

Kingsport Historic Zoning Commission

Project Number: HISTRC25-0262

Property Information			
Address		1358 Watauga Street	
Tax Map, Group, Parcel		046N F 015.00	
Civil District		11 th	
Overlay District		Watauga	
Land Use Plan Designation		Single Family	
Acres		+/- 0.47	
Existing Use		Single Family	Existing Zoning R-1A
Proposed Use		No Change	Proposed Zoning No change
Owner Information			
Name: Tiffany Owen Address: 1358 Watauga Street City: Kingsport State: TN Zip Code: 37660 Phone Number: 561-632-3714		Project: New exterior front door with new hardware	
Points for Consideration			
<p>Request: The property owner is proposing new exterior front door with new hardware.</p> <p>When considering this request:</p> <p>Project 1: Refer to Chapter 5 (Rehabilitation Guidelines for Residential Historic Properties)</p> <p>Section 4.0 Entrances & Doors</p> <p>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.</p> <p>Staff recommends: approval based upon conformance with the design standards</p>			
Planning Tech:		Lori Pyatte	Date: 10/22/2025
Historic Zoning Commission Action		Meeting Date:	11/10/2025
Approval:			
Denial:		Reason for Denial:	
Deferred:		Reason for Deferral:	

Historic Guidelines: Entrances & 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.

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Aerial View:



Google Street View:



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Application:



HISTORIC ZONING COMMISSION APPLICATION

APPLICANT INFORMATION:

Last Name	Owen	First	Tiffany	M.I.	M	Date	10/2/2025
Street Address	1358 Watauga Street			Apartment/Unit #			
City	Kingsport	State	TN	ZIP	37660		
Phone	561.632.3714			E-mail Address			

PROPERTY INFORMATION:

Tax Map Information	Tax map:	Group:	Parcel:	Lot:
Street Address	1358 Watauga St,			Apartment/Unit #
Name of Historic Zone	Watauga Street			
Current Use	Residential			

REPRESENTATIVE INFORMATION:

Last Name	Reasbahr	First	Mark	M.I.		Date	
Street Address	Doors & More, 790B West Main Street			Apartment/Unit #			
City	Abingdon,	State	VA	ZIP	24210		
Phone	276.619.2424			E-mail Address			

REQUESTED ACTION:

The homeowners, Tiffany & William Owen have a front entry door that is not repairable due to the age of the door and locking mechanism. The homeowners are seeking to replace the front door and sidelights, approx. 60 x80. The door is a painted fiberglass giving a woodtone appearance.

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:	<i>Tiffany Owen</i>	Date:	<i>10/2/2025</i>
Signed before me on this _____ day of _____, 20____			
a notary public for the State of _____			
County of _____			
Notary _____			
My Commission Expires _____			


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Information from door company:



Home Craft LLC
Doors & More
7908 west Main St
Abingdon, VA 24210
Ph 276-619-2424 Fax 276-619-5691
www.homecraftdm.com



Cabinets
Countertops
Kitchen Design
Sunrooms

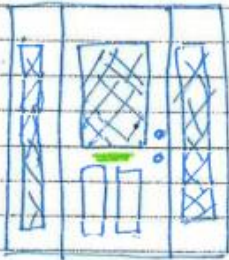
ESTIMATE for William & Tiffany Owen ⁵⁶¹⁻ 632-3714
Customer Name [REDACTED] Phone Kingsport 1358 Waterga

103010 Entry Door w/ sidelights
Wood grain Fiberglass Doors 6 panel
Full View Sidelights
4 9/16" w/6 composite jambs & Brickmold
Brz hinges & Adj Threshold

1	1- 12" x 6 1/8" w/ 7" x 64" "Mohave"	
	1- 30 6/8" 6 panel w/ 22" x 36" "Mohave"	
	1- 12" x 6 1/8" w/ 7" x 64" "Mohave"	\$430.00

Pre-finish
2- Mink 1-Mink \$625.00

\$4926.00
+ 251.00
\$5187.00



*Installation quote
after job survey*

I have read and understand the Specifications, Sizes, and Paint/Stain Choices on HOMECRAFT
 Proposal dated _____ Customer Approval _____ date _____
 Estimator Mark Reasbach Date 10-1-25
 Please note: This is an estimate only. Prices are subject to change. This estimate is valid for 30 days.

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Proposed door:

The door will feature a half-glass design rather than a full-glass panel. It will be constructed of fiberglass and finished with a woodgrain texture, tinted in a warm orange-brown tone to resemble natural wood.



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Information on the proposed door:

See below for the colors that will be featured in the glass portion of the door.



1. Streamed Glass
2. Gray Soft Wave Glass
3. Bronze Seedy Glass
4. Pale Amber Soft Wave Glass
5. Micro-Iced Granite Glass
6. Small Hammered Glass
7. Clear Bevels
8. Oil-Rubbed Bronze Caming

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Information on the proposed door:

Full photo of the design



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Information on the proposed door:

Doorglass Privacy

Glass is Storm & Hurricane Rated

DOORGLASS PRIVACY



As ODL continues to add a variety of doorglass designs with different types of glass, our customers are asking questions about how we determine our privacy levels. With no industry standard, every manufacturer is free to determine what the opacity or privacy level is for their doorglass. We are leading the way with a standard test using a spectrophotometer to produce an objective number for every glass, every time.

We have eliminated arbitrary numbers and simplified our privacy levels to five categories: none, low, medium, high and maximum. We have created a Privacy Rating scale to visually show this for every doorglass design:


PRIVACY RATING

None	Low	Med	High	MAX

The examples below show a doorglass design that falls into each one of the five privacy level categories or go to odl.com/catalog:



WHY ODL | DOORGLASS PRIVACY



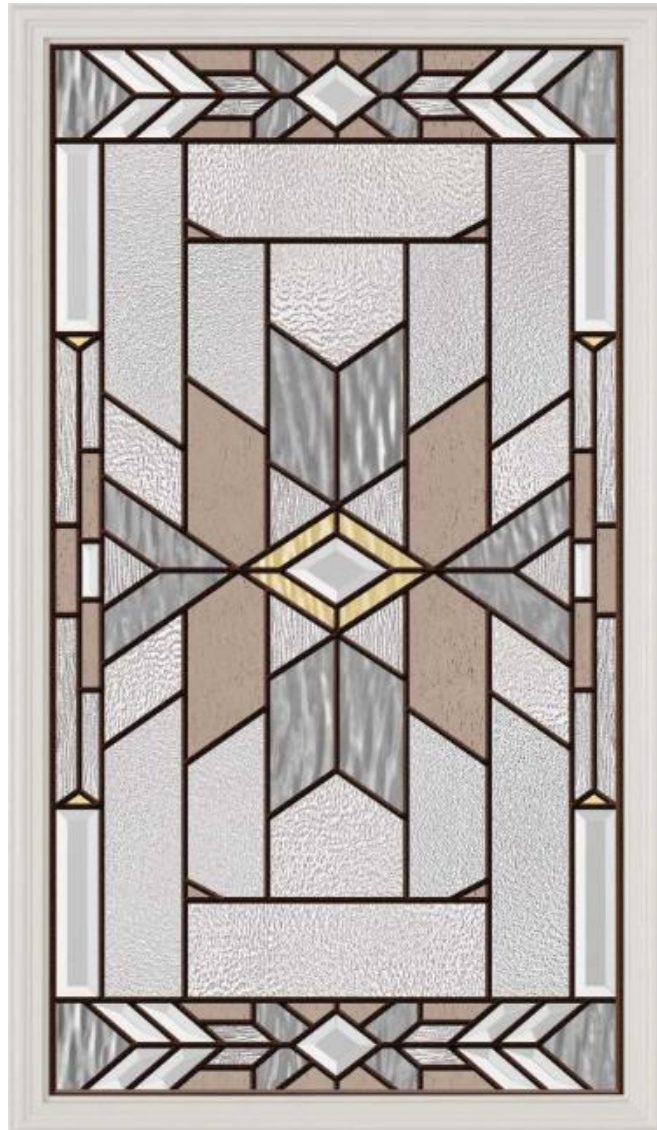
8 800.253.3900 • odl.com

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Side Panels and Door Window:

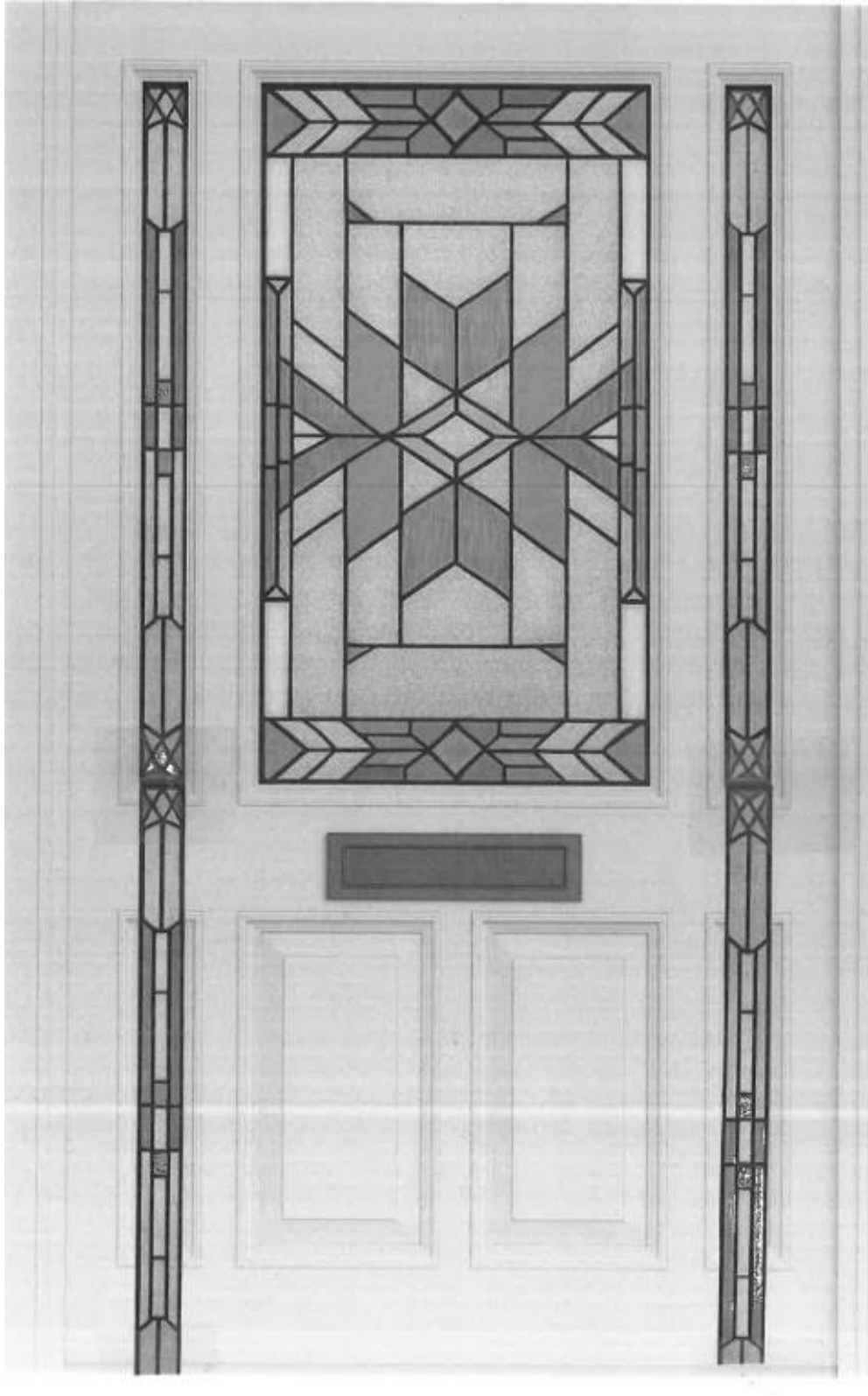
The side panels ("sidelights") will measure approximately 7" x 64".
The glass insert in the door will measure 22" x 36" and feature a half-glass design.



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Proposed look of door:



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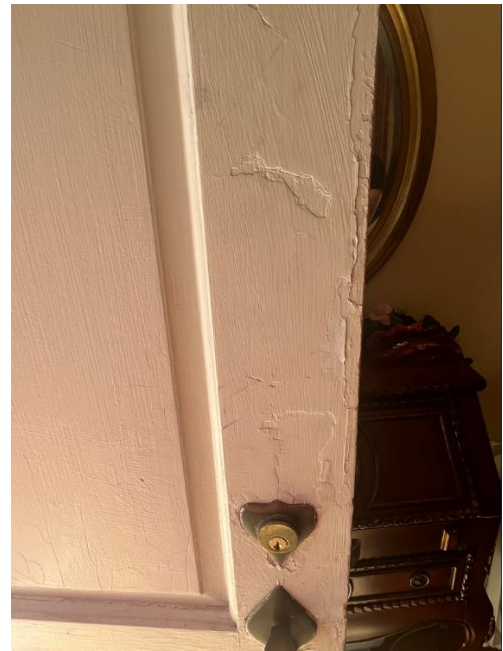
Proposed new door lock:



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Current Photos of door:



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Current Photos of mortar:



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Current Photos of locking mechanism:



Due to issues with the current locking mechanism, the door does not always stay securely closed. When it does latch, it sometimes locks automatically, preventing entry from the outside and requiring access through another part of the house.

