

Kingsport Historic Zoning Commission

Project Number: HISTRC24-0228

Property Information			
Address	1236 Watauga Street		
Tax Map, Group, Parcel	046K E 013.00		
Civil District	11 th		
Overlay District	Watauga		
Land Use Plan Designation	Single Family		
Acres	+/- 0.84		
Existing Use	Single Family	Existing Zoning	R-1A
Proposed Use	No Change	Proposed Zoning	No change
Owner Information			
Name: Jay (James) Foster Address: 1236 Watauga Street City: Kingsport State: TN Zip Code: 37660 Phone Number: 919-749-5779 Representative: Marvin Egan (Egan Construction)		Demolish the existing garage and reconstruct it as an integral part of the primary structure, along with a paver patio in the back area near the pool	
Points for Consideration			
<p>Request: The property owner plans to demolish the existing garage and construct a larger, garage with added space that will face the roadway. This new structure will feature a breezeway connecting it to the house, allowing it to be classified as an addition. Additionally, the owner intends to install a paver patio behind the new addition, further enhancing the outdoor living space.</p> <p>When considering this request: Demolition is only permissible if the building has lost its architectural and historical integrity, and its removal will not negatively impact the district's historic character. Any new addition should complement, rather than overpower, the historic dwelling. The design of the addition must harmonize with the original building's character and that of surrounding structures within the district, blending seamlessly without replicating the original form, materials, style, wall plane, or roofline. Additionally, new constructions must be oriented toward the major street that fronts the parcel or lot.</p> <p>Board of Zoning Appeals: The applicant has submitted a variance request to the BZA concerning the 7.9-foot side yard on the eastern side of the property. The BZA will hear the case on November 14th.</p> <p>Staff recommends: approval based upon conformance with the design standards</p>			
Planning Tech:	Lori Pyatte	Date:	10/15/2024
Historic Zoning Commission Action		Meeting Date:	11/12/2024
Approval:			
Denial:		Reason for Denial:	
Deferred:		Reason for Deferral:	

Historic Guidelines:

Demolition:

CHAPTER 10 - GUIDELINES FOR RELOCATION AND DEMOLITION

Policy:

Relocation of a historic building is a last-resort alternative to demolition or a means of placing the building in a more compatible environment. Relocation is time-consuming, expensive, and difficult to accomplish. If relocation is approved, every effort should be made to move the building as a single, intact unit.

When reviewing requests for demolition, the Commission will consider the proposed demolition's effect on adjacent historic properties and the overall character of the district. The Commission will also consider: the building's contribution to the historic character of the district, whether the property could be adapted to meet the owner's needs; whether the property could be sold to someone whose needs it would meet; whether the building could be relocated; and what use is being proposed for the site that will compensate for the loss of the structure. The property owner must submit a proposed site plan at the same time demolition is requested.

1.0 Relocate a building within a historic district only if the building is determined to be architecturally compatible with adjacent buildings based on design guidelines for new construction and if the relocation will not diminish the overall character of the historic district.

2.0 A proposed site plan for the new site must be submitted to the Commission showing all site changes, including landscaping, driveways, parking areas and site lighting.

3.0 Prior to the relocation, document the historic structure on its original site through photographs and site plan drawings.

GUIDELINES FOR RELOCATION AND DEMOLITION, continued...

In most cases the Commission will allow demolition only under the following circumstances:

4.0 If a building has lost its architectural and historical integrity and its removal will not adversely affect a district's historic character.

5.0 If the denial of the demolition will result in an unreasonable economic hardship on the applicant as determined by the Commission.

6.0 If the public safety and welfare requires the removal of a structure or building.

7.0 If the structural stability or deterioration of a property is demonstrated through a report by a structural engineer or architect.

Such a report must clearly detail the property's physical condition, reasons why rehabilitation is not feasible, and cost estimates for future rehabilitation versus demolition. In addition to this report there should be a separate report which details future action on the site.

8.0 Property owners are encouraged to work with the Commission and other interested parties to salvage usable architectural features and materials.

Additions to Existing Dwellings / New Construction of Primary Residences:

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.

2.0 NEW CONSTRUCTION OF PRIMARY DWELLINGS

Policy:

New construction of primary dwellings should maintain the existing historic pattern of a neighborhood in terms of characteristics such as setback, distance between homes, scale, materials, window size and placement, and colors. New dwellings buildings should also follow the residential guidelines for fencing and site features.

DESIGN GUIDELINES FOR NEW CONSTRUCTION

2.1 Maintain existing historic patterns.

Historic patterns of setback, materials, height, width, scale, and proportions of dwellings in the historic district should inform these characteristics of infill projects. The roof shape of new dwellings should also match.

2.2 Orientation towards the street.

New dwellings must be oriented towards the major street fronting the parcel or lot.

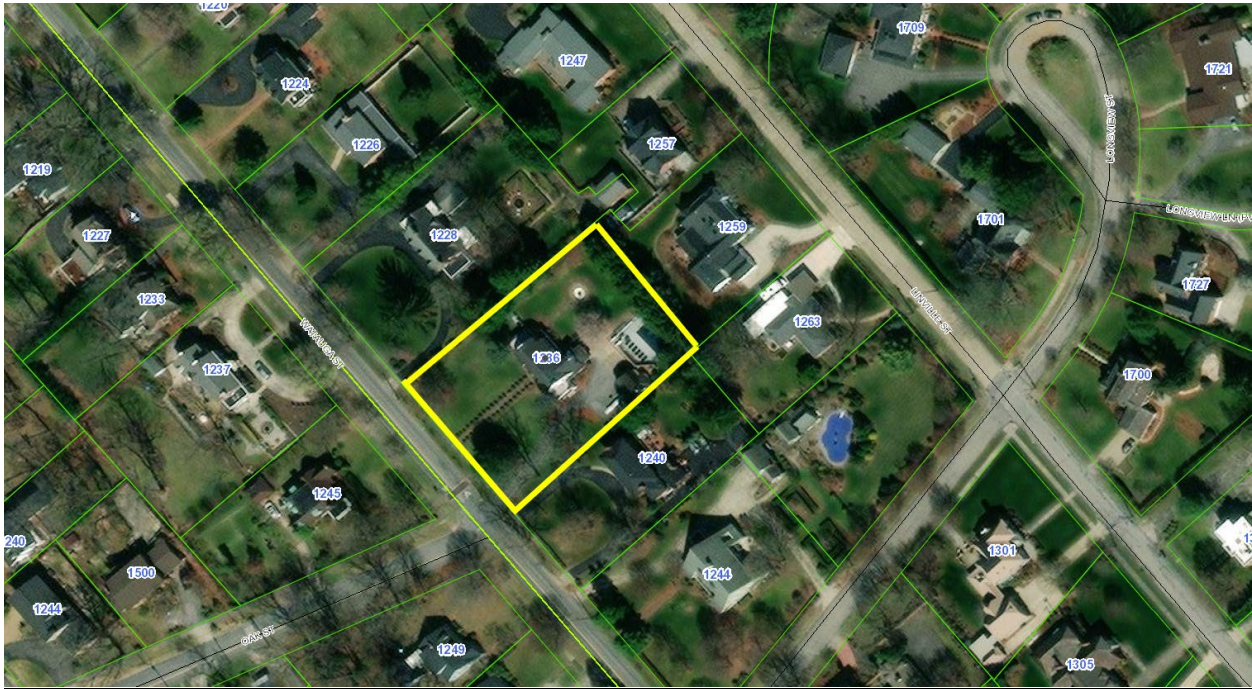
2.3 Maintain existing patterns of building height

New dwellings should be compatible with adjacent dwellings in terms of height. New dwellings constructed in the historic district should not exceed two stories, not including the space within the roof.

Kingsport Historic Zoning Commission

Project Number: HISTRC24-0228

Aerial Perspective:



HISTORIC ZONING COMMISSION APPLICATION



APPLICANT INFORMATION:

Last Name Foster First Jay (James) M.I. _____ Date 10/4/24
Street Address 1236 Watauga St. Apartment/Unit # _____
City Kingsport State TN ZIP 37660
Phone (919) 749-5779 E-mail Address _____

PROPERTY INFORMATION:

Tax Map Information Tax map: 046K Group: E Parcel: 046 Lot: P14
013.00
Street Address 1236 Watauga St. Apartment/Unit # _____
Name of Historic Zone Kingsport Improvement Corp.
Current Use Residential

REPRESENTATIVE INFORMATION:

Last Name Egan First Marvin M.I. _____ Date 10/4/24
Street Address 4648 Old Stage RD Apartment/Unit # _____
City Kingsport State TN ZIP 37664
Phone 423-341-0230 E-mail Address office@eganconstruction.com

REQUESTED ACTION:

Demo existing garage
Rebuild in same location
Paver patio

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: Marvin Egan Date: 10/4/24

Signed before me on this 4th day of October, 2024

a notary public for the State of Tennessee

County of Sullivan

Notary Stephanie Archer

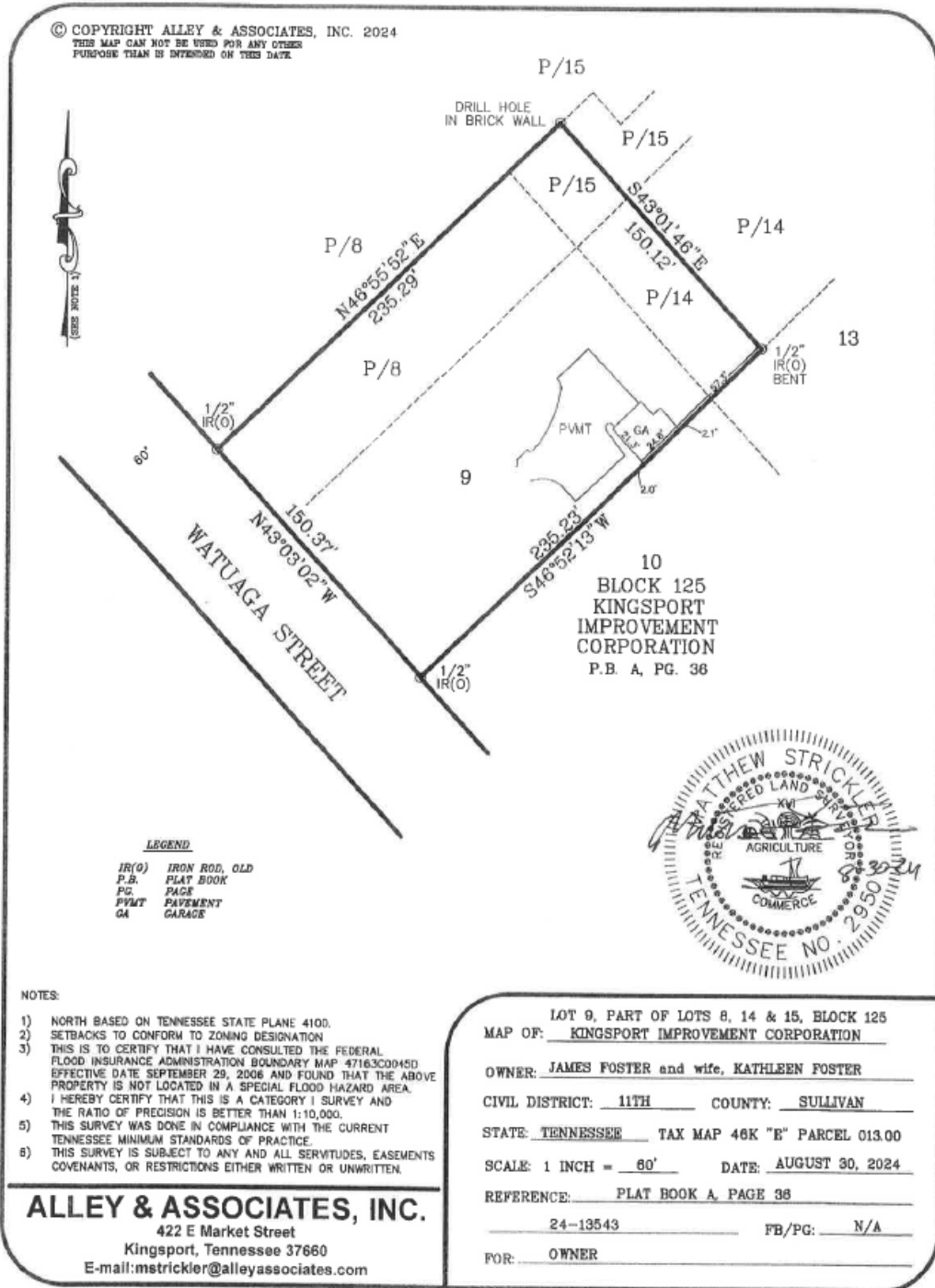
My Commission Expires August 28, 2028



Kingsport Historic Zoning Commission

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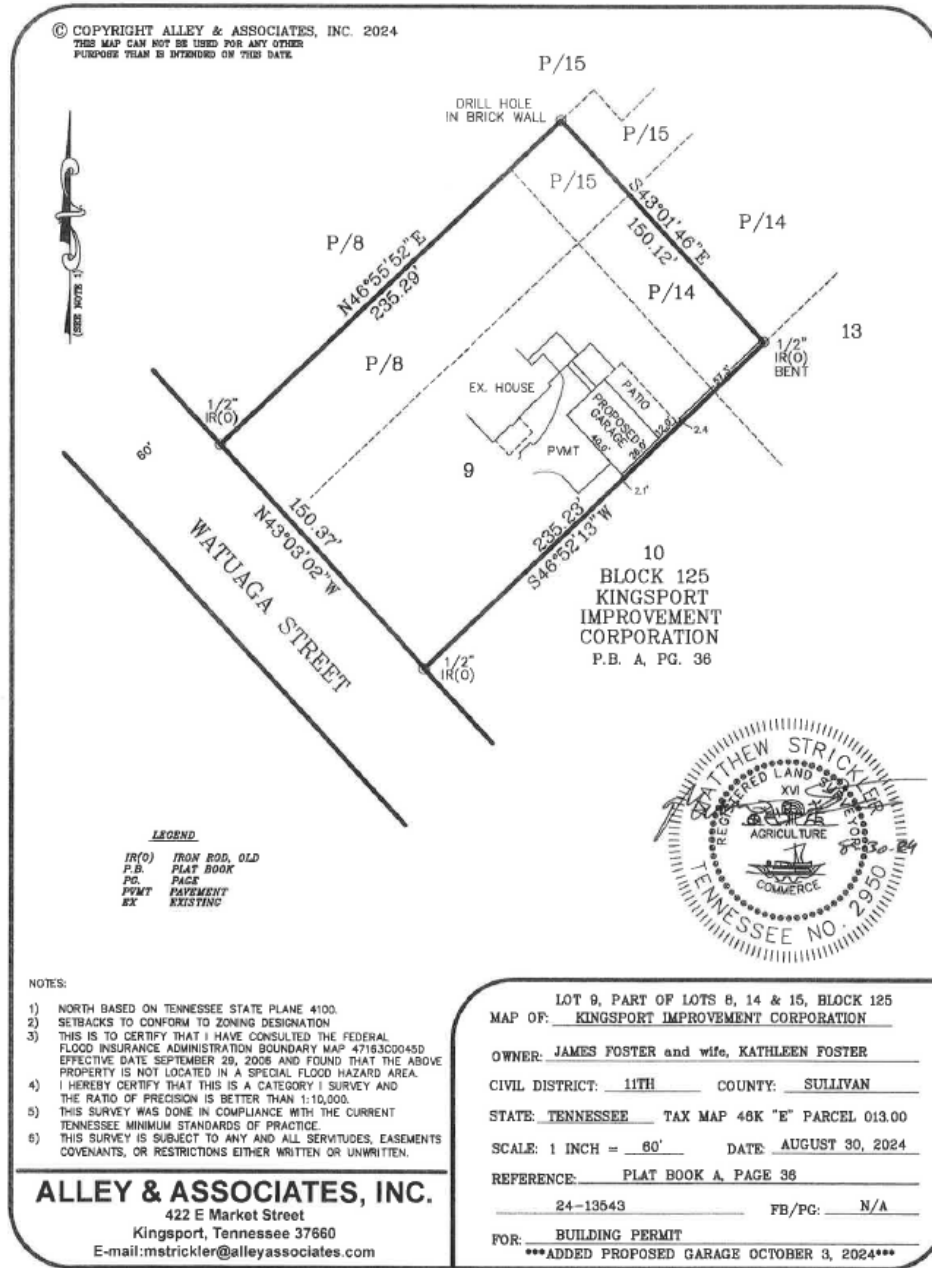
Current plat depicting the garage on the property:



Kingsport Historic Zoning Commission

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Proposed plat illustrating the addition on the property:



Kingsport Historic Zoning Commission

Project Number: HISTRC24-0228

Watauga Street house view:

Street View of 1236 Watauga Street: (now)



Proposed New Street View for 1236 Watauga Street:



Kingsport Historic Zoning Commission

Project Number: HISTRC24-0228

Proposed New Addition Design Layout: (Photos are not to scale)

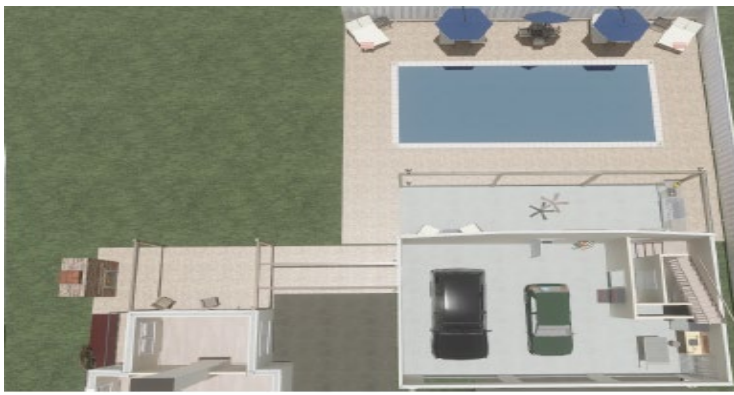


Front View of the House



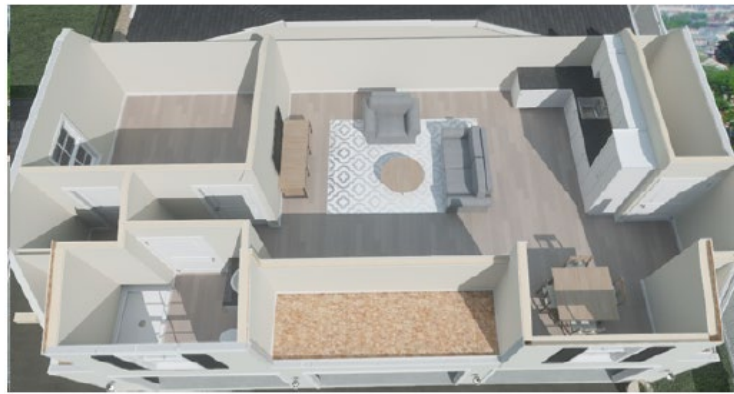
Rear View of the House

(This view illustrates the proposed paver patio and breezeway connector.)
The breezeway connector will be visible from the roadway.



Bottom Section: Area of the New Addition

(This section primarily includes the garage.)



Second Level: Area of the New Addition

(This space will include a private office, a hobby/game area, an attic, a bathroom, and a kitchenette.)



VIEW FROM WATAUGA STREET
NOT TO SCALE



BACK VIEW
NOT TO SCALE



2D FLOOR PLAN
NOT TO SCALE



2D LEVEL 2: FLOOR PLAN
NOT TO SCALE

Sheet Title	Description/Comments	Layout Page Table
1 COVER		
2 FLOOR PLAN (LEVEL 1 & 2)		
3 EXISTING FLOOR PLAN		
4 FOUNDATION PLAN		
5 FRONT AND RIGHT EXTERIOR ELEVATIONS		
6 REAR AND LEFT ELEVATIONS		
7 ROOF PLAN		
8 GROUPED TYPICALS		

GENERAL NOTES:

THE BUILDER SHALL VERIFY THAT SITE CONDITIONS ARE CONSISTENT WITH THESE PLANS BEFORE STARTING WORK. WORK NOT SPECIFICALLY DETAILED SHALL BE CONSTRUCTED TO THE SAME QUALITY AS SIMILAR WORK THAT IS DETAILED. ALL WORK SHALL BE DONE IN ACCORDANCE WITH INTERNATIONAL BUILDING CODES AND LOCAL CODES.

WRITTEN DIMENSIONS AND SPECIFIC NOTES SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS. DIMENSIONS SHALL BE TAKEN FROM THE FINISHED SURFACE UNLESS OTHERWISE SPECIFIED. DIMENSIONS ARE FOUND IN THE PLANS OR NOTES. ON IF A QUESTION ARISES OVER THE CLARIFICATION OF SITE CONDITIONS ARE ENCOUNTERED THAT ARE DIFFERENT THAN SHOWN, IF THE CONTRACTOR HAS ANY QUESTIONS, THEY SHALL VERIFY AND BE RESPONSIBLE SHALL DIMENSIONS (INCLUDING ROUGH OPENINGS).

PLEASE SEE ADDITIONAL NOTES CALLED OUT ON OTHER SHEETS.

BUILDING PERFORMANCE:

RIGHT USES REGULATIONS SHALL COMPLY WITH THE REQUIREMENTS OF REGIONAL AND LOCAL HEALTH DEPARTMENTS, STATE AND FEDERAL FIRE DEPARTMENTS, ENERGY CODES AND GARAGE AREAS NOT INCLUDED IN LIVING AREA. ALL EXHAUST FANS TO BE VENTED DIRECTLY TO THE EXTERIOR. ALL PENETRATIONS OF THE BUILDING ENVELOPE SHALL BE SEALED WITH CAULK ON CON.

STRUCTURAL ENGINEER (IF REQUIRED): _____

DESIGNER: _____

BUILDER: _____

HOMEOWNER & CONTRACTOR: TO VERIFY ALL DIMENSIONS, STRUCTURAL DETAILS, AND BUILDING CODES, AND GRADE REQUIREMENTS.

ALL RENDERINGS ARE FOR INSPIRATION PURPOSES ONLY AND ARE NOT GUARANTEED TO LOOK LIKE THE FINAL DESIGN

To the best of my knowledge these plans are drawn to comply with owner's and/or builder's specifications and any changes made on them after prints are made will be done at the owner's and/or builder's expense and responsibility. The contractor shall verify all dimensions and enclosed drawing. JDYE DESIGNS, LLC, is not liable for errors once construction has begun. While every effort has been made in the preparation of this plan to avoid mistakes, the maker can not guarantee against human error. The contractor of the job must check all dimensions and other details prior to construction and be solely responsible thereafter.



Jessica Dye
P.O. Box 1974, Abingdon, VA 24212
(276)911-4082
jdyledesigns@outlook.com

COVER

FOSTER PROJECT
1236 WATAUGA STREET
KINGSPORT, TN

DATE:

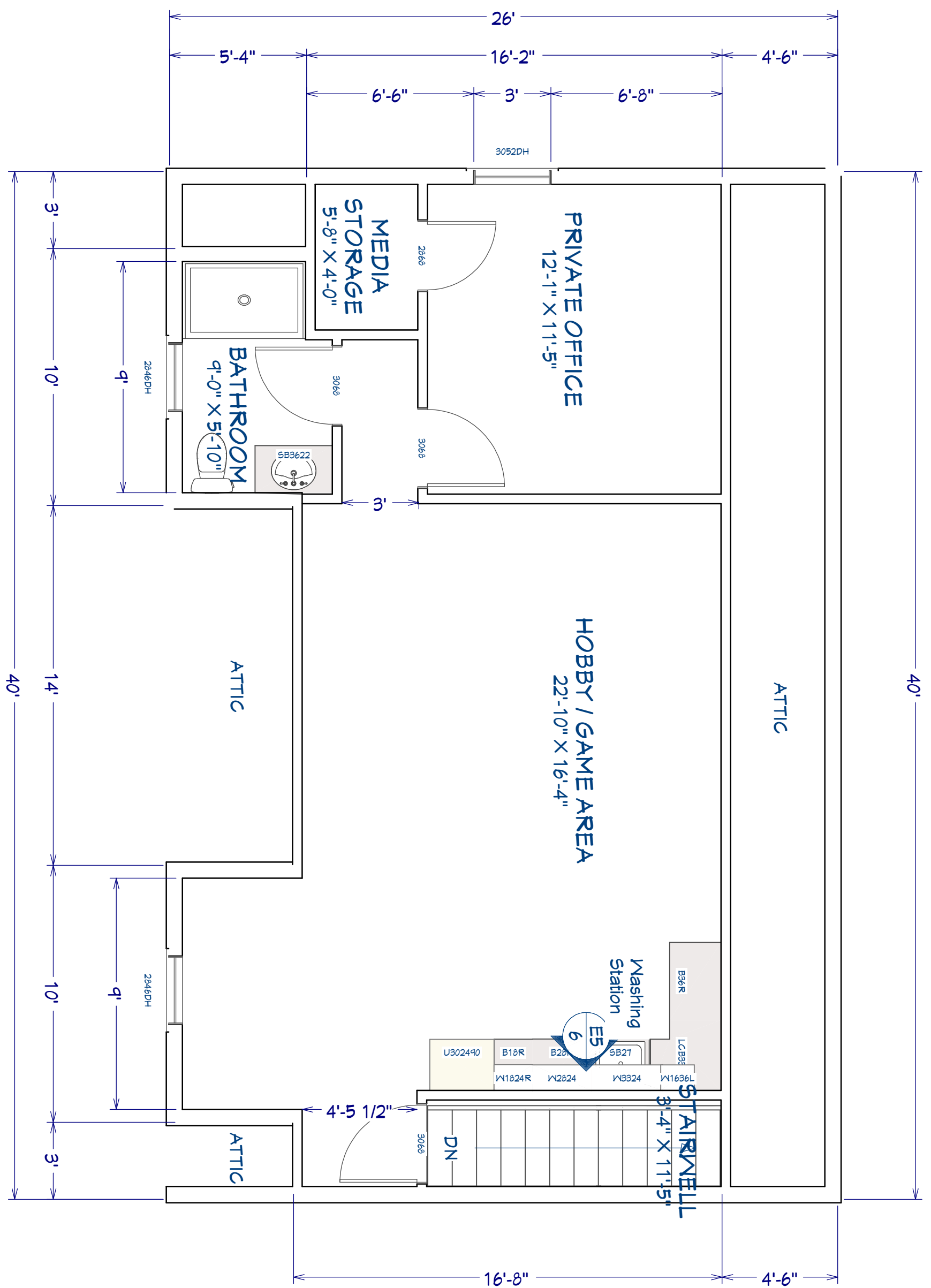
08/20/2024

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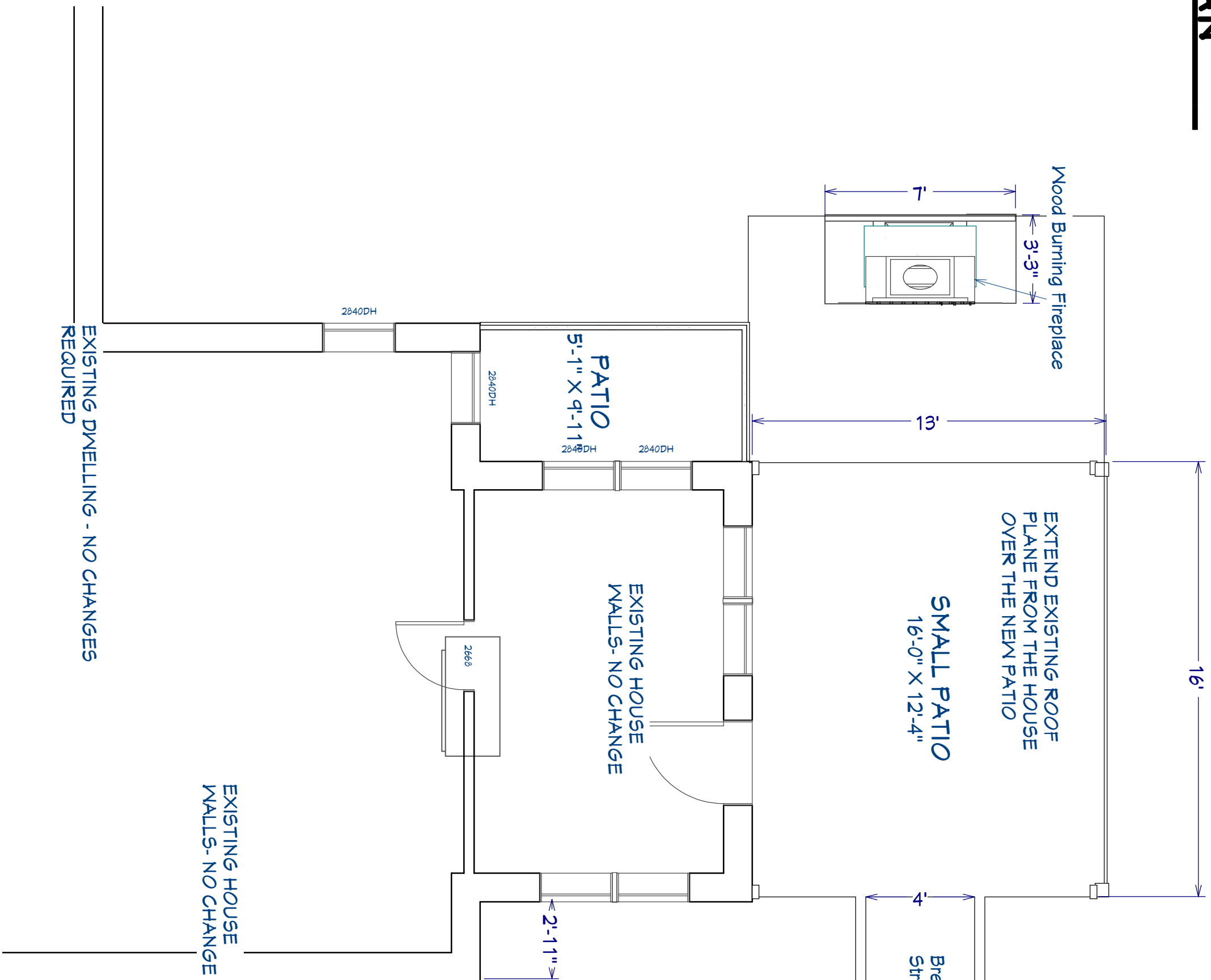
1/4" = 1'

SHEET:

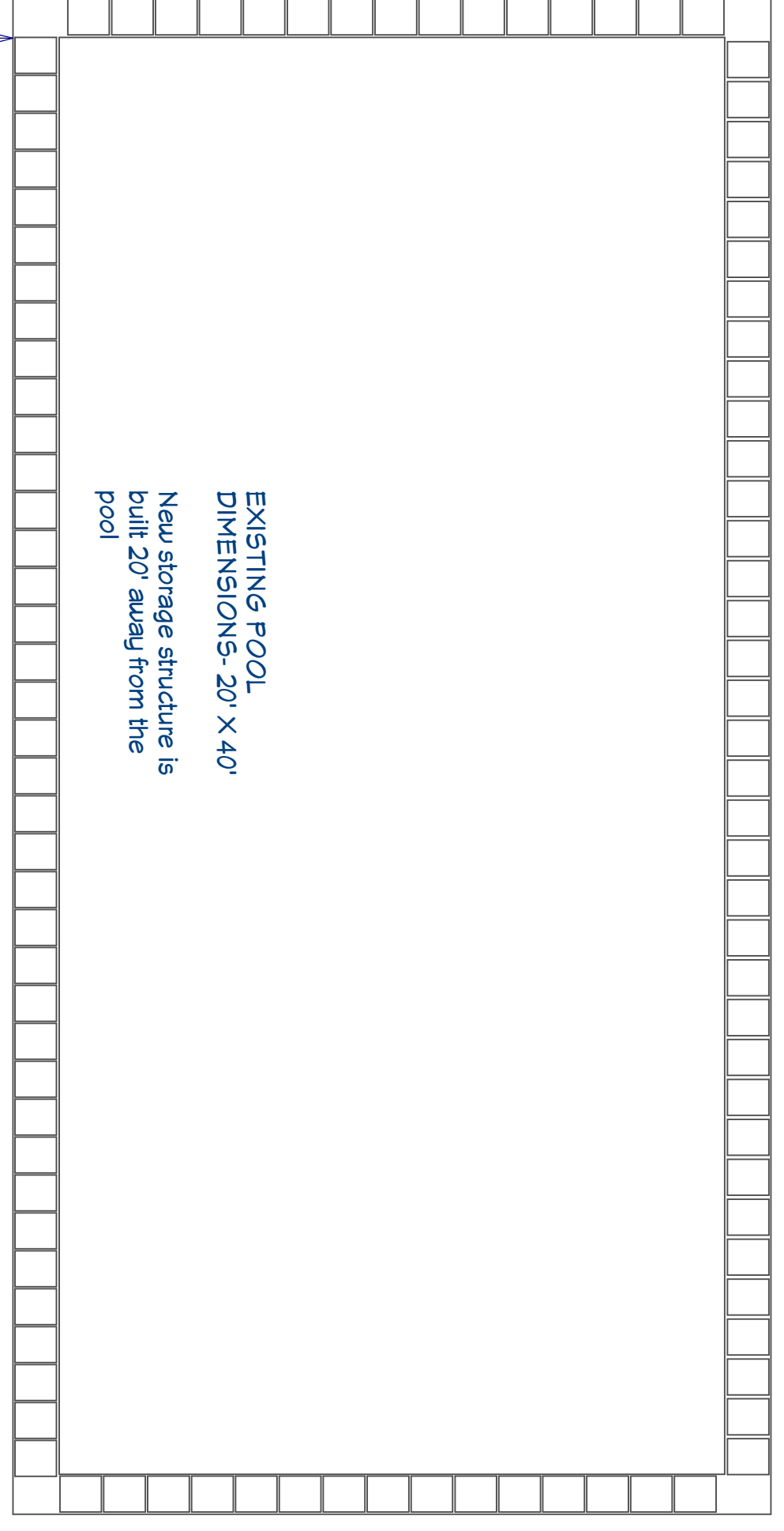
1



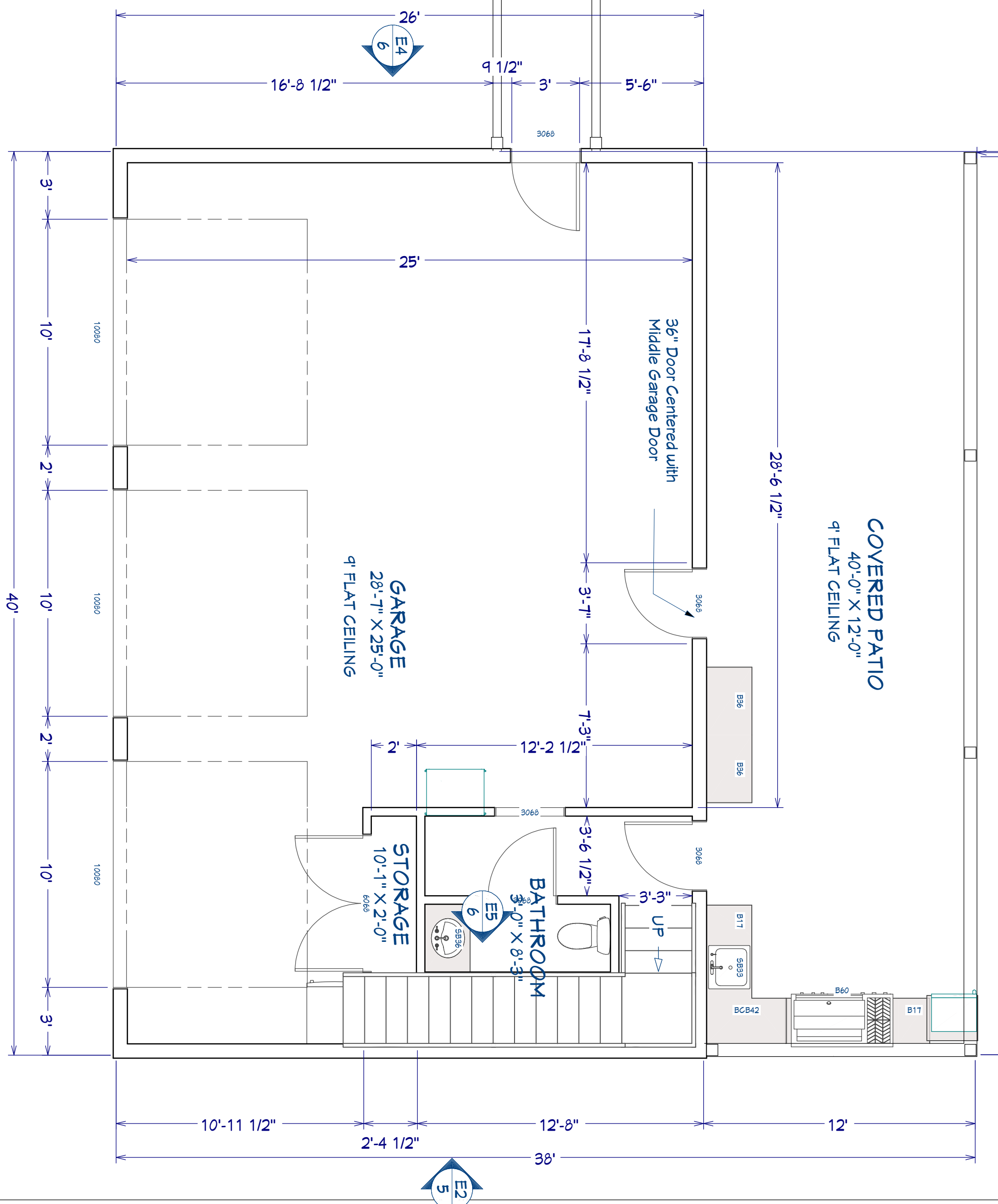
LEVEL 2: FLOOR PLAN
SCALE: 1/4" = 1'



EXISTING POOL WILL BE 8'
FROM THE COVERED
PATIO RAILING



COVERED PATIO
40'-0" X 12'-0"
9" FLAT CEILING



GARAGE FLOOR PLAN
SCALE: 1/4" = 1'

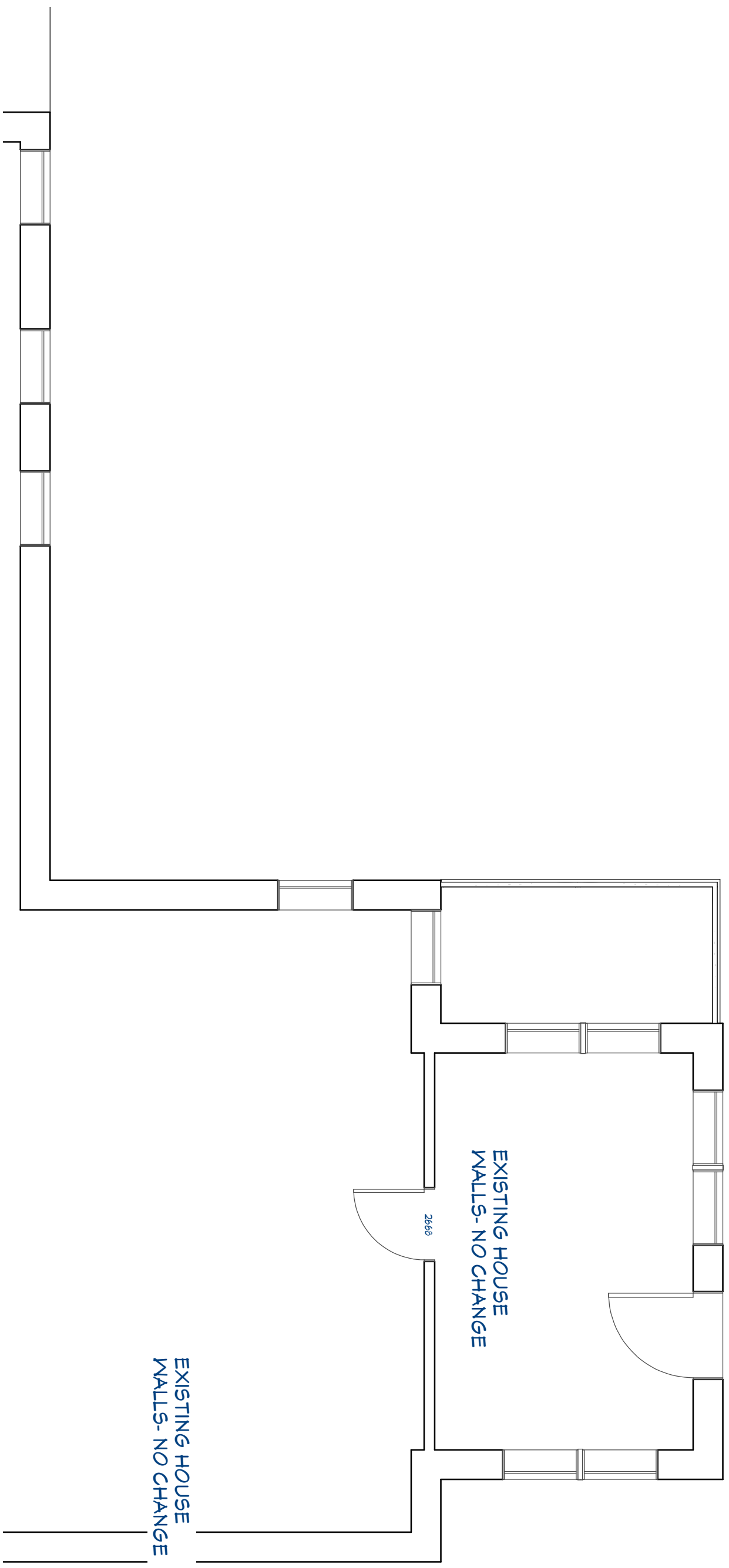


Jessica Dye
P.O. Box 1974, Abingdon, VA 24212
(276)971-4082
jdyledesigns@outlook.com

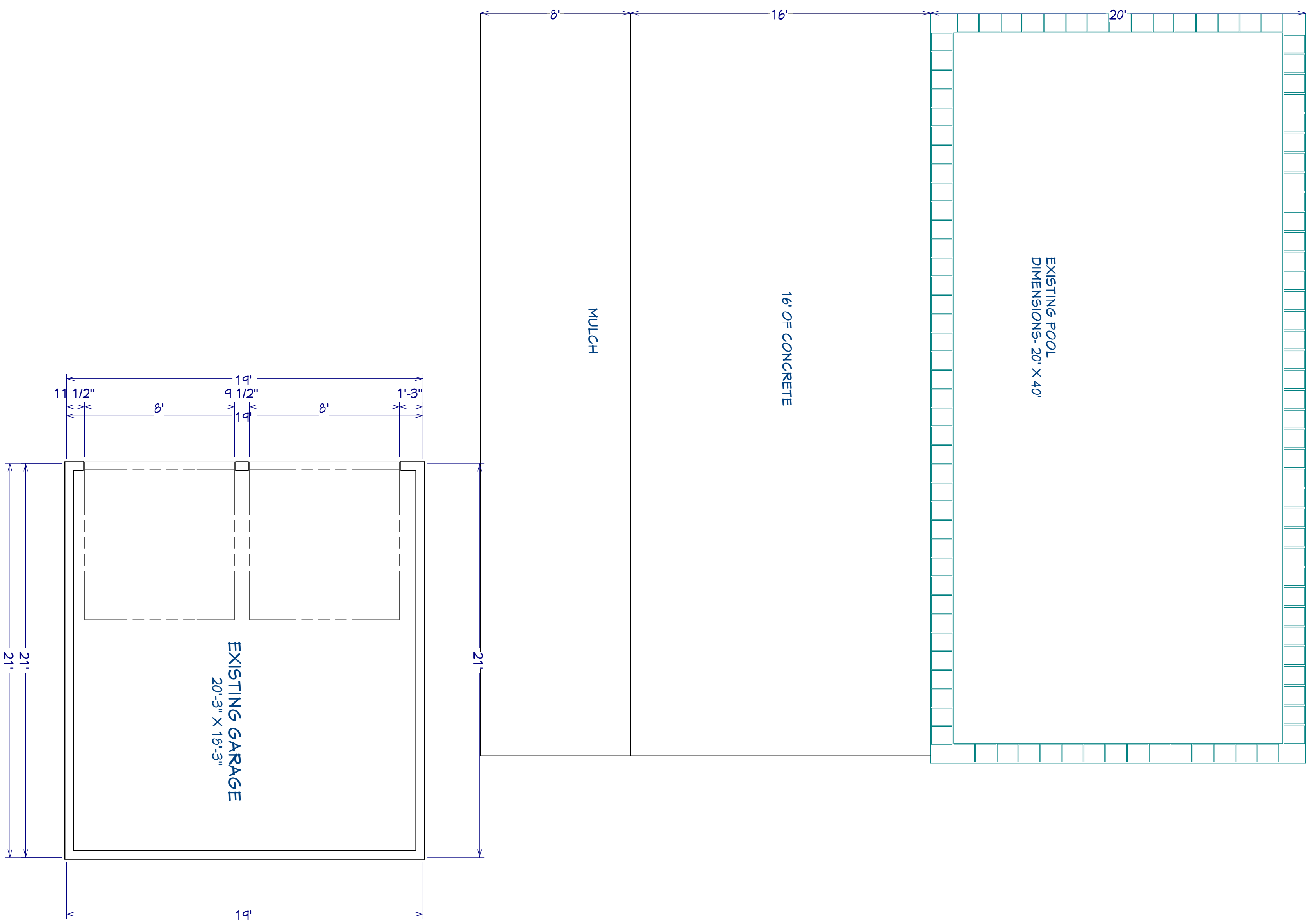
PROPOSED FLOOR PLAN

FOSTER PROJECT
1236 WATAUGA STREET
KINGSPORT, TN

DATE:	08/20/2024
SCALE:	1/4" = 1'
SHEET:	2



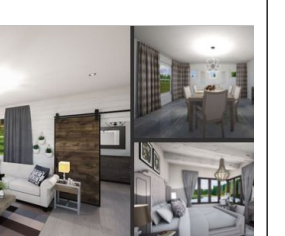
EXISTING FLOOR PLAN
SCALE: 1/4" = 1'



EXISTING FLOOR PLAN

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KINGSPORT, TN

Jessica Dye
 P.O. Box 1974, Abingdon, VA 24212
 (276)911-4082
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DATE:

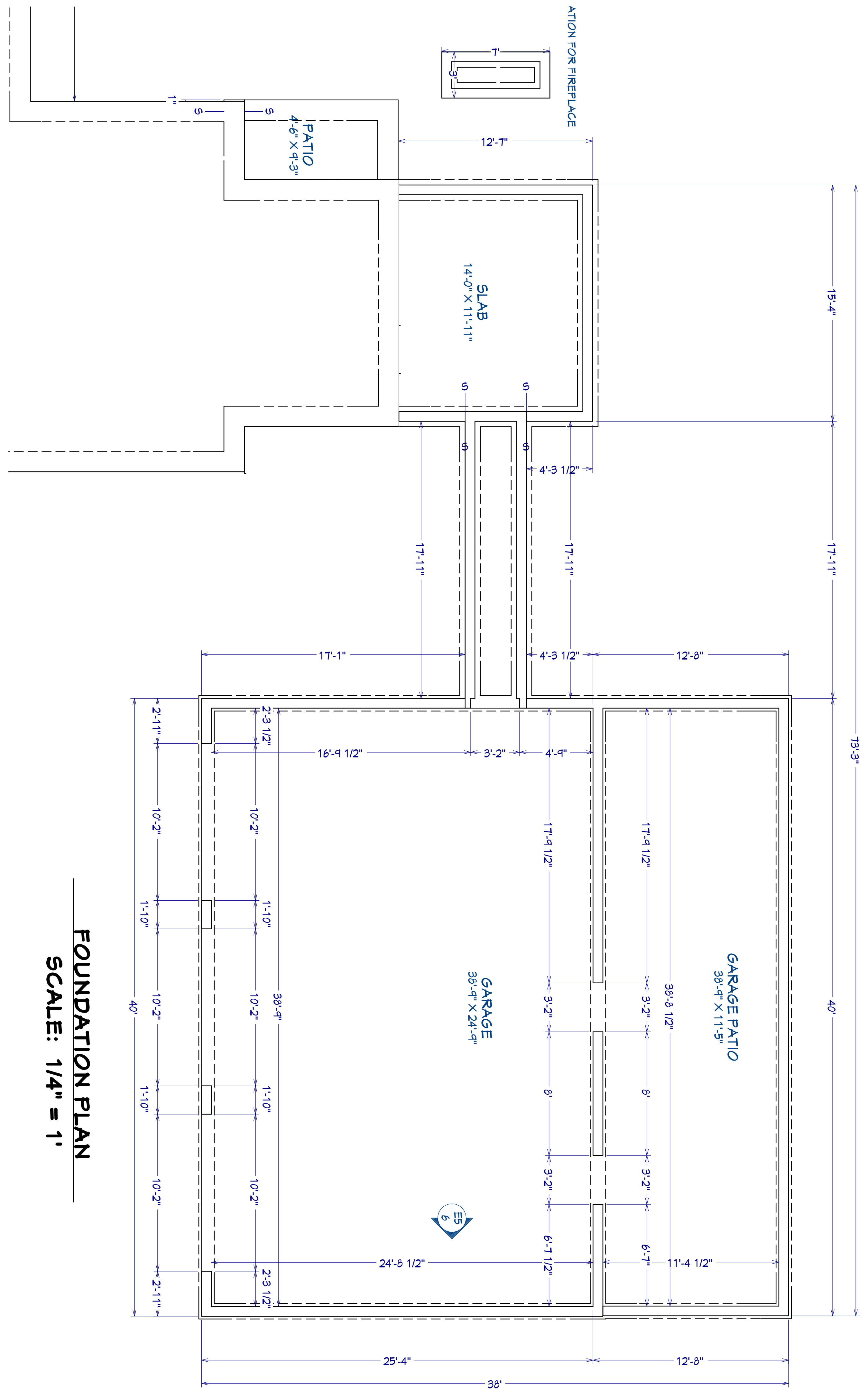
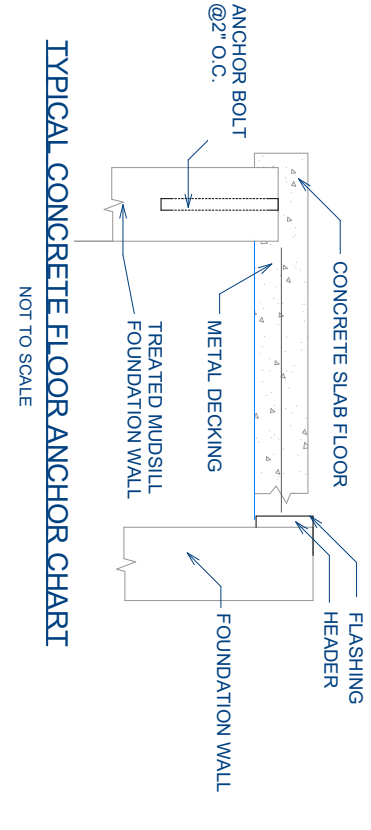
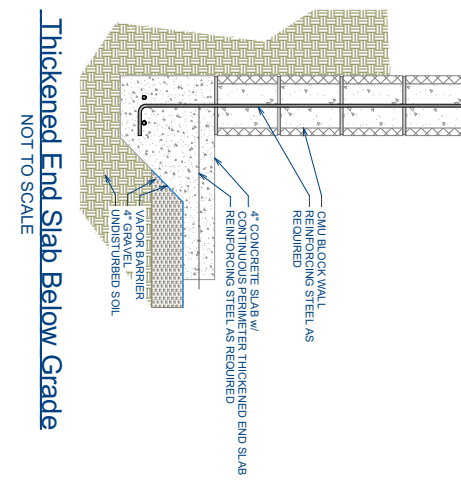
08/20/2024

SCALE:

1/4" = 1'

SHEET:

3



Jessica Dye
P.O. Box 1974, Abingdon, VA 24212
(276)911-4082
jdyledesigns@outlook.com

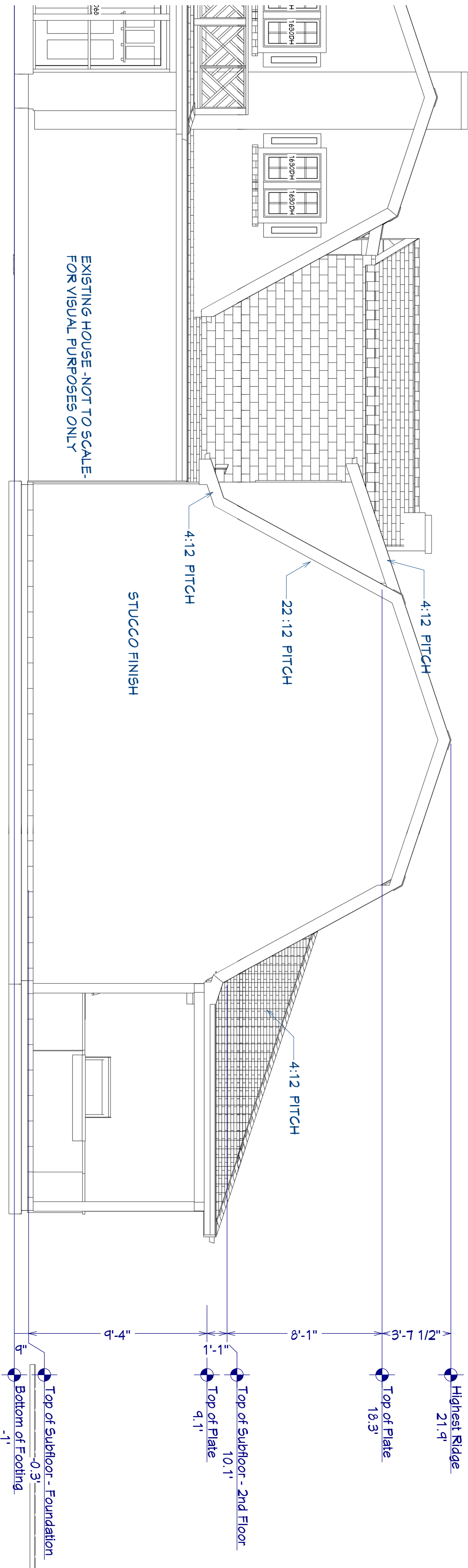
FOUNDATION PLAN

FOSTER PROJECT
1236 WATAUGA STREET
KINGSPORT, TN

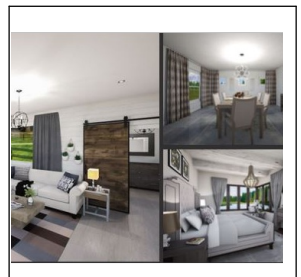
DATE:
08/20/2024
SCALE:
1/4" = 1'
SHEET:
4



FRONT ELEVATION
SCALE: 1/4" = 1'



RIGHT ELEVATION
SCALE: 1/4" = 1'



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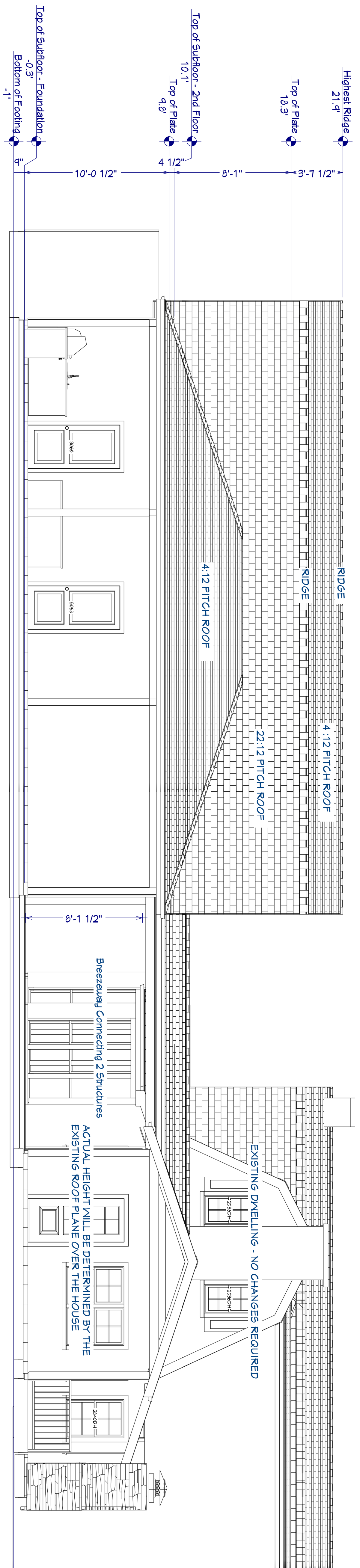
FRONT AND RIGHT ELEVATION

FOSTER PROJECT
1236 WATAUGA STREET
KINGSPORT, TN

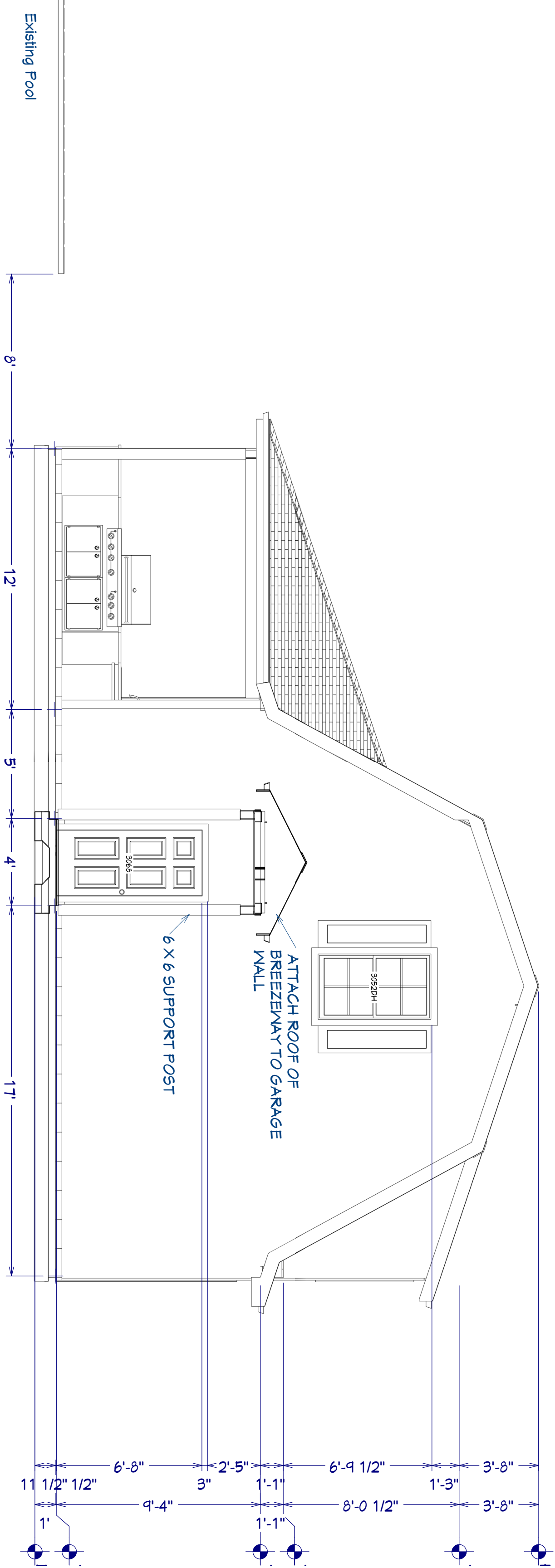
DATE:
08/20/2024

SCALE:
1/4" = 1'

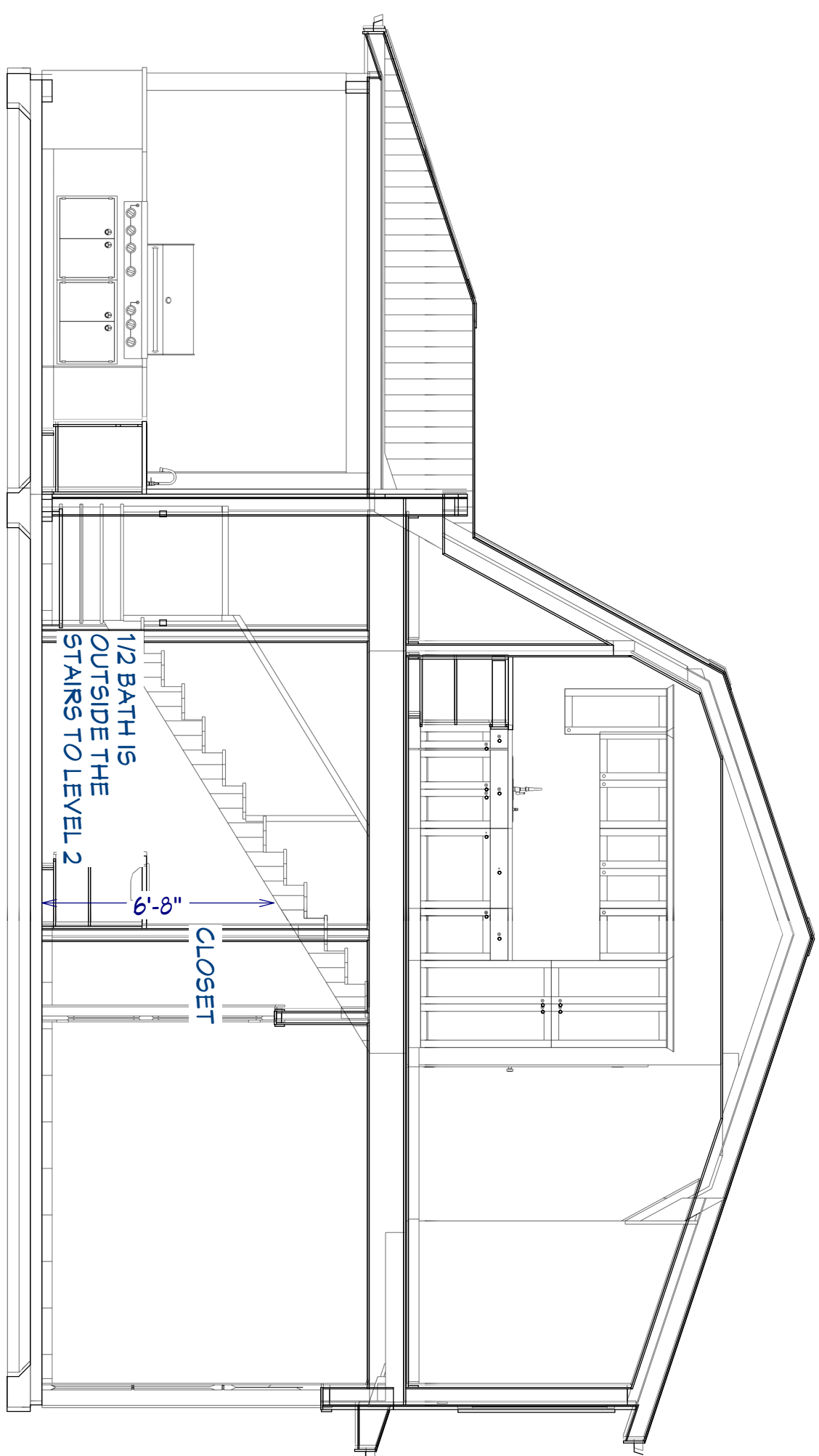
SHEET:
4



REAR ELEVATION
SCALE: 1/4" = 1'



LEFT ELEVATION
SCALE: 1/4" = 1'

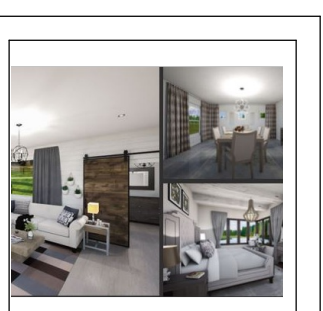


CROSS-SECTION ELEVATION
SCALE: 1/4" = 1'

FOSTER PROJECT
 1236 WATAUGA STREET
 KINGSFORT, TN

**REAR, LEFT AND
 CROSS-SECTION
 ELEVATIONS**

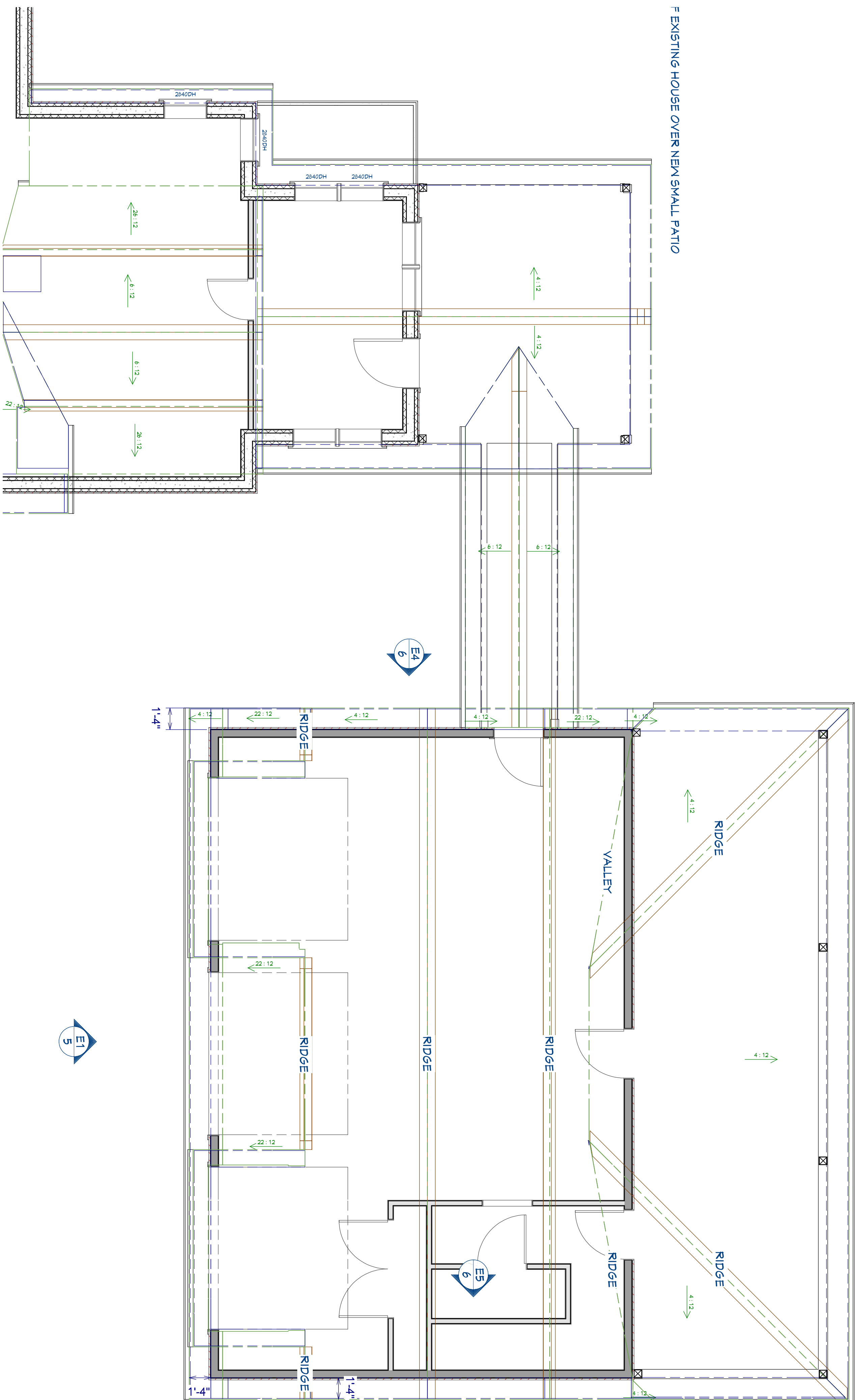
Jessica Dye
 P.O. Box 1974, Abingdon, VA 24212
 (276)911-4082
 jdyledesigns@outlook.com



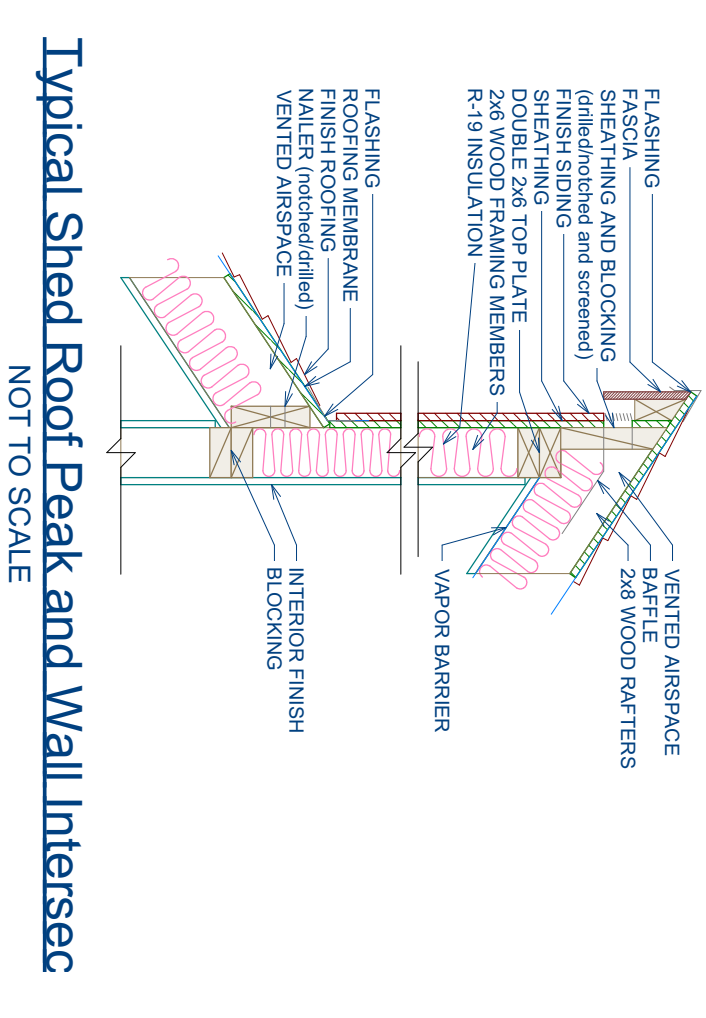
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 08/20/2024

SCALE:
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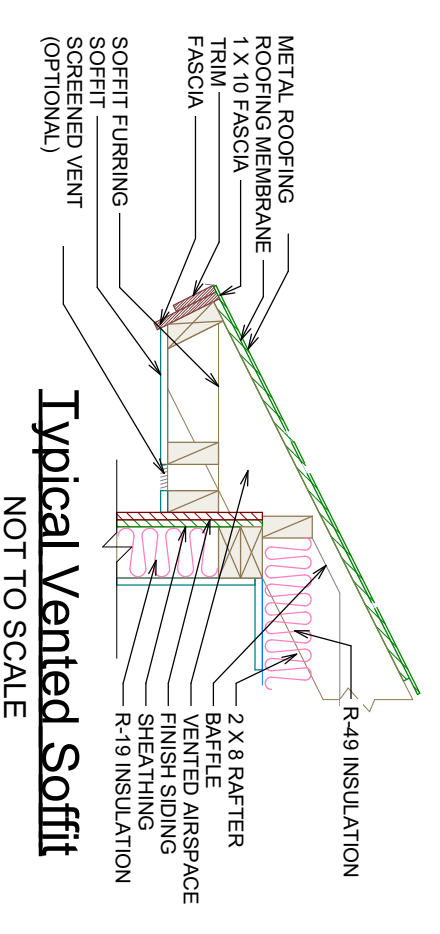
SHEET:
 6



ROOF PLAN
SCALE: 1/4" = 1'



Typical Shed Roof Peak and Wall Intersec
NOT TO SCALE



Typical Vented Soffit
NOT TO SCALE



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ROOF PLAN

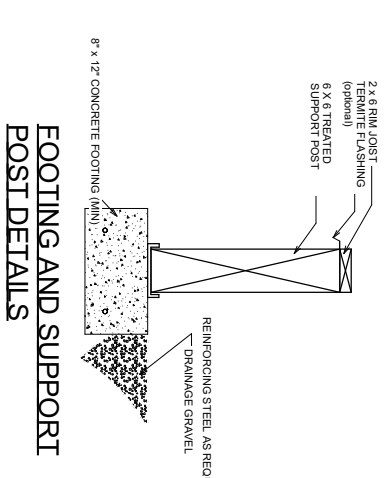
FOSTER PROJECT
1236 WATAUGA STREET
KINGSPORT, TN

DATE: 08/20/2024
SCALE: 1/4" = 1'
SHEET: 7

ROOF FRAMING / TRUSS NOTES. (IF TRUSSES ARE USED IN THE PROJECT)

TRUSS DRAWING IS FOR ILLUSTRATION ONLY. ALL TRUSSES SHALL BE INSTALLED & BRACED TO MANUFACTURERS DRAWINGS & SPECIFICATIONS.
 ALL TRUSSES SHALL CARRY MANUFACTURERS STAMP.
 ALL TRUSSES WILL NOT BE FIELD ALTERED WITHOUT PRIOR BUILDING DEPT. APPROVAL OF ENGINEERING CALCULATIONS.
 ALL TRUSSES SHALL HAVE DESIGN DETAILS & DRAWINGS ON SITE FOR FRAMING INSPECTION.
 ALL CONNECTIONS OF RAFTERS, JACK OR HIP TRUSSES TO MAIN GIRDER TO BE PROVIDED BY TRUSS MANUFACTURER.
 ALL ROOF FRAMING 24" O.C.
 ALL OVERHANGS 16"

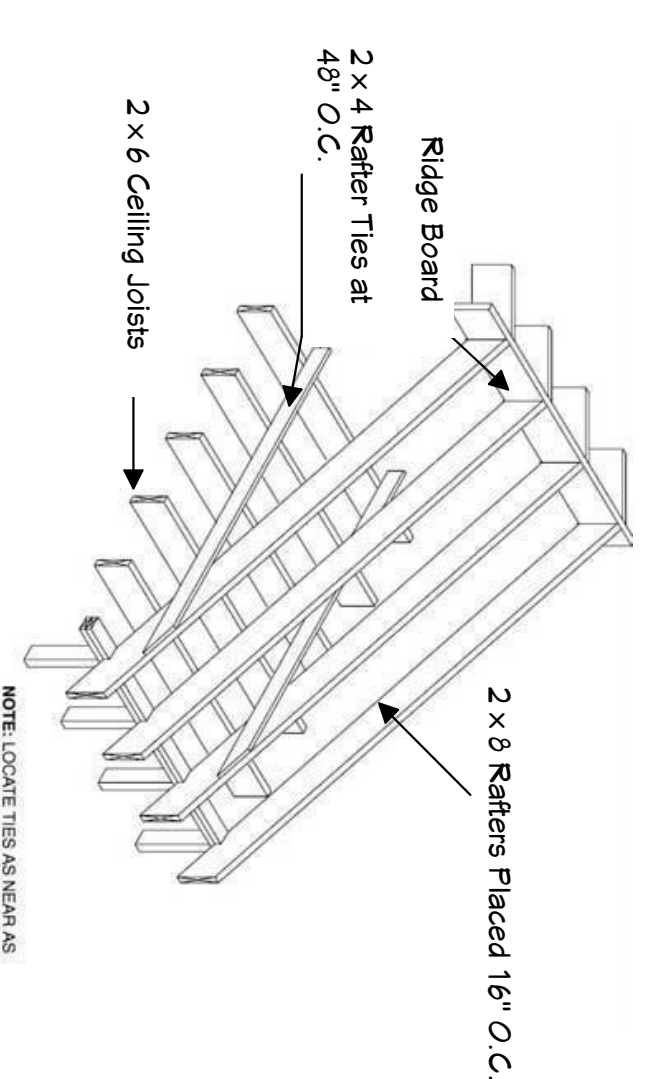
ROOF & FLOOR TRUSS MANUFACTURER:



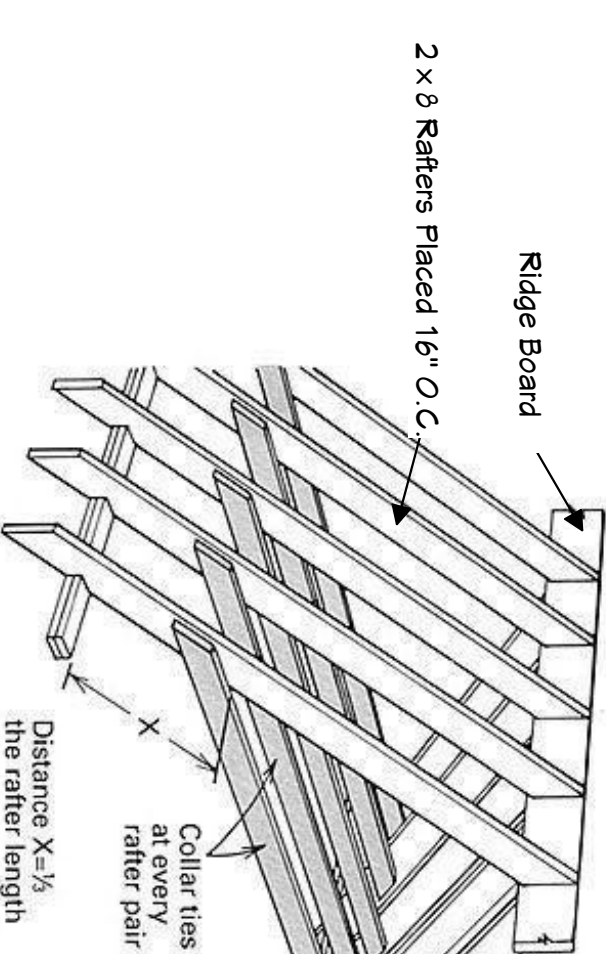
WALL FRAMING NOTES:
 ALL EXTERIOR WALLS ARE 2 X 6 STUDS @ 16" O.C.
 ALL INTERIOR WALLS ARE 2 X 4 STUDS @ 16" O.C.
 6X6 TREATED SUPPORT POSTS ON THE OUTSIDE WALLS OF BOTH PORCHES, CUT TO SIZE AND FASTENED WITH SIMPSON BRACKETS AND FASTENED WITH CODE APPROVED ANCHORS.

FRAMING NOTES:

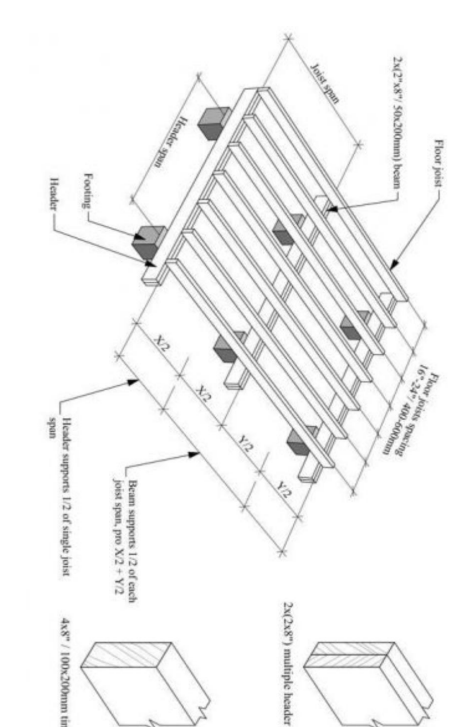
PROVIDE POSITIVE VENTILATION AT EACH END OF EACH RAFTER SPACE AT VAULTED CEILING AREAS.
 PROVIDE FIRE BLOCKING, DRAFT STOPS AND FIRE STOPS AS PER IBC SEC. R502.12. (IF CODE REQUIRES).
 PROVIDE POSITIVE CONNECTIONS AT EACH END OF ALL POSTS AND COLUMNS TO RESIST LATERAL DISPLACEMENT.



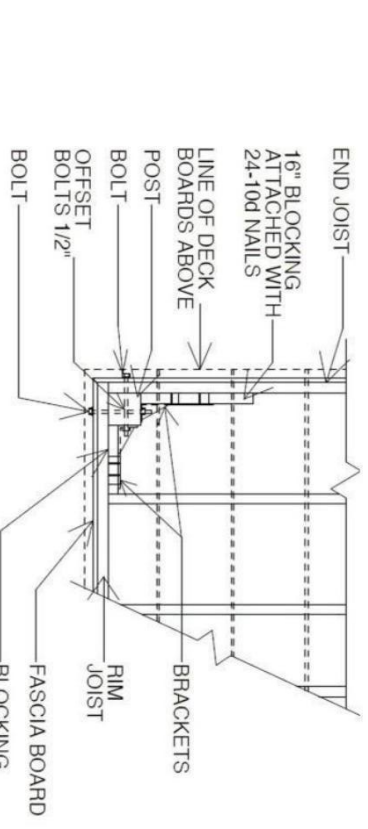
TYPICAL ROOF FRAMING SECTION (FLAT CEILING)



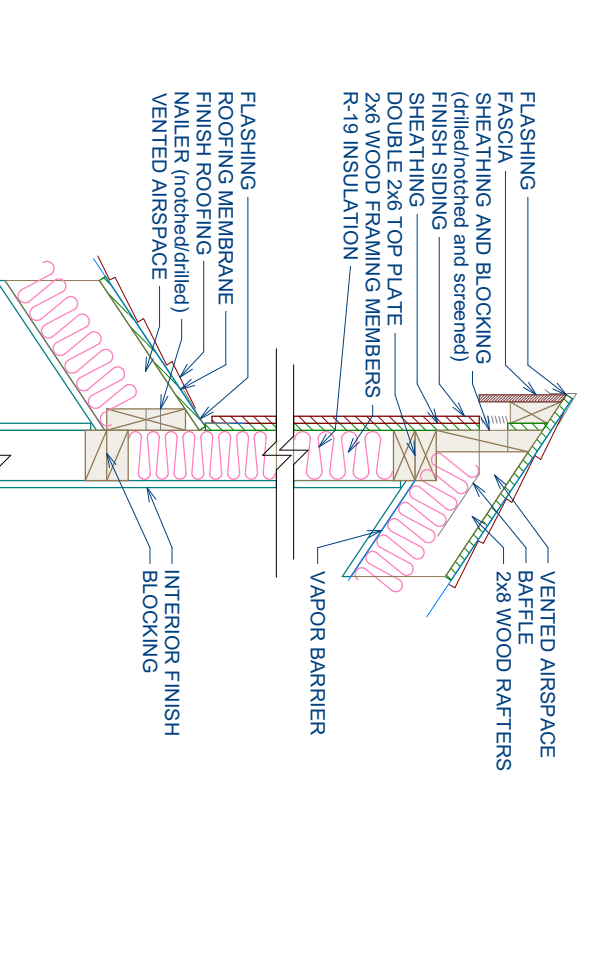
TYPICAL ROOF FRAMING SECTION (VAULTED CEILING)



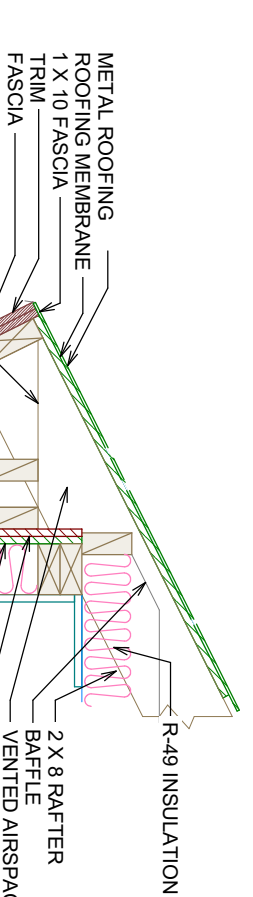
TYPICAL FLOOR FRAMING SYSTEM



CONNECTION OF RIM JOISTS



Typical Shed Roof Peak and Wall Intersec



Typical Vented Soffit

GENERAL NOTES AND SPECIFICATIONS

THE GENERAL CONTRACTOR SHALL FULLY COMPLY WITH THE 2018 IBC AND ALL ADDITIONAL STATE AND LOCAL CODE REQUIREMENTS.

WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. THE GENERAL CONTRACTOR SHALL VERIFY AND IS RESPONSIBLE FOR ALL DIMENSIONS (INCLUDING ROUGH OPENINGS) AND CONDITIONS ON THE JOB AND MUST NOTIFY THIS OFFICE OF ANY VARIATIONS FROM THESE DRAWINGS.

THIS OFFICE SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS AND METHODS, ACTS OR OMISSIONS OF THE CONTRACTOR OR ANY SUBCONTRACTORS, OR FAILURE OF ANY OF THEM TO CARRY OUT WORK IN ACCORDANCE WITH THE CONSTRUCTION DOCUMENTS.

THIS STRUCTURE SHALL BE ADEQUATELY BRACED FOR WIND LOADS UNTIL THE ROOF, FLOOR AND WALLS HAVE BEEN PERMANENTLY FRAMED TOGETHER AND SHEATHED.

INSTALL WATERPROOF GYPSUM BOARD AT ALL WATER SPLASH AREAS TO MINIMUM 70" ABOVE SHOWER DRAINS.

EXHAUST ALL VENTS AND FANS DIRECTLY TO OUTSIDE VIA METAL DUCTS. PROVIDE 90 CFM (MIN) FANS TO PROVIDE 5 AIR CHANGES PER HOUR IN BATHS CONTAINING TUB AND / OR SHOWER AND IN LAUNDRY ROOMS.

ALL RECESSED LIGHTS IN INSULATED CEILINGS TO HAVE THE I.C. LABEL.

PROVIDE SOLID BLOCKING UNDER ALL BEARING WALLS PERPENDICULAR TO JOISTS AND OTHER BEARING POINTS NOT OTHERWISE PROVIDED WITH SUPPORT.

TYPICAL FOUNDATION NOTES:

SLOPE CRAWL SPACE TO DRAIN. MAXIMUM SLOPE IS 2 HORIZ. 1 VERT. BETWEEN FOOTINGS AT DIFFERENT ELEVATIONS.

ALL FOOTINGS TO REST ON CLEAN, FIRM UNDISTURBED SOIL. STEP FOOTINGS A REQUIRED TO MAINTAIN REQUIRED DEPTH BELOW FINISH GRADES.

CONCRETE STRENGTH: 3,000 PSI AT 28 DAYS FOR ALL SLABS. (FOUNDATION DESIGN BASED ON 2,500 PSI). 3,000 PSI AT 28 DAYS FOR ALL OTHER CONDITION. MAXIMUM SLUMP: 4"

USE ASTM A-615 GRADE 80 DEFORMED REINFORCING BARS UNLESS NOTED OTHERWISE

CONCRETE EXPANSION ANCHORS SHALL BE SIMPSON WEDGE-ALL STUD ANCHORS, OR ENGINEER APPROVED EQUAL. EPOXY TO BE SIMPSON "SET" ADHESIVE OR APPROVED EQUAL.

INFILTRATION, ALL OPENINGS IN THE EXT. BLDG. ENVELOPE SHALL BE SEALED AGAINST AIR INFILTRATION. THE FOLLOWING AREAS MUST BE SEALED

- * JOINTS AROUND WINDOW AND DOOR FRAMES
- * JOINTS BETWEEN WALL CANTY AND WINDOW/DR. FRAME
- * JOINTS BETWEEN WALL AND FOUNDATION
- * JOINTS BETWEEN WALL PANELS
- * UTILITY PENETRATIONS THROUGH EXTERIOR WALLS

THE FOUNDATION NOTES ARE SUBJECT TO CHANGE BASED ON STATE AND LOCAL BUILDING CODES.

Jessica Dye
 P.O. Box 1974, Abingdon, VA 24212
 (276)911-4082
 jdyledesigns@outlook.com

FOSTER PROJECT
 1236 WATAUGA STREET
 KINGSPORT, TN

GROUPED TYPICALS

DATE: 08/20/2024

SCALE: 1/4" = 1'

SHEET: 8

Kingsport Historic Zoning Commission

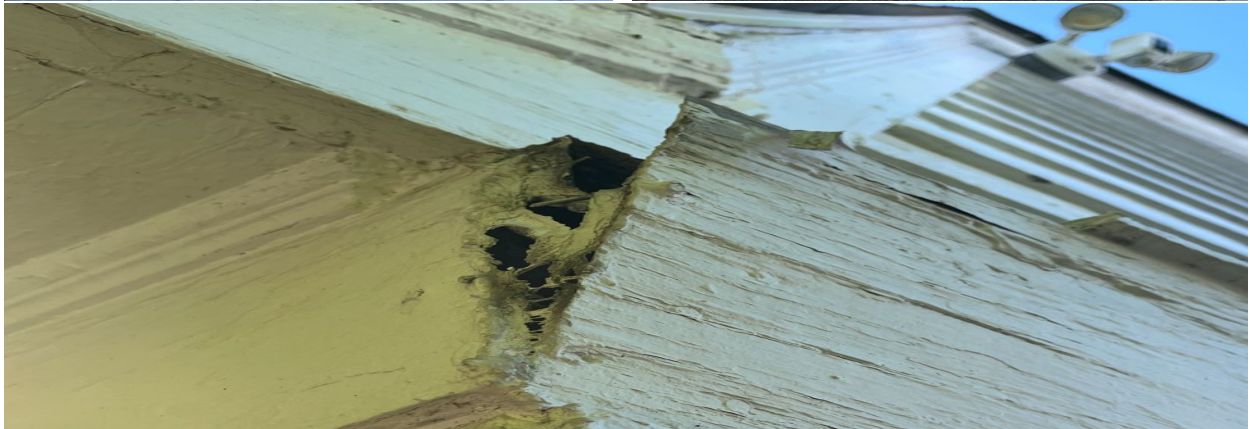
Project Number: HISTRC24-0228

Site Visit Photos:

Current Photo of the Garage



Areas of the garage exhibiting wear, aging, and potential concerns



Kingsport Historic Zoning Commission

Project Number: HISTRC24-0228

Site Visit Photos (cont.):

Area to the east of the property, viewed from the driveway while facing the neighboring side that requires a BZA variance.



Kingsport Historic Zoning Commission

Project Number: HISTRC24-0228

Site Visit Photos (cont.):

Proposed breezeway area as viewed from the driveway, facing southwest.



Proposed area for the new addition, viewed from the driveway facing south toward Watauga Street.

