

Kingsport Historic Zoning Commission

Project Number: HISTRC25-0197

Property Information			
Address		1253 Watauga Street	
Tax Map, Group, Parcel		046N G 002.00	
Civil District		11 th	
Overlay District		Watauga	
Land Use Plan Designation		Single Family	
Acres		+/- 0.38	
Existing Use		Single Family	Existing Zoning R-1A
Proposed Use		No Change	Proposed Zoning No change
Owner Information			
Name: Sarah Fleming Address: 1253 Watauga Street City: Kingsport State: TN Zip Code: 37660 Phone Number: 865-603-1420 Representative: Cameron Trent		Transform the current garage into a living space	
Points for Consideration			
<p>Request: The property owner is proposing to transform the current garage into a living space.</p> <p>When considering this request: Architectural details are important features that help contribute to the historic character of a building and should be preserved and maintained.</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. Original entrance elements should be preserved and maintained.</p> <p>Awnings were originally of canvas or similar materials, and metal awnings were introduced by the 1930s.</p> <p>Staff recommends: approval based upon conformance with the design standards</p>			
Planning Tech:		Lori Pyatte	Date: 07/28/2025
Historic Zoning Commission Action		Meeting Date:	08/11/2025
Approval:			
Denial:		Reason for Denial:	
Deferred:		Reason for Deferral:	

Historic Guidelines: Architectural Details

Rehabilitation Guidelines for Residential Historic Properties

CHAPTER 5 - REHABILITATION GUIDELINES FOR RESIDENTIAL HISTORIC PROPERTIES

1.0 ARCHITECTURAL DETAILS

Policy:

Architectural details are important features that help contribute to the historic character of a building and should be preserved and maintained. Do not remove or conceal architectural details. Repair them as needed. If an architectural detail is beyond repair, replace it in kind, matching the original's material, design, color, and texture as closely as possible.

DESIGN GUIDELINES FOR ARCHITECTURAL DETAILS

1.1 Preserve and maintain historic architectural details and features.

Historic architectural features help convey a historic building's architectural style. Preservation and maintenance of architectural details ensures the integrity of a historic building. Architectural details should not be covered or removed. Proper care and maintenance prevents deterioration and loss of individual elements and overall integrity.

1.2 Cleaning architectural details may be appropriate.

Depending on the material type, some architectural details and features may occasionally need cleaning to promote their longevity. Generally, the use of water with mild detergent and brushes are appropriate cleaning applications. For more complicated situations, a historic architect or contractor with experience in historic buildings may provide consultation.

1.3 Deteriorated or damaged historic architectural features can regain their historic appearance when proper repair methods are practiced.

Wooden features with small areas of deterioration can be fixed with epoxy. Larger areas of decay should be cut out and re-fitted with pieces of new wood. For metal features with light corrosion and flaking paint, use a wire brush. For heavier corrosion, low-pressure grit- or sand-blasting, flame cleaning, or chemical application may be appropriate treatments. Cover adjacent materials for their protection. After cleaning metal features, re-paint them immediately. Consult with a historic architect, architectural conservator, or experienced contractor to determine the appropriate treatment.



Preserve original wood details such as brackets at 2305 Netherland Inn Road.

Historic Guidelines: Architectural Details

Rehabilitation Guidelines for Residential Historic Properties

ARCHITECTURAL DETAILS, continued...

1.4 Do not add non-original architectural features to historic buildings where none previously existed.

The addition of non-historic architectural details creates an inauthentic appearance and detracts from the original character of the building. Such introductions compromise the building's historic integrity.

1.5 Replace a missing or severely damaged historic architectural detail and feature in kind.

Take care to select replacement features that match the original feature in design, proportion, and detail. Historic photographs, drawings, graphics, or other physical evidence are useful aids to determine an appropriate example for a replacement feature. If no historic documentation is available, select a simple design in keeping with the building's historic architectural style and period.

Ideally, the replacement feature should be made of the same material as the original, but when necessary, substitute materials may be considered if they successfully match the original detail appearance. The use of substitute materials may be especially appropriate where they are not readily visible from the street such as along upper facades and cornices.



Highly detailed architectural features like this Palladian window at 1150 Watauga Street (left) and the Classical portico at 1204 Watauga Street (right) should be maintained and preserved.

Historic Guidelines: Awnings and Canopies

Rehabilitation Guidelines for Residential Historic Properties

2.0 AWNINGS AND CANOPIES

Policy:

Prior to the availability of air conditioning, awnings and canopies were in common use to provide shade, helping to reduce heat inside a building. Awnings were originally of canvas or similar materials, and metal awnings were introduced by the 1930s. Preserve and maintain historic metal awnings or original canopies. The introduction of awnings to historic dwellings may be appropriate, taking design, placement, and materials into consideration.

DESIGN GUIDELINES FOR AWNINGS

2.1 Select awnings of traditional design.

Shed-type awnings are most appropriate for historic dwellings. Arched awnings should be installed only over an arched opening. Bubble, concave, or convex awnings are discouraged except where used originally. Awnings may be retractable or fixed in place. Awning colors should be unobtrusive.

2.2 An awning should not conceal or detract from architectural details and features.

When adding an awning, take precise dimensions of the opening it will cover. The awning should be fitted into the opening with no overlap and covering of the adjacent surface, such as within a window opening or between porch columns. An awning should not extend over multiple openings; rather, each opening should have its own awning.

2.3 Use awnings of traditional materials.

Canvas awnings are appropriate for late 19th- and early 20th-century dwellings. Metal awnings are appropriate on mid-century dwellings.



Example of a permanent frame canopy over the entrance at 213 Wanola Avenue.



Appropriate canvas awning at 1150 Watauga Street.



Canopies can be locations for decorative designs such as this sunburst wood panel at 711 Yadkin Street.

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.

Historic Guidelines: 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 509 Tadkin Street.



Original four-over-four, wood sash windows at 205 Compton Terrace.



Rotherwood features this variation of a Classical Palladian window.

Historic Guidelines: Windows, continued...

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 Rotherwood.



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

Historic Guidelines: Windows, continued...

Rehabilitation Guidelines for Residential Historic Properties

DESIGN GUIDELINES FOR WINDOWS, continued...

Storm Windows, Screens and Shutters

12.7 Storm windows and screens should be full-view or have a similar meeting rail to allow the visibility of the historic window behind it.

Select storm windows or screens of wood, baked-on enamel, or anodized aluminum. Install models that fit within, not overlap the window frames. Use full-view designs or those with the central meeting rail at the same location as that of the historic window.

12.8 Retain historic shutters.

Many homes in Kingsport retain their original or early 20th-century louvered shutters. These should be preserved and maintained.

12.9 Added shutters or screens should be consistent with original designs in the city's historic districts.

Newly-added shutters or screens should be constructed of wood and sized and installed like authentic operable examples.



Example of an appropriate wood storm window over original six-over-six wood-sash windows (706 Yadkin Street)



Original window shutters are used to protect windows and should be preserved and maintained (701 Yadkin Street).

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Aerial View:



Google Street View:



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Application:



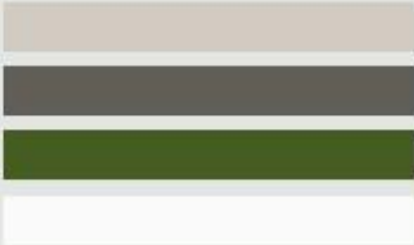
HISTORIC ZONING COMMISSION APPLICATION

APPLICANT INFORMATION:			
Last Name Fleming	First Sarah	M.I. M	Date 7/23/25
Street Address 1253 Watauga St.		Apartment/Unit #	
City Kingsport	State TN	ZIP 37660	
Phone 865 603 1420	E-mail Address sarah@northeasttennessee.org		
PROPERTY INFORMATION:			
Tax Map Information	Tax map: 046N	Group: G	Parcel: 002 0 Lot: 2
Street Address 1253 Watauga St.		Apartment/Unit #	
Name of Historic Zone City of Kingsport			
Current Use	Resident		
REPRESENTATIVE INFORMATION:			
Last Name Trent	First Cameron	M.I.	Date 7/23/2025
Street Address		Apartment/Unit #	
City	State	ZIP	
Phone 423 956 5783	E-mail Address trenthomerevival@gmail.com		
REQUESTED ACTION:			
Convert attached garage into interior living space, remove garage door, and replace with window matching dimension by front door including shutters and adding window/box for cohesion. Relocate garage door to detached rear garage. Add matching awnings above front windows. Remove concrete below new window for landscaping. All updates will maintain craftsman style consistent with existing design.			
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: <u>Sarah Fleming</u>	Date: 7/23/2025		
Signed before me on this <u>24</u> day of <u>July</u> , 20 <u>25</u>			
a notary public for the State of <u>Tennessee</u>			
County of <u>ANY</u>			
Notary <u>JOSEPH GABRIEL SHERRILL</u>			
My Commission Expires <u>10-31-2027</u>			



Details:

Garage Makeover: Creating Functional Square Footage



We're transforming the existing garage into a cozy living space by swapping out the garage door for a window and shutters that blend seamlessly with the home's original style. To tie it all together, we'll add a charming Craftsman-style awning with a sleek metal roof over both front windows. Below the new window, we'll break up some concrete to create a lovely window box with landscaping, adding fresh curb appeal without losing the historic vibe. Plus, the original garage door won't go to waste; it'll get a second life on our detached garage, giving it a fresh, updated look that keeps the whole property feeling connected.



sarah@northeasttennessee.org

Details:

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French doors off the back of garage

Awning above window with metal roof

landscaping below new window

exterior paint color that match current pallet

Interior changes for additional square footage

Pure White SW 1000

SW 7029 Agreeable Gray

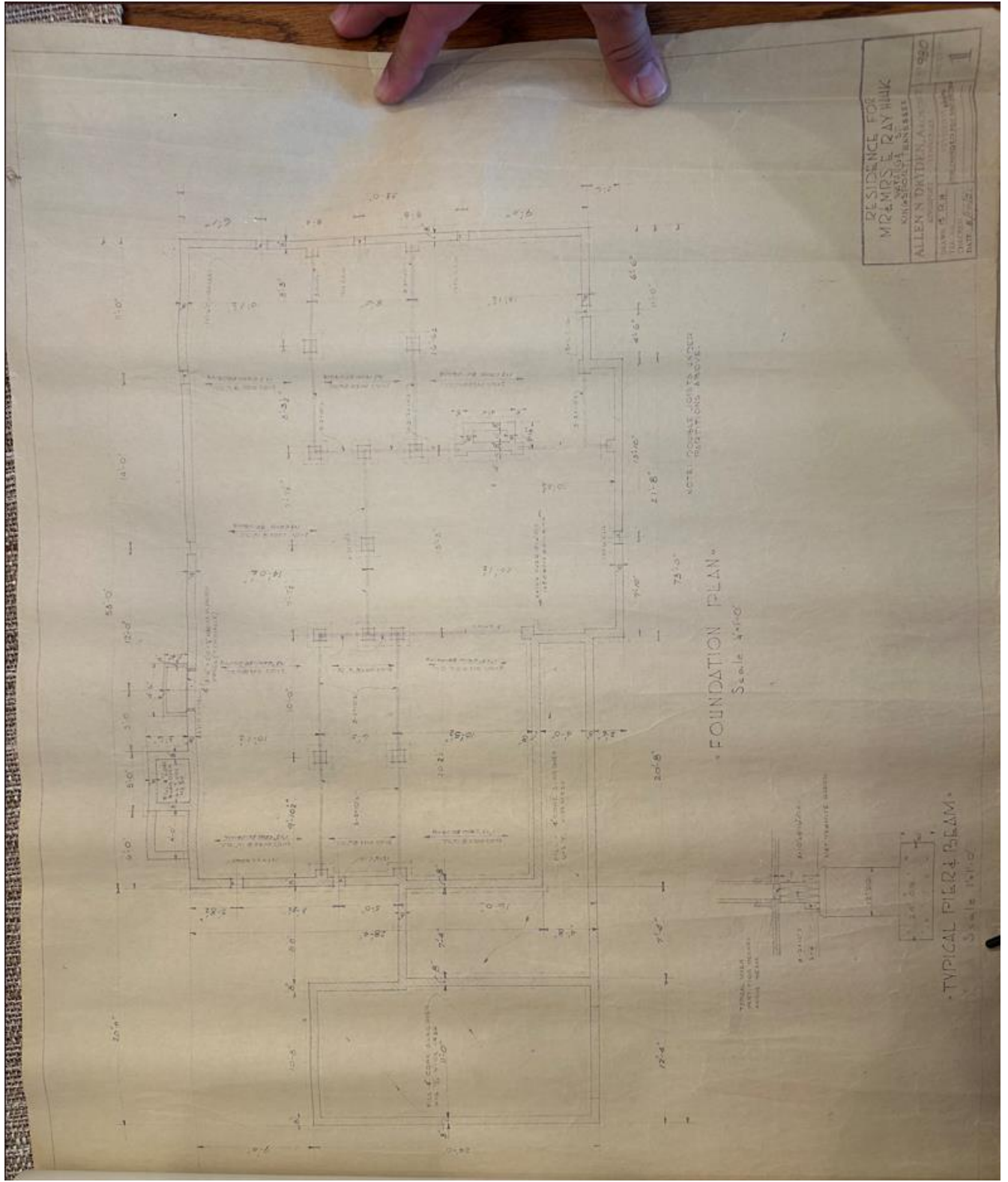
Cast Iron SW 6333

sarah@northeasttennessee.org

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Blueprints from August 1951:



Prepared by Kingsport Planning Department for the
Kingsport Historic Zoning Commission Meeting on August 11th, 2025

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House views over the years:



2008



2012



2021

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Site Visit Photos:



The current window on the house will be replicated on the proposed new side to ensure design consistency.

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Site Visit Photos:



The existing garage door on the house will be relocated to the outdoor accessory building. The window, as shown in the before photo, will be installed in the area where the garage door was removed.

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Site Visit Photos:



This is the outdoor accessory building where the existing garage door from the previous photo will be relocated and installed.