

Kingsport Historic Zoning Commission

Project Number: HISTRC24-0305

Property Information			
Address		438 W. Sullivan Street	
Tax Map, Group, Parcel		046H M 025.00	
Civil District		11 th	
Overlay District		Park Hill	
Land Use Plan Designation		Single Family	
Acres		+/- 0.15	
Existing Use		Existing Zoning	R-2
Proposed Use		Proposed Zoning	No change
Owner Information			
Name: Allyson Van Den Herik Address: 438 W. Sullivan Street City: Kingsport State: TN Zip Code: 37660 Email: Allyson.vandenherik@gmail.com Phone Number: 858-442-6354 Representative: Allyson Van Den Herik		Construction of a: platform deck in the rear yard, measuring 12 feet by 33 feet, for a total area of 396 square feet.	
Points for Consideration			
<p>Request: The property owner is proposing to construct a detached platform deck in the rear yard.</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 dwellings. The addition should blend with the original design and not obscure or overshadow the historic dwelling or its key features. Decks should be located on rear elevations or other areas that are not visible from the street, and their design and paint should complement the dwelling's aesthetic. Keep deck designs simple in appearance.</p> <p>The detached platform deck complies with the base zoning requirements, including that the accessory structures must not exceed 1,100 square feet. Additionally, the deck will maintain a minimum distance of 5 feet from any other structures on the property and 3 feet from property lines.</p> <p>Staff recommends: Staff does acknowledge that a small portion could be seen but not enough to restrict it further than proposed. Staff does recommend approval upon the platform deck color match in line with Park Hill approved colors.</p>			
Planning Tech:		Lori Pyatte	Date: 12/30/2024
Historic Zoning Commission Action		Meeting Date:	01/13/2025
Approval:			
Denial:		Reason for Denial:	
Deferred:		Reason for Deferral:	

Kingsport Historic Zoning Commission

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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.

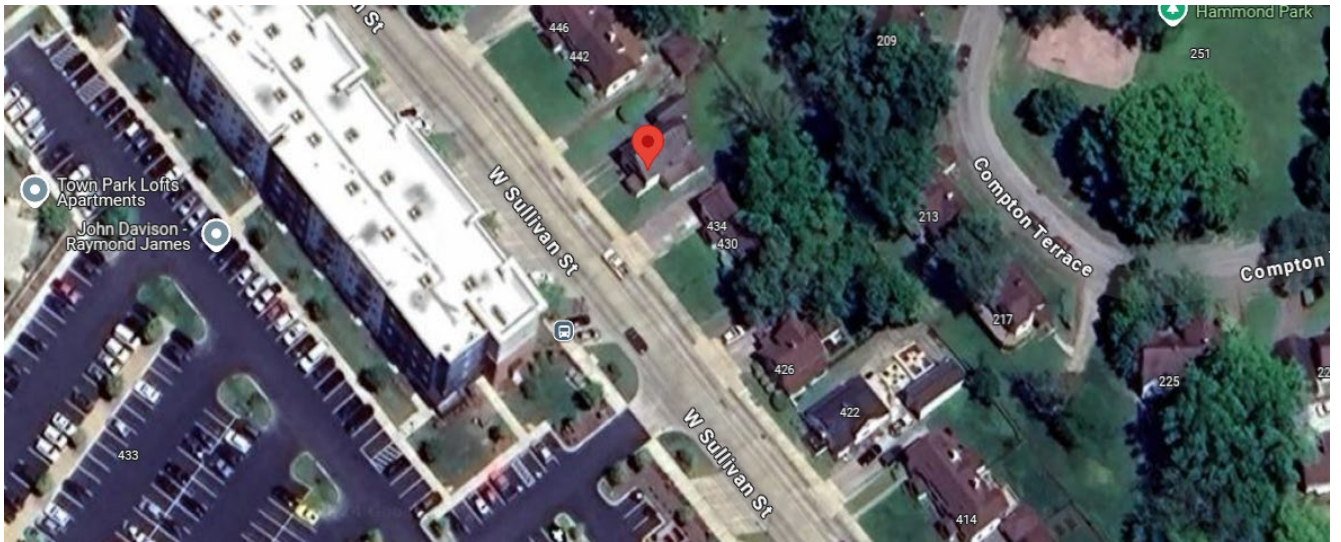
Kingsport Historic Zoning Commission

Project Number: HISTRC24-0305

Aerial View:



Google Earth:





HISTORIC ZONING COMMISSION APPLICATION

APPLICANT INFORMATION:

Last Name **Van den Herik** First **Allyson** M.I. **L** Date **12/17/24**
 Street Address **438 W. Sullivan Street** Apartment/Unit #
 City **Kingsport** State **TN** ZIP **37660**
 Phone **858-442-6354** E-mail Address **allyson.vandenherik@gmail.com**

PROPERTY INFORMATION:

Tax Map Information Tax map: Group: Parcel: Lot: Parcel: **082046H M 02500**
 Street Address **438 W. Sullivan Street** Apartment/Unit #
 Name of Historic Zone **Park Hill**
 Current Use **Home**

REPRESENTATIVE INFORMATION:

Last Name **Van den Herik** First **Allyson** M.I. **L** Date **12/17/24**
 Street Address **438 W. Sullivan Street** Apartment/Unit #
 City **Kingsport** State **TN** ZIP **37660**
 Phone **858-442-6354** E-mail Address **allyson.vandenherik@gmail.com**

REQUESTED ACTION:

I would like to build a platform deck, where I will have a table and chaise lounges for leisure. The platform will, on the slightly sloping grassy area in my backyard. The platform measures 12' x 33', and will be positioned 6' away from the back of the garage and 18' away from the back of the house, with approximately 20' between the platform and the rear lot line and the same width between the platform and the side property line as between the house and the side property line. The width of the platform is the same as the width of the house (not counting the garage). We plan to use Trex, in the color Toasted Sand, and the wood pattern will be single-width.

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: Allyson van den Herik

Date: **12/17/24**

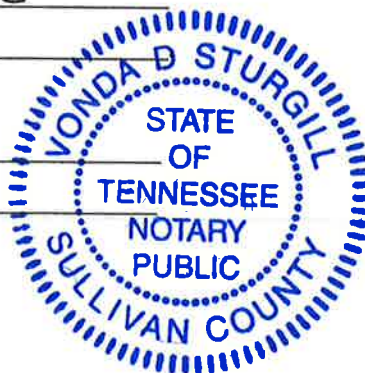
Signed before me on this 17th day of December, 2024,

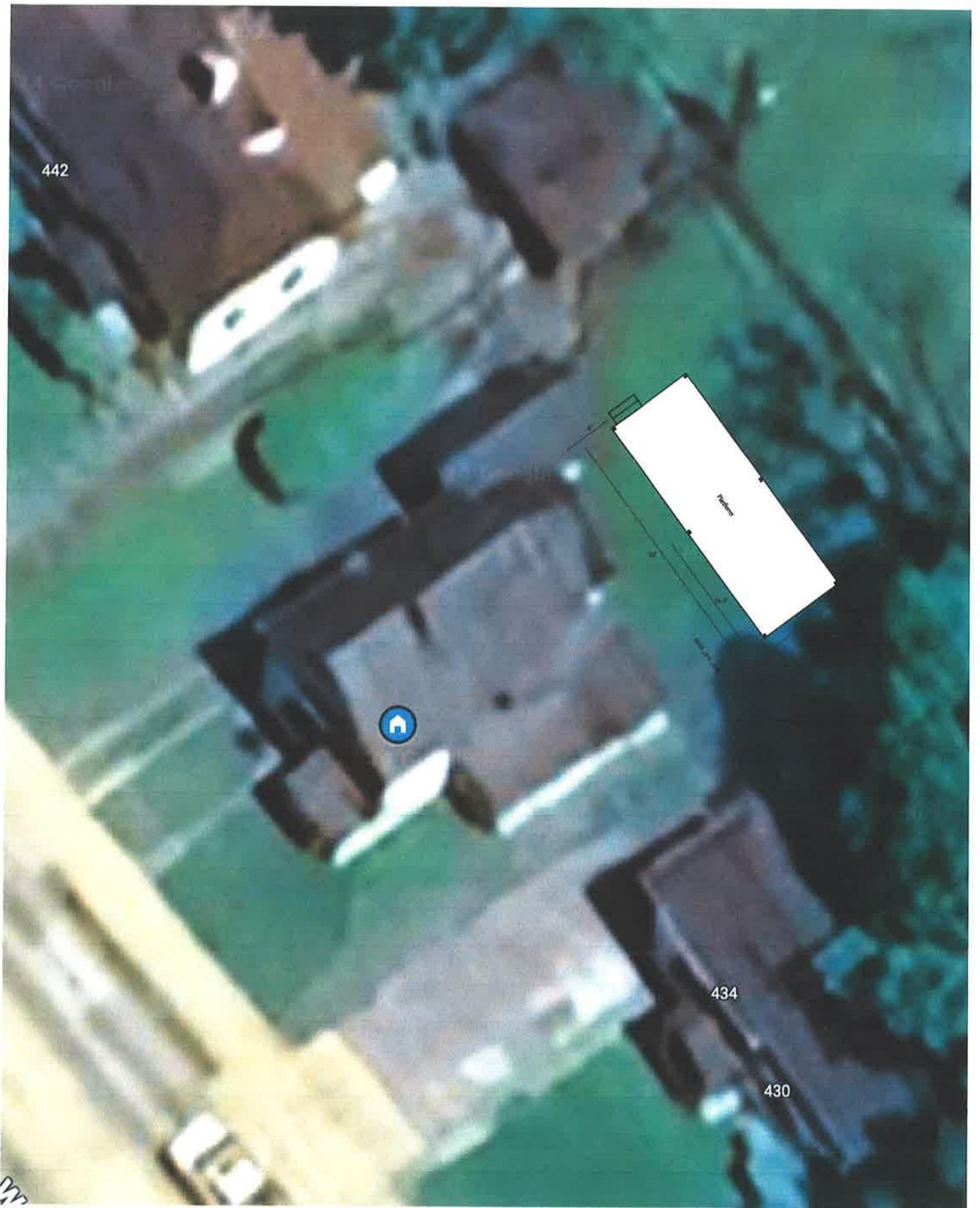
a notary public for the State of Tennessee

County of Sullivan

Notary Vonda D. Sturgill

My Commission Expires 2/22/2027





442

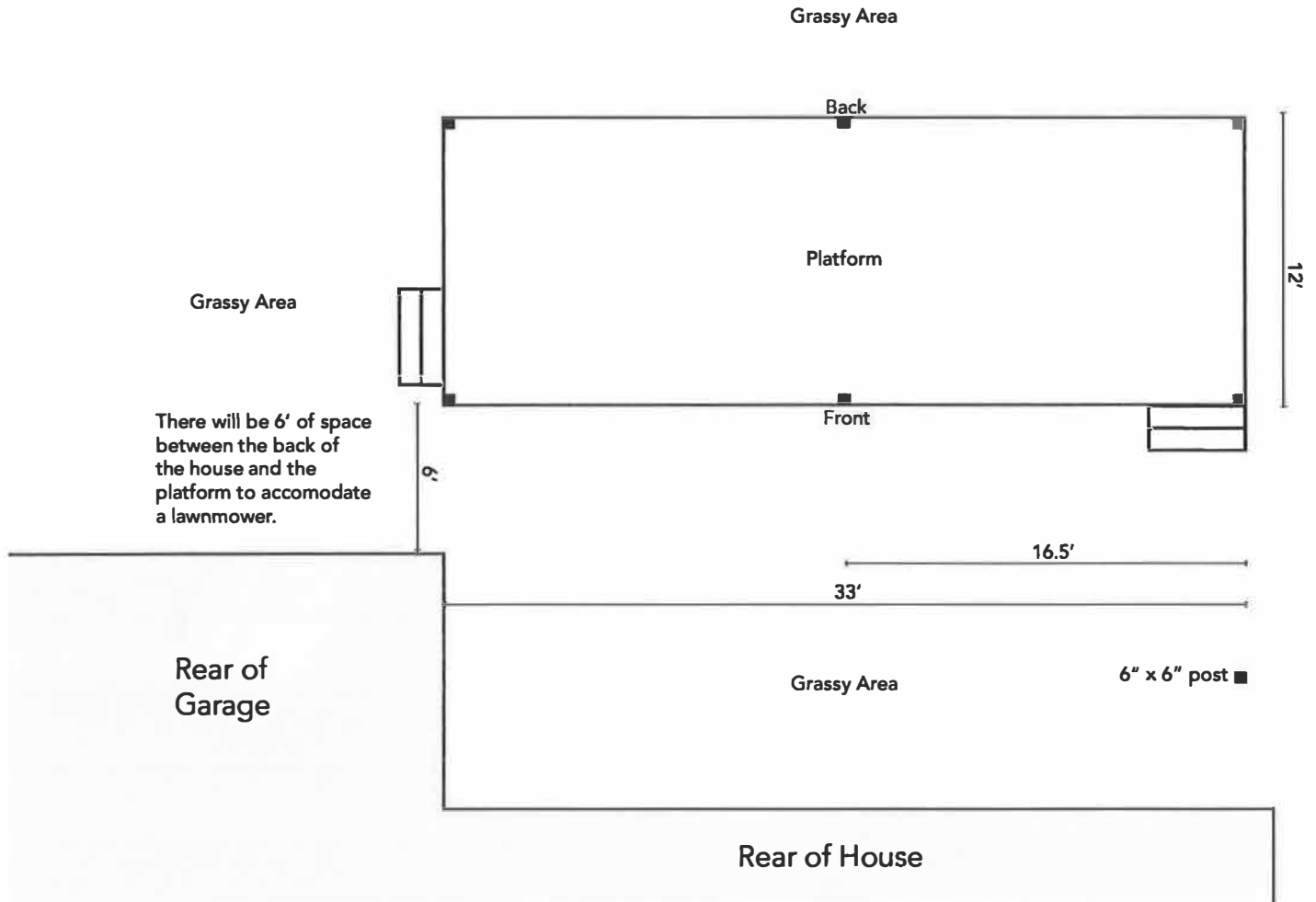
434

430



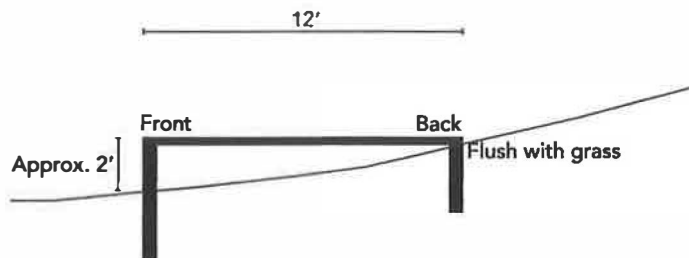
Van den Herik Platform
438 W. Sullivan St. Kingsport, TN 37660

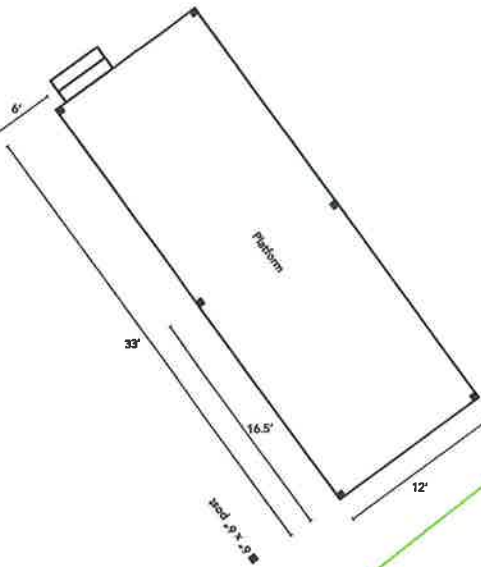
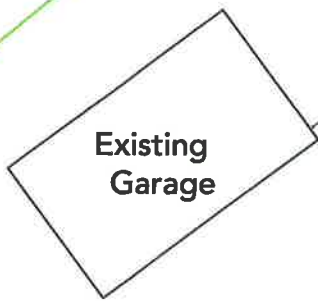
View from Above



Side View

Since there is a slight slope, the back of the platform will be level with the ground, while the front of the platform will have about 2' of space below the skirting.





438

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Materials for Platform

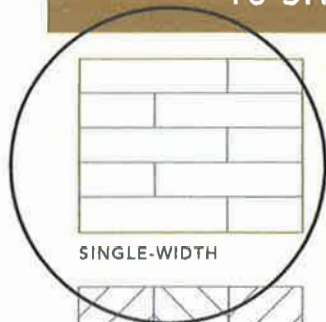
Trex Toasted Sand



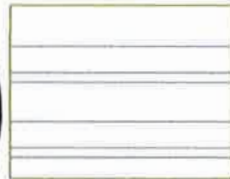
Pattern for Platform

Single-Width

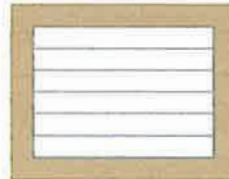
10 SHOW-STOPPING DECK PATTERNS



SINGLE-WIDTH



PINSTRIPE



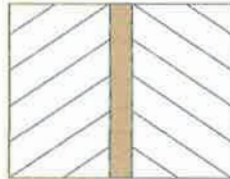
PICTURE FRAME



DIAGONAL



HERRINGBONE



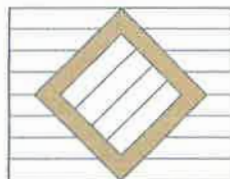
CHEVRON



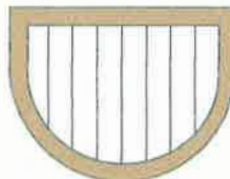
PATCHWORK



TRANSITION BOARDS



INLAY



CURVED



TimberTech



HOMEOWNER AFFIDAVIT

This is to make citizens aware of the practice of unlicensed contractors requiring the homeowner to obtain a building permit(s) to circumvent the licensing law and from being liable for any injuries on the jobsite, non-payment (which may result in liens), and local code requirements.

Licensed contractors must provide proof of insurance, financial solvency, and pass state licensing exams. Pursuant T.C.A. § 62-6-103, an owner that **occupies** a property may perform all types of work on a single family residence or construct a new home once every two (2) years, for their use and not for resale, lease, or rent.

Anyone hired by the homeowner would be considered a prime contractor or a construction manager, and they are not exempt from the license requirements.

To ensure contractors are properly licensed with the correct license classification and monetary limit, please check with the Tennessee Board for Licensing Contractor's at 1-800-544-7693 or <http://verifytn.gov/>.

If you do not comply with all the information below, please check with the Building Division, as you may not qualify to obtain an owner/builder permit:

- I have not applied for a homeowner permit within the last two (2) years for new construction.
- I will perform all the work for which the building permit was issued except where otherwise noted, and those hired must show proof of license.
- I am not hiring a construction manager to oversee the project.
- Should I cease to act as the owner-builder of the project, and hire a contractor to complete it, I will request the permit to be voided and the contractor will apply for a new permit.
- I will be responsible for workers compensation insurance and general liability insurance.
- I understand that if the property is offered to be rented, leased, or for sale, a complaint by the Building Division will be filed with the Contractors Licensing Board.

415 Broad Street
Kingsport, TN 37660
423-229-9393



I, Allyson van den Herik certify reading the above statements and understand the [Homeowner Name(s)] requirements and responsibilities that accompany a Homeowner's permit.

Property Owner(s): Allyson Van den Herik

Property Address: 430 W. Sullivan St. Kingsport, TN 37660

Permit# _____

Phone# 858-442-6354

Signed: Allyson van den Herik

Date: 12/16/2021

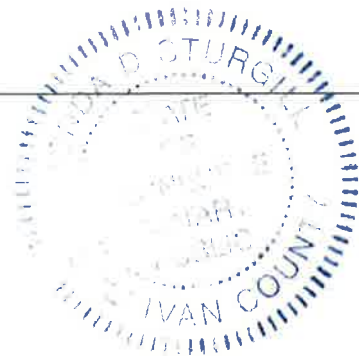
STATE OF TENNESSEE, COUNTY OF Sullivan

Before me, the undersigned Notary Public in and for the State and County aforesaid, personally appeared Allyson Van den Herik, who having or proved to me on the basis of satisfactory evidence to be the person named therein, and who, upon oath, acknowledged himself/herself to be the Homeowner and that he/she as such Homeowner executed the foregoing instrument for the purposes therein contained, by signing his/her name as Homeowner.

WITNESS my hand and official seal this 16th day of December, 2021

Vonda D. Sturgill
Notary Public

My commission expires: 2-22-2027



415 Broad Street
Kingsport, TN 37660
423-229-9393

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Project Number: HISTRC24-0305

Site Photos:

Front of House:



Platform Deck:



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West Side of house facing East:



Backyard Area:



Slope in backyard:

Kingsport Historic Zoning Commission

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Street/Sidewalk area looking into backyard:

