

Kingsport Historic Zoning Commission

Project Number: HISTRC25-0306

Property Information			
Address	217 W. Wanola Ave		
Tax Map, Group, Parcel	046I C 004.00		
Civil District	11 th		
Overlay District	Park Hill		
Land Use Plan Designation	Single Family		
Acres	+/- 0.09		
Existing Use	Single Family	Existing Zoning	R-2
Proposed Use	No Change	Proposed Zoning	No change
Owner Information			
Name: B & A Soulitions Address: 217 W. Wanola Ave City: Kingsport State: TN Zip Code: 37660 Phone Number: 423-366-2438 Representative: Brian Fitzgerald		Request: Review and approval for the installation of new doors, replacement of windows, closure of windows on the rear of the residence, removal of front handrails, and exterior painting.	
Points for Consideration			
Request: Review and approval for the installation of new doors, replacement of windows, closure of windows on the rear of the residence, removal of front handrails, and exterior painting.			
When considering this request: Review the following in our Historic Guidelines from Chapter 5 pertaining to the following sections:			
4.0 (doors): <i>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.</i>			
7.0 (paint): <i>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.</i>			
9.0 (railing/ porch stairs): <i>Porch railings and steps are integral elements of a historic porch. They provide functional and visual qualities. Preserve and maintain all original porch materials.</i>			
12.0 (windows): <i>Preserve, maintain, or repair historic windows. Do not cover or enclose original window openings. Historic windows deteriorated beyond repair may be replaced in-kind, fitting the replacements into the original window opening. Replacement windows should also match the originals in number and configuration of panes, or lights and material, such as wood or metal. Adding new window openings on a primary façade is not appropriate.</i>			
Staff recommends: Approval based upon conformance with the design standards.			
Planning Tech:	Lori Pyatte	Date:	12/19/2025
Historic Zoning Commission Action		Meeting Date:	01/12/2026
Approval:			
Denial:		Reason for Denial:	
Deferred:		Reason for Deferral:	

Kingsport Historic Zoning Commission

Project Number: HISTRC25-0306

Historic Guidelines:

4.0 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.

Kingsport Historic Zoning Commission

Project Number: HISTRC25-0306

Historic Guidelines:

7.0 Paint

Rehabilitation Guidelines for Residential Historic Properties

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.

Kingsport Historic Zoning Commission

Project Number: HISTRC25-0306

Historic Guidelines:

9.0 Porch Stairs & Railings

Rehabilitation Guidelines for Residential Historic Properties

9.0 PORCH STAIRS & RAILINGS

Policy:

Porch railings and steps are integral elements of a historic porch. They provide functional and visual qualities. Preserve and maintain all original porch materials.

DESIGN GUIDELINES FOR PORCHES & RAILINGS

9.1 Retain historic porch steps and railings

Retain historic porch steps and railings whenever possible. Replace individual sections of porch stairs and railings rather than a complete replacement. Use materials that match the porch's materials.

9.2 Avoid pre-cast concrete steps.

If replacement of original steps is necessary, pre-cast concrete steps should not be used on entrances that are readily visible from the street.

9.3 Keep replacement railings simple and in-kind with the original.

Replacement railings should match the style and appearance of the original railing. Simple painted wood railings with balusters between the top and bottom rail are appropriate.

9.4 New porch railings must have appropriate height and dimensions.

Porches 30" above grade are required to have a porch railing installed which is at least 36" above grade. Dimensions of balusters should be at least three inches by three inches and generally spaced four inches on center.



The dwelling at 1125 Water Street has an appropriate rebuilt wood stair and the porch railing is also compatible with the original design.

Kingsport Historic Zoning Commission

Project Number: HISTRC25-0306

Historic Guidelines:

12.0 Windows

Rehabilitation Guidelines for Residential Historic Properties

12.0 WINDOWS

Policy:

Preserve, maintain, or repair historic windows. Do not cover or enclose original window openings. Historic windows deteriorated beyond repair may be replaced in-kind, fitting the replacements into the original window opening. Replacement windows should also match the originals in number and configuration of panes, or lights and material, such as wood or metal. Adding new window openings on a primary façade is not appropriate.

Why Preserving Original Windows is Recommended and Makes Economic and Environmental Sense

Nationally-accepted recommendations for preservation of historic wood and metal windows call for retaining these important features except in cases of extreme deterioration. The reasons for preserving original windows include:

- Studies show that windows typically account for only 10% to 15% of a home's energy loss, and the payback for installing new windows can take decades.
- All windows are subject to expansion and contraction with temperature changes. Vinyl, however, experiences more than twice as much expansion as wood and seven times more than glass. This extreme expansion causes seals to fail between the frame and glass, as well as a significant performance reduction. More than one-third of vinyl windows being replaced today are less than ten years old.
- Vinyl windows do not match the appearance of historic wood windows; their texture and thinness are inappropriate for Kingsport's historic districts. A more acceptable alternative, if the original windows are beyond reasonable repair, aluminum clad wood windows or composite windows which have the appearance of a historic wood window.



Original casement windows at 809 Tadkin Street.



Original four-over-four, wood sash windows at 203 Compton Terrace.



Rotherwood features this variation of a Classical Palladian window.

Kingsport Historic Zoning Commission

Project Number: HISTRC25-0306

Historic Guidelines:

12.0 Windows (cont.)

Rehabilitation Guidelines for Residential Historic Properties

WINDOWS, continued...

- Historic wood and metal windows are sustainable. These features represent embodied energy, already extracted from raw materials natural to the environment.
- Vinyl windows cannot be recycled and are detrimental to the environment when they are discarded.
- The old-growth lumber used in historic window frames can last indefinitely, unlike new-growth wood or vinyl.

Treatment of historic wood windows

12.1 Preserve and maintain original windows.

Window openings, windows, window details, and the size and shape of these elements help establish rhythm, scale, and proportion of buildings and reflect architectural style and character

12.2 Repair deteriorating wood windows as needed. When possible, replace missing panes or deteriorated sashes rather than entire windows.

Retaining as much of the historic window material and detail as possible will help protect the building's historic character and appearance. Replace only those elements necessary. Use epoxy to strengthen deteriorated wood.



Original nine-over-six wood-sash window at the Netherland Inn.



This original six-over-six, wood-sash window with ornamental hood is an important component of Rutherford.



The original twelve-over-twelve, wood sash window at 1261 Watauga Street reflects the dwelling's Colonial Revival style.

Kingsport Historic Zoning Commission

Project Number: HISTRC25-0306

Application:



HISTORIC ZONING COMMISSION APPLICATION

APPLICANT INFORMATION:

Last Name	Fitzgerald	First	Brian	M.I.	P	Date	12/15/2025
Street Address	217 West Vansta			Apartment/Unit #			
City	Kingsport	State	TN	ZIP			37660
Phone	423-366-2438	E-mail Address					

PROPERTY INFORMATION:

Tax Map Information	Tax map: 0461 Group: C	Parcel: 094 Lot: 00	
Street Address	217 West Vansta	Apartment/Unit #	

Name of Historic Zone Parkhill

Current Use Residence

REPRESENTATIVE INFORMATION:

Last Name	Fitzgerald	First	Brian	M.I.	P	Date	
Street Address	217 West Vansta			Apartment/Unit #			
City	Kingsport	State	TN	ZIP			37660
Phone	423-366-2438	E-mail Address					

REQUESTED ACTION:

Review door, window, and paint for approval. Approve closure of windows on back rooms to ensure proper layout of rooms and hallways. Additionally one window needs to be enclosed in the back to allow electrical panel and meter.

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: 12/15/2025

Signed before me on this 15 day of December, 2025.

a notary public for the State of Virginia

County of Washington

Notary

R. Lile

My Commission Expires 03/31/2027



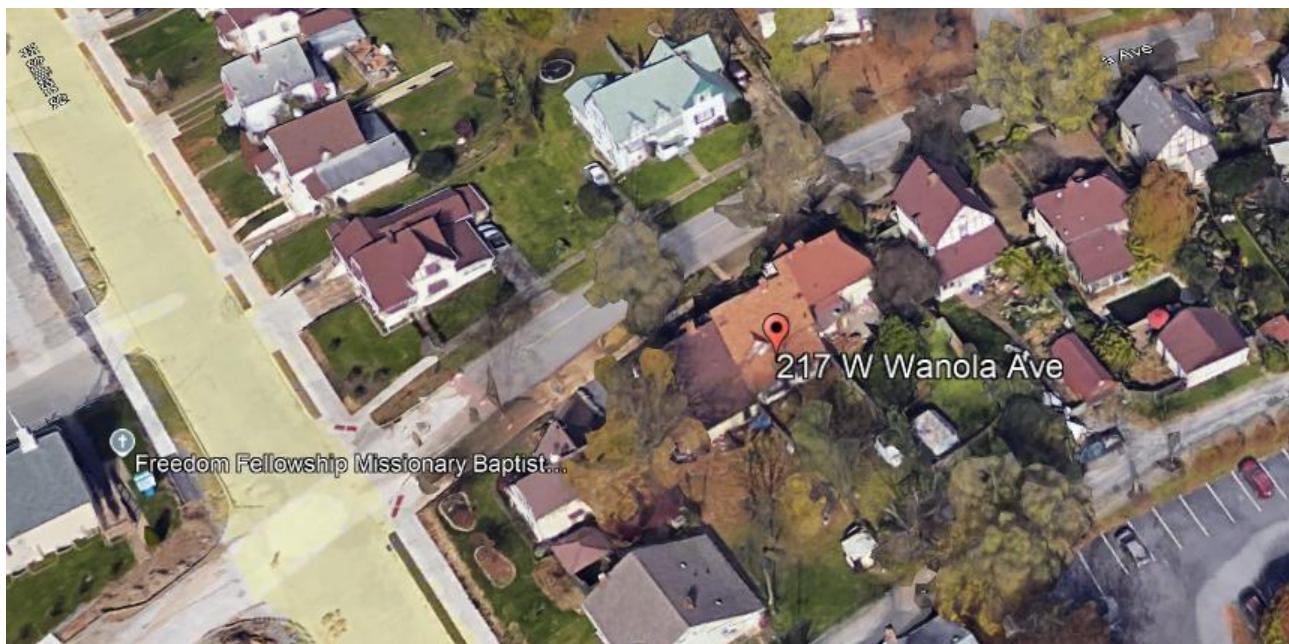
Kingsport Historic Zoning Commission

Project Number: HISTRC25-0306

Aerial View:



Google Earth View:





Remove metal storm windows and install new grid windows to allow egress.

Remove storm windows and install new windows.

Fix exterior wood trim and walls and repaint to historic district color scheme.

Remove storm door and paint existing exterior door color matched Glidden "Stewart House Brown" High Gloss

Remove both sides of railing.



Kingsport Historic Zoning Commission

Project Number: HISTRC25-0306

The owner is also requesting approval to close the window area circled in purple.

This request is necessary to allow for the installation of a new electric meter and disconnect switch for the home. According to the owner, AEP requires the existing power to be relocated underground to a new power pole that will be positioned at the rear of the property. As part of this process, a new meter base will need to be installed in this location.



Series 700/705 Windows

Single or Multi-Lite Casement and Awning Windows

Casement Windows

Our versatile vinyl casements crank open easily to provide ventilation or for cleaning. They come in a range of styles, from single vent to 5-lite combinations of fixed and operating units.

Awning Windows

The perfect way to provide controlled ventilation. Simply crank open our vinyl awning window to let in just as much fresh air as you want. Window opens to the outside, keeping indoors dry even on rainy days.

Series 700 Casement and Series 705 Awning windows are compatible with all series of Replacement ReliaBilt windows.



Casement Windows in White

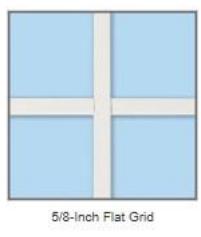
[Find A Lowe's Store](#)

[Instantly Book A Free In-Home Estimate](#)

Series 700/705 Windows to allow proper egress needed for bedrooms. Will use 5/8" Flat Grid and Colonial selection.

Features Colors Grids **Glass** Additional Options

Grid Types



5/8-Inch Flat Grid



3/4-Inch Flat Grid



5/8-Inch Contoured Grid

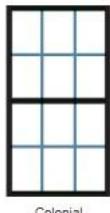


1-Inch Contoured Grid



1-1/8-Inch Simulated Divided Lite (SDL) Grid

Grid Patterns



Colonial



Diamond



Prairie



Perimeter Prairie

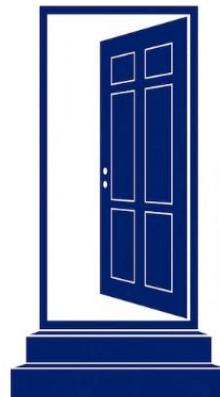


Valance

Door & Light to be used
at the back entrance.



Prehung Front Door - Right Hand Inswing



RELIABILT 32-in x 80-in x 4-9/16-in Steel Half lite Right-hand inswing Prehung Front Door with Brickmould Insulating core with Grilles



C Cattleya 1-Light 13.5-in H Matte Black Hardwired Dusk to Dawn Outdoor Wall Light

Item #4984885 | Model #CA2012-W

Quote Information - Quote 14697355 - Sales

All views are outside

Company Name: LOWES

Sales Order:

Purchase Order:

Contractor: FITZGERALD

Job Name:

Account: LO0718

Account Name: KINGSPORT TN

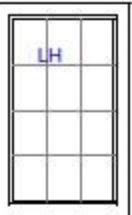
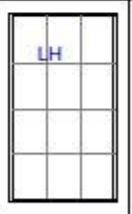
Entered By: JMURPHEY

Status: Quote

Created On: November 07, 2025

All prices subject to change without notice

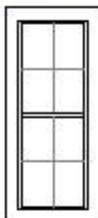
Line	Qty.	Description	Size (W x H)
1	1	<p>New Series 750 Single Lite Casement - White - Clear - ULTRA LOW-E/ARGON - 5/8 Colonial - 3Hx2V (White) - Egress - Left - Screen - Standard Mesh - StandardWITH FIN</p> <p>(Opening Size: 29 W x 46 H , Egress Opening Size: 21.25 W x 40.31 H (5.95 SQ.FT)) - DP50: Size Tested 36" x 72" - U Factor: 0.27, SHGC: 0.17 Meets ENERGY STAR in region(s): [SOUTH-CENTRAL] [SOUTHERN]</p>	28 1/2" x 45 1/2" ES
2	1	<p>New Series 750 Single Lite Casement - White - Clear - ULTRA LOW-E/ARGON - 5/8 Colonial - 3Hx2V (White) - Egress - Left - Screen - Standard Mesh - StandardWITH FIN</p> <p>(Opening Size: 28 3/4 W x 46 H , Egress Opening Size: 21.00 W x 40.31 H (5.88 SQ.FT)) - DP50: Size Tested 36" x 72" - U Factor: 0.27, SHGC: 0.17 Meets ENERGY STAR in region(s): [SOUTH-CENTRAL] [SOUTHERN]</p>	28 1/4" x 45 1/2" ES
3	2	<p>New Series 750 Single Lite Casement - White - Clear - ULTRA LOW-E/ARGON - 5/8 Colonial - 3Hx1V (White) - Egress - Left - Screen - Standard Mesh - StandardWITH FIN</p> <p>(Opening Size: 21 1/4 W x 46 1/4 H , Egress Opening Size: 13.50 W x 40.56 H (3.80 SQ.FT)) - DP50: Size Tested 36" x 72" - U Factor: 0.27, SHGC: 0.17 Meets ENERGY STAR in region(s): [SOUTH-CENTRAL] [SOUTHERN]</p>	20 3/4" x 45 3/4" ES

		New Series 750 Single Lite Casement - White - Clear - ULTRA LOW-E/ARGON - 5/8 Colonial - 3Hx2V (White) - Egress - Left - Screen - Standard Mesh - StandardWITH FIN (Opening Size: 29 W x 46 3/8 H , Egress Opening Size: 21.25 W x 40.69 H (6.00 SQ.FT)) - DP50: Size Tested 36" x 72" - U Factor: 0.27, SHGC: 0.17 Meets ENERGY STAR in region(s): [SOUTH-CENTRAL] [SOUTHERN]	
4	1		28 1/2" x 45 7/8" ES
5	1	New Series 750 Picture Window - White - Clear - ULTRA LOW-E/ARGON - Double Strength - 5/8 Colonial - 3Hx2V (White) - No ScreenWITH FIN (Opening Size: 28 3/4 W x 46 1/4 H) - DP50: Size Tested 72" x 72" - U Factor: 0.27, SHGC: 0.21 Meets ENERGY STAR in region(s): [SOUTH-CENTRAL] [SOUTHERN]	28 1/4" x 45 3/4" ES
6	1		28 1/4" x 45 1/4" ES
7	1	Repl Series 3201 Best Buy Double Hung - White - Clear - Ultra Low-E/Argon - 5/8 Colonial - 1Hx2V-1Hx2V (White) - E Half Screen - Standard Mesh - 2 Locks (White) - Nailing Fin - Glass Breakage Warranty - w/InsulKor Multi Cavity Foam-Filled Frame (Opening Size: 31 1/4 W x 29 1/4 H) - DP35: Size Tested 36" x 74" - U Factor: 0.30, SHGC: 0.19 Meets ENERGY STAR in region(s): [SOUTHERN]	30 3/4" x 28 3/4" ES

Repl Series 3201 Best Buy Double Hung - White - Clear - Ultra Low-E/Argon - 5/8 Colonial - 1Hx1V-1Hx1V (White) - E Half Screen - Standard Mesh - 1 Lock (White) - Nailing Fin - Glass Breakage Warranty - w/InsulKor Multi Cavity Foam-Filled Frame

(Opening Size: 20 3/4 W x 45 3/4 H) - DP35: Size Tested 36" x 74" - U Factor: 0.30, SHGC: 0.19 Meets ENERGY STAR in region(s): [SOUTHERN]

8 2

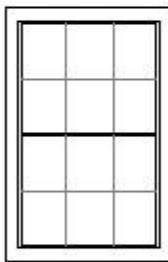


20 1/4" x
45 1/4" ES

Repl Series 3201 Best Buy Double Hung - White - Clear - Ultra Low-E/Argon - 5/8 Colonial - 1Hx2V-1Hx2V (White) - E Half Screen - Standard Mesh - 2 Locks (White) - Nailing Fin - Glass Breakage Warranty - w/InsulKor Multi Cavity Foam-Filled Frame

(Opening Size: 36 W x 54 H) - DP35: Size Tested 36" x 74" - U Factor: 0.30, SHGC: 0.19 Meets ENERGY STAR in region(s): [SOUTHERN]

9 2

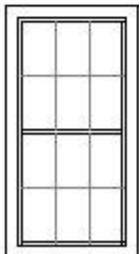


35 1/2" x
53 1/2" ES

Repl Series 3201 Best Buy Double Hung - White - Clear - Ultra Low-E/Argon - 5/8 Colonial - 1Hx2V-1Hx2V (White) - E Half Screen - Standard Mesh - 2 Locks (White) - Nailing Fin - Glass Breakage Warranty - w/InsulKor Multi Cavity Foam-Filled Frame

(Opening Size: 28 3/4 W x 53 3/4 H) - DP35: Size Tested 36" x 74" - U Factor: 0.30, SHGC: 0.19 Meets ENERGY STAR in region(s): [SOUTHERN]

10 2



28 1/4" x
53 1/4" ES

Sub
Totals

Totals 14

Kingsport Historic Zoning Commission

Project Number: HISTRC25-0306

Site Visit Photos:



Front of unit- From Street



Backside of the unit

Kingsport Historic Zoning Commission

Project Number: HISTRC25-0306



Windows and Gutter on the unit