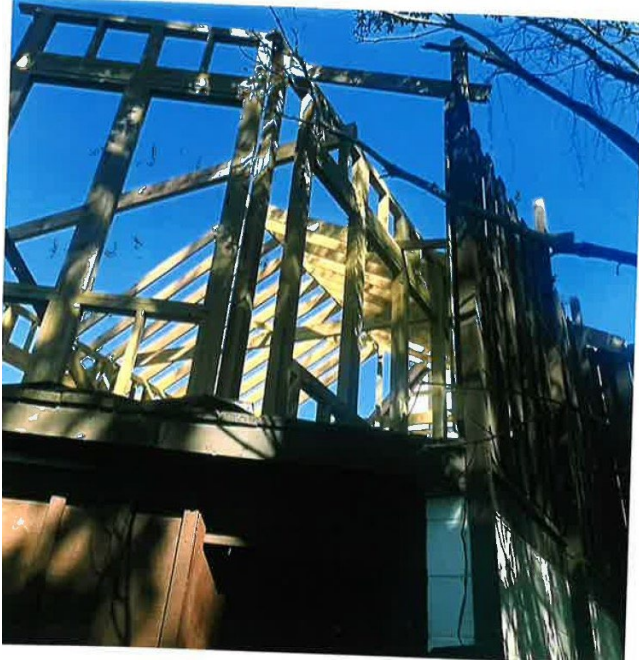


Paint Stain for the decking
PPG: Autumn Brown
Acrylic Stain



Example of the board & batten

Photos from homeowner:



Kingsport Historic Zoning Commission

Project Number: HISTRC24-0232

Item IV.3.

Stop Work Order from Building Dept:

On September 30, 2024, the City of Kingsport Planning and Building Department was notified of ongoing construction at 217 Hammond Ave. Upon arrival, a representative from the Building Department spoke with a woman on-site who identified herself as the owner's mother. She explained that they were constructing an addition at the back of the house. However, no permits had been obtained, and there had been no prior communication with the Planning Department, as the property is located within a Historic District.

To proceed, the Building Department requires the submission of plans. Also, note that since construction began before a permit was requested, the associated fees will be doubled once plans are submitted and approved by the Historic Zoning Commission.



October 2, 2024

**Danny & Melanie Hutchins
217 Hammond Avenue
Kingsport, TN 37660**

Mr. & Mrs. Hutchins:

It has come to my attention that the property located at **217 Hammond Avenue** has work being performed without a permit.

Kingsport Code of Ordinances Sec. 22-96

The following codes, 2018 IRC, IBC, IPC, IMC, IFGC, and 2017 NEC, were adopted by the City of Kingsport, each of which require permits.

Let this letter serve as your official **stop work order** and notice that you have until October 10, 2024 to purchase a permit for all work being completed. If you are not a homeowner living in the residence being renovated, a licensed contractor must purchase said permit. If you have hired a contractor to perform this work, the contractor is responsible for obtaining all permits. All permit fees will be doubled and all work shall be inspected by the Building Division.

This property is also within the Historic Zone for the City of Kingsport. All exterior work/additions must first be approved prior to any permits being issued or work being performed. Please contact Lori Pyatte 423-229-9485 with our Planning Department for details on how to apply to the Historic Zoning Commission for approval.

Non-compliance of this notice may result in the removal of your water meter and or electrical services as well as court summons..

If this department can be of assistance, please call (423) 229-9393.

Sincerely,

Keith Bruner
Chief Building Official
415 Broad Street
Kingsport, TN 37660
(423) 229- 9320
KeithBruner@KingsportTN.gov

Cc: Lori Pyatte

Development Services | Building Division
415 Broad St | Kingsport, TN 37660 | P: 423-229-9393
www.kingsporttn.gov

Site Visit Photos:

Photos taken from the street on Hammond Ave, looking south toward the house.



Site Visit Photos (cont.):

Photos taken from W. Sullivan Street, facing north toward the back of the house on Hammond Ave



Site Visit Photos (cont.):

Photos taken after turning onto Compton Terrace from Hammond Ave, showcasing the structure



Site Visit Photos (cont.):

Photo captured while turning onto Hammond Ave from W. Sullivan Street, heading east toward the house.



Site Visit Photos (cont.):

Photo taken from the Town Loft parking lot on W. Sullivan Street, looking north.



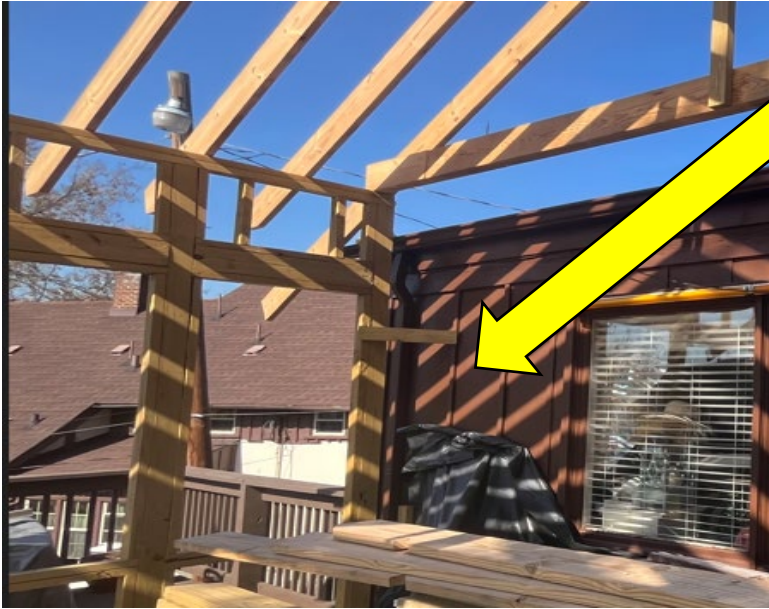
Site Visit Photos (cont.):

Photo taken from the driveway of 217 Hammond Ave, looking south



Site Visit Photos (cont.):

How it connects to the primary structure:



West side of the house



East side of the house

Site Visit Photos (cont.):

Photos showcasing some of the work completed prior to the site visit



Dear Property Owner/Occupant,

As a valued member of our historic district, we wanted to reach out to remind you of the unique and beautiful character that our neighborhood embodies, and the importance of preserving its historical integrity. We are reminding you that your property is located within (whichever district) Historic District. This designation allows for the preservation and recognition of Kingsport's unique character, contributing to the rich historical fabric of our community.

As you may know, living in a historic district comes with certain guidelines and responsibilities aimed at maintaining the architectural significance and charm of our community. These guidelines are in place to ensure that any changes made to your property are in harmony with the district's historical context. As a property owner or occupant within this historic district, it's important to note that any work or project involving changes to the exterior appearance of your property requires a Certificate of Appropriateness (COA) from the Historic Zoning Commission. This includes new construction, demolition, additions, and alterations to existing structures. However, please be aware that a COA is not required for interior changes or routine exterior maintenance.

To assist in making informed decisions, the Design Guidelines for the Historic District are available. These guidelines provide a framework for evaluating the appropriateness of proposed work, although they are not specific to any one district. They serve as a general resource for the Historic Zoning Commission to assess the compatibility of your project with the overall character of the Historic District.

You can access the Design Guidelines and the Historical Zoning application by visiting the City of Kingsport's website at www.KingsportTN.gov

The Historic Zoning Commission convenes on the second Monday of each month at 1:30 PM in the 226 Conference Room on the second floor of Kingsport City Hall, located at 415 Broad Street. To have your item considered for the upcoming agenda, please submit your application by the 15th of the month prior to the month the Commission hears the item.

If you are new to this district or have questions about the COA process, or should you have questions and/or need further clarification regarding the guidelines, please don't hesitate to reach out to me directly at (423) 229-9485 or via email at LoriPyatte@KingsportTN.gov. I am here to assist you with any information you may need regarding your district.

Thank you for your commitment to maintaining Kingsport's unique character and for preserving the historic (historic district) neighborhood and for being part of our historic district.

Sincerely,