

Kingsport Historic Zoning Commission

Project Number: HISTRC25-0269

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: Addition to back of home to enclose the back patio	
Points for Consideration			
<p>Request: The property owner is proposing an addition to the back of the home to enclose the back patio.</p> <p>When considering this request:</p> <p>Project 2: Chapter 6 (New Residential Construction)</p> <p>Section 1.0 Addition to Primary Dwellings</p> <p style="padding-left: 40px;">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 conceal the historic dwelling or its primary features.</p> <p>Staff recommends: approval based upon conformance with the design standards</p>			
Planning Tech:		Lori Pyatte	Date: 10/23/2025
Historic Zoning Commission Action		Meeting Date:	11/10/2025
Approval:			
Denial:		Reason for Denial:	
Deferred:		Reason for Deferral:	

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.

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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.	N	Date	10/16/2025
Street Address	1358 Watauga St.			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						
Current Use	Primary residence						

REPRESENTATIVE INFORMATION:

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

REQUESTED ACTION:

My husband and I are interested in enclosing our back patio. There is an existing roof and support structure. There is an existing foundation. To enclose the one open wall and small portions of the side walls on two sides, we will purchase 3 sets of French doors, a transom and 3-5 windows for the area. this area cannot be seen from any angle of Watauga. No electrical or plumbing.

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:	10/16/2025
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 on Patio Doors

Quote Information - Quote 14658536 - Buyer

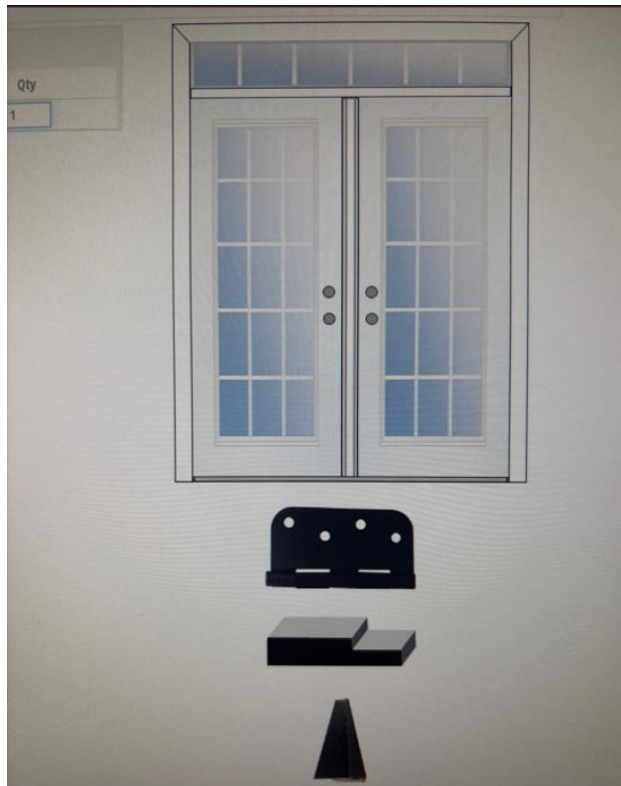
All views are outside looking in

Company Name: LMC Sales Order:
 Purchase Order: Contractor: TREY TAYLOR
 Job Name: COUSIN SUNROOF
 Account: LM9118 Account Name: BERRY HOME CENTER (CHILHOWIE VA) CHILHOWIE BLD
 Entered By: dray Status: Quote
 Created On: September 29, 2025

All prices subject to change without notice

Line	Qty.	Description	Size	Customers	
			(W x H)	Unit	Ext.
1	3	New Series 450 Double Hung with J-Channel - White - Clear - Standard Low-E/Argon - 5/8 Colonial - 2Hx3V-2Hx3V (White) - Roll Formed Half Screen - Standard Mesh - 2 Locks (White) - 4 9/16" Wood Paintable (Opening Size: 36 W x 60 H , Egress Opening Size: 30.75 W x 24.19 H (5.17 SQ.FT)) - DP35: Size Tested 36" x 74" - U Factor: 0.31, SHGC: 0.25	3'-0" x 5'-0" NS	426.21	1278.63
Sub Totals				1278.63	

Look of the Patio Doors



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Quote on Patio Doors



ABINGDON
1090 Ole Berry Drive
Abingdon, VA 24210
276-623-2600
CHILHOWIE
170 E Main Street
Chilhowie, VA 24319
276-646-5333

Quotation

Quote No 26768
Quote Date 9/29/2025 10:18 AM

Expiration Date 09/29/2025
Customer SOHOCO
Job Misc Job
Contact Name
Contact Number
Delivery By 10/02/25
Taken By Doug Ray
Sales Rep Doug Ray
Branch Chilhowie-BHC
Your Ref cousin sunroom

Invoice Address
South Holston Construction
South Holston Construction
Preston Taylor
** Cash Account **
Bristol, Tennessee, 37620

Delivery Address
South Holston Construction
Misc Job

QUOTE



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Special Instructions			Notes			
Line	Product Code	Description	Qty/Footage	Price	UOM	Total
1	zz_SOEXTDOOR_0325	6-0x6-8 with 1' transom double door	3 ea	1,426.65	ea	4,279.95
2		Non-returnable all doors are 6068 double french style door with a 1' transom,full glass with grids between glass 4 4/16 lj paintable jambs,bronze sill and hinges,transom gas grids between glass also.				
3		By signing below, I am authorized to sign and acknowledge:				
4		1)This is a special order, the item(s) listed are correct, and I want Berry Home Centers to order them and charge this account.				
5		2) I owe the total amount and this order cannot be canceled/returned.				
		3) Berry Home Centers is not responsible for items not picked up within 45 days after the item(s) are received by our store from the supplier.				
		Printed Name _____				
		Signature _____				

By your signature below, you are agreeing to the Terms and Conditions set forth on back or attached.

Print name _____

Signature _____

Date _____

Subject to our terms and conditions of sale, which are available at the store or online.

Total Amount	\$4,279.95
Sales Tax 9.25%	\$395.90
Quotation Total	\$4,675.85

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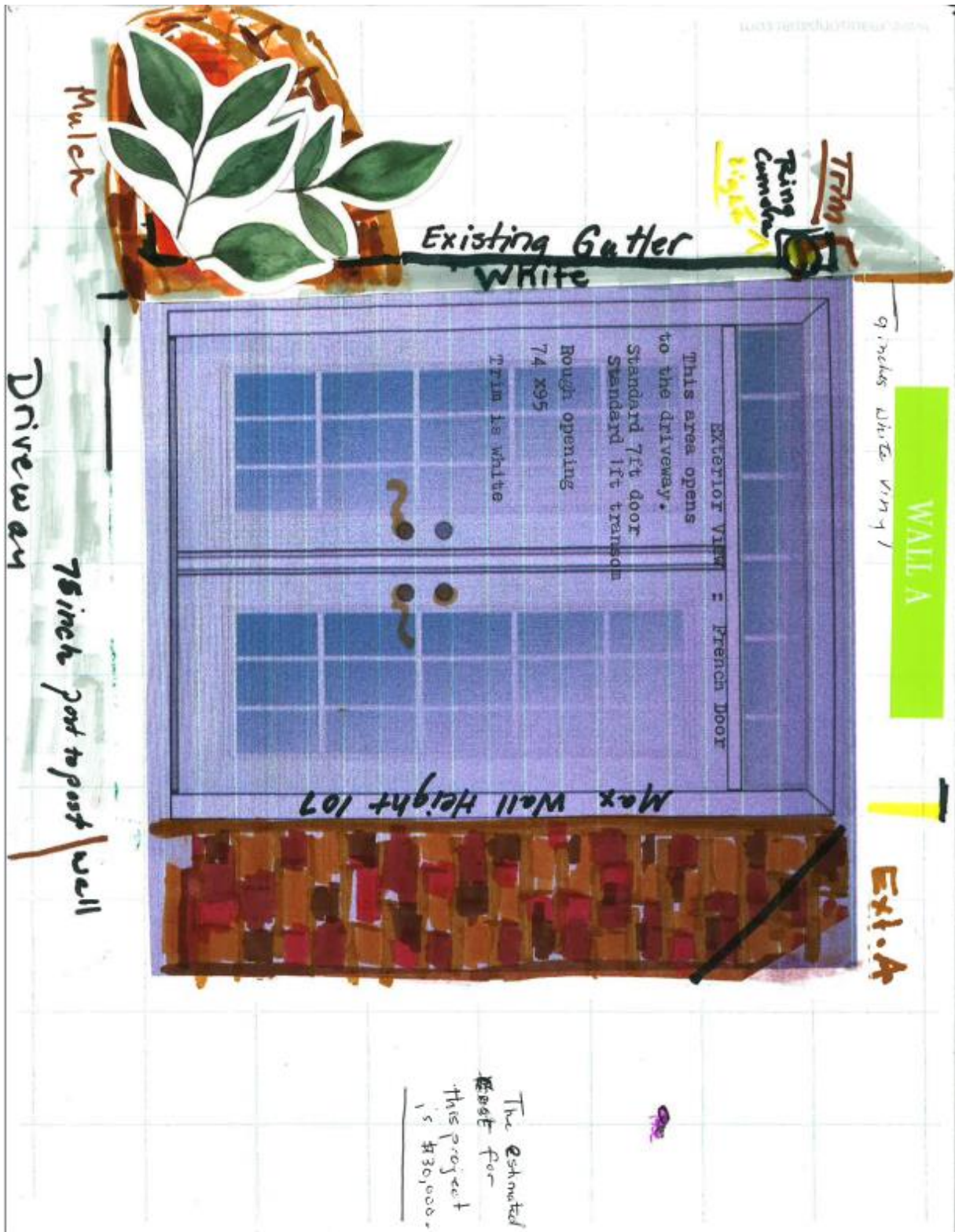
Sketch of the proposal on one side of the enclosed porch



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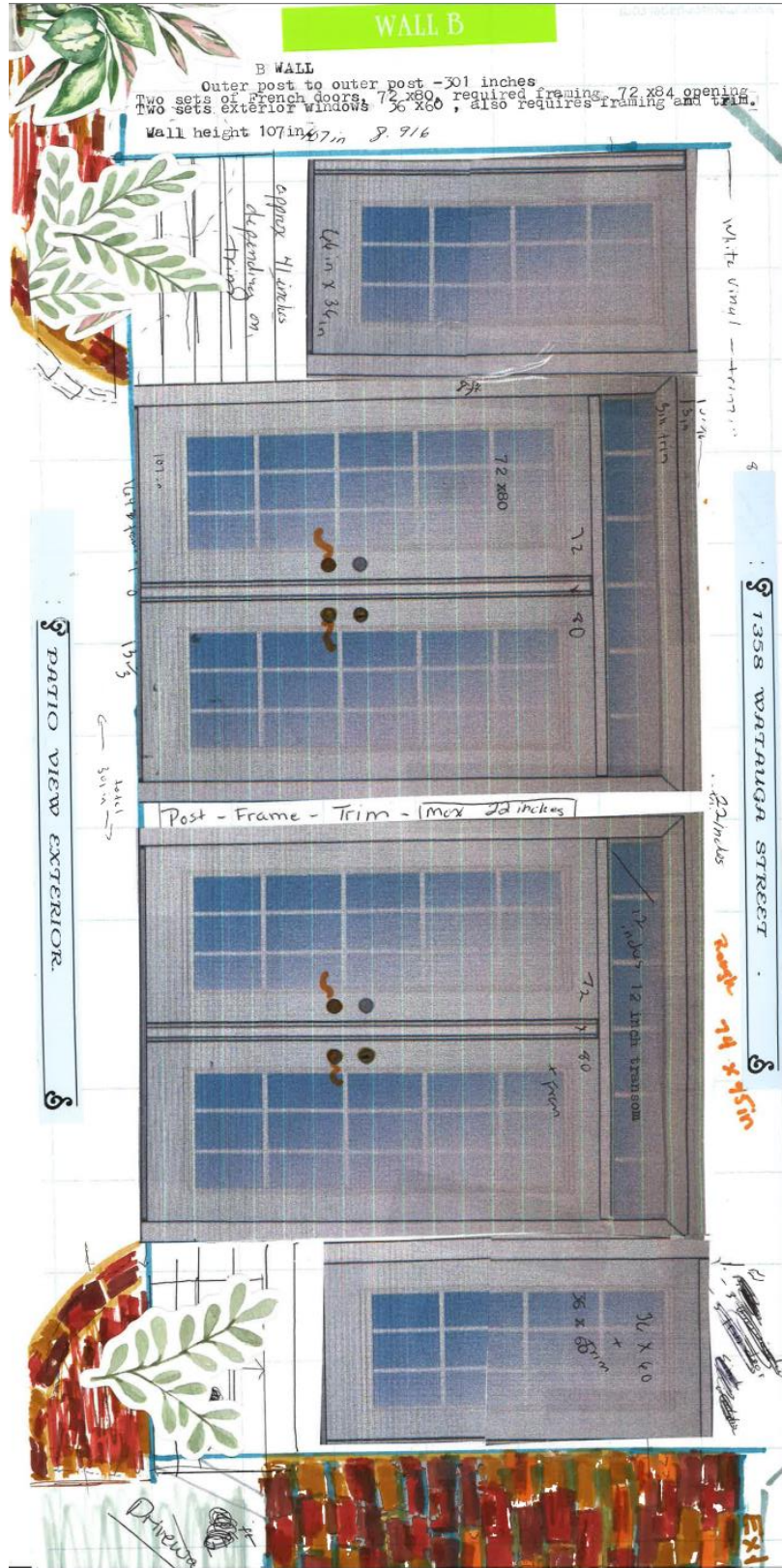
Sketch of the proposal on other side of the enclosed porch



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Sketch of the proposal of the patio view out to the pool of the enclosed porch



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Views from the back of the property looking toward the neighboring homes:



View from the back patio facing the rear neighbor at 1349 Linville Street.



View from the back patio looking east toward the neighboring property at 1362 Watauga Street on Lamont Street.



View from the back patio looking west toward the neighboring property at 1350 Watauga Street.

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Current photos of the rear of the house:
Proposed location for Wall A as indicated in the sketch.



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Current photos of the rear of the house:
Proposed location for Wall C as shown in the sketch.



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Current photos of the rear of the house:
Proposed patio area

window locations



door locations



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Current Photos of the backside of the house:

Depicting the house's exterior with a combination of brick and siding.

