

Kingsport Historic Zoning Commission

Project Number: HISTRC24-0232

Property Information			
Address	217 Hammond Ave		
Tax Map, Group, Parcel	045H M 005.00		
Civil District	11 th		
Overlay District	Park Hill		
Land Use Plan Designation	Single Family		
Acres	+/- 0.12		
Existing Use	Single Family	Existing Zoning	R-2
Proposed Use	No Change	Proposed Zoning	No change
Owner Information			
Name: Melanie & Danny Hutchins Address: 217 Hammond Ave City: Kingsport State: TN Zip Code: 37660 Email: melrosln@icould.com or danhl8@charter.net Phone Number: 423-737-1069 Representative: Melanie Hutchins		Request: Screened-in back porch measuring 18x30, designed as a deck-home addition above a living space.	
Points for Consideration			
<p>Request: The property owner is proposing to build a screened in back porch area dimensions of 18x30 and 9 feet tall on her existing deck overtop of an existing living space.</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 dwelling. The addition should blend with the original design and not obscure or conceal the historic dwelling or its primary features. New additions should be located on rear or side elevations where not visible from the street. It should blend well without duplicating the original form, material, style, wall plane, or roofline. Keep deck designs simple in appearance, if visible from the street, ensure the deck will have square balusters set no more than three inches apart and no more than two inches in width and dept.</p> <p>Staff recommends: Against the approval, based on several proposed items that do not comply with the historic guidelines. The guidelines specify that Stewart House Brown must be used for board and batten in the Park Hill Historic District. Additionally, Chapter 6 Section 1.2 states design the addition in a manner compatible with the historic character of the original building, as well as of surrounding buildings in the district. Also, in Chapter 6 Section 1.4 states that the decks on rear elevations or in other locations that are out of the view from the street.</p>			
Planning Tech:	Lori Pyatte	Date:	10/29/2024
Historic Zoning Commission Action		Meeting Date:	11/12/2024
Approval:			
Denial:		Reason for Denial:	
Deferred:		Reason for Deferral:	

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.

Historic Guidelines:

Roofs:

10.0 ROOFS

Policy:

The form, materials, and pitch of a roof help to define a dwelling’s architectural style and building footprint. Do not alter a historic roof shape, and preserve and maintain original roof materials such as pressed metal or wood shingles. Locate modern features on the rear roofline.

DESIGN GUIDELINES FOR ROOFS

10.1 Retain historic roof shapes and features.

Preserve roofs in their original size, shape, and pitch, with original features (such as cresting, finials, etc.). Retain and preserve roof features such as parapets, cornices, and chimney flues.

10.2 Do not introduce new roof elements that are not in keeping with the building’s historic character.

Modern installations such as skylights, solar panels, decks, balconies, and satellite dishes should not be visible from the street or obstruct or obscure original features. Installation of these features at rear roof lines may be appropriate.

10.3 Roof maintenance is essential to preservation of the dwelling.

Clean, maintain, and repair leaking roofs, gutters, and downspouts. Proper ventilation prevents condensation, which promotes decay. Anchor roofing materials solidly to prevent wind and water damage. Check seams of metal roofs and keep metal surfaces painted.

10.4 Replacement of an entire roof may be appropriate if demonstrated to be beyond repair.

If historic roof materials are demonstrated to not be repairable, select substitute materials in keeping with the historic character of the building and the district. Match original materials as closely as possible. New metal roofs should match the original in crimping design and seam spacing. Today metal roofs come in an array of colors. Choose a roof color that comes from the existing two- or-three-hue paint color palette of the building.

10.5 New roof materials may be metal, slate or asphalt.

When re-roofing dwellings in the historic districts, roof may be of metal (low-profile strong back, corrugated, V-crimp), slate, or asphalt composition shingles. Roof pitch shall be 8:12 minimum unless the original historic pitch of the house is evident.

10.5 Install and maintain gutters, downspouts, and splash blocks.

Retain existing boxed or built-in gutters and keep them cleared of debris and in good working order. Repair deteriorated or damaged gutters.

Historic Guidelines:

Colors:

7.0 PAINT

Policy:

Exterior paint colors for historic buildings are generally not subject to Commission review. Exceptions are the traditional paint colors in the White City and Park Hill Historic Districts. In White City, white paint is required for the exterior. In Park Hill the required colors are Glidden “Desert Floor” Semi-Gloss, or an identical color of another brand for the stucco and Glidden “Stewart House Brown” High Gloss, or an identical color for the trim and doors. Property owners in the other districts are encouraged to follow general recommendations based on historic precedent. Traditionally, bright, garish colors and jarring combinations are avoided. The use of paint colors appropriate to the style and date of the dwelling will highlight significant details and contribute to the overall character of a building and district.

DESIGN GUIDELINES FOR PAINT

7.1 Maintain a building’s original historic painted or unpainted appearance.

Paint has aesthetic and functional purposes, helping to convey a building’s style and protect materials from the elements. Maintain the painted exterior of historically painted buildings and features. Do not apply paint to masonry buildings that have not been previously painted, unless the surface is so deteriorated that paint would help strengthen the masonry.

7.2 Remove paint using non-abrasive methods, while protecting historic materials.

Appropriate non-abrasive methods for removing paint may include chemical cleaning, hand-scraping, or hand-sanding. Abrasive or high-pressure methods that will damage surfaces are inappropriate methods. Low-heat stripping with a heat gun or heat plate, with a temperature of less than 450 degrees, may be used for paint removal. This method softens paint layers by applying heat which then allows scraping.

7.3 Remove as little paint as possible.

Remove deteriorated paint only to the next sound layer. If paint is blistered to the bare surface level, remove all paint completely. Sand the surface, then apply primer and paint layers.

7.4 Use Appropriate Paint.

Oil-based or latex paint is compatible and will adhere to the previously painted surface. Do not use elastomeric paints that lack permeability and can trap moisture.

7.5 Follow traditional paint color palettes.

Paint colors should complement the style and period of the house and the overall streetscape. Select a color scheme of no more than three hues. Use the same color for all trim including horizontal and vertical trim boards, porch columns, and window framing; a contrasting color for walls; and a darker color for doors, shutters, and window sashes.

Kingsport Historic Zoning Commission

Project Number: HISTRC24-0232

Aerial Perspective:



HISTORIC ZONING COMMISSION APPLICATION



APPLICANT INFORMATION:

Last Name Hutchins First Melanie & Danny M.I. _____ Date 10/4/24
Street Address 217 Hammond Avenue Apartment/Unit # _____
City Kingsport State TN ZIP 37660
Phone 423-737-1069 E-mail Address melrose1n@icloud.com
danh18@charter.net

PROPERTY INFORMATION:

Tax Map Information Tax map: _____ Group: _____ Parcel: _____ Lot: _____
Street Address 217 Hammond Avenue Apartment/Unit # _____
Name of Historic Zone Park Hill
Current Use family home

REPRESENTATIVE INFORMATION:

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

REQUESTED ACTION:

Replacement of deteriorated screen porch in back of house. The historic character of home will be maintained and was grandfathered in. Additions to back of home were added in the 1960s.

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: Melanie Hutchins
Signed before me on this 14th day of October, 2024
a notary public for the State of Tennessee
County of Sullivan
Notary Lori L. Pyatte
My Commission Expires 11-21-2026

Date: 10/14/24



cont'

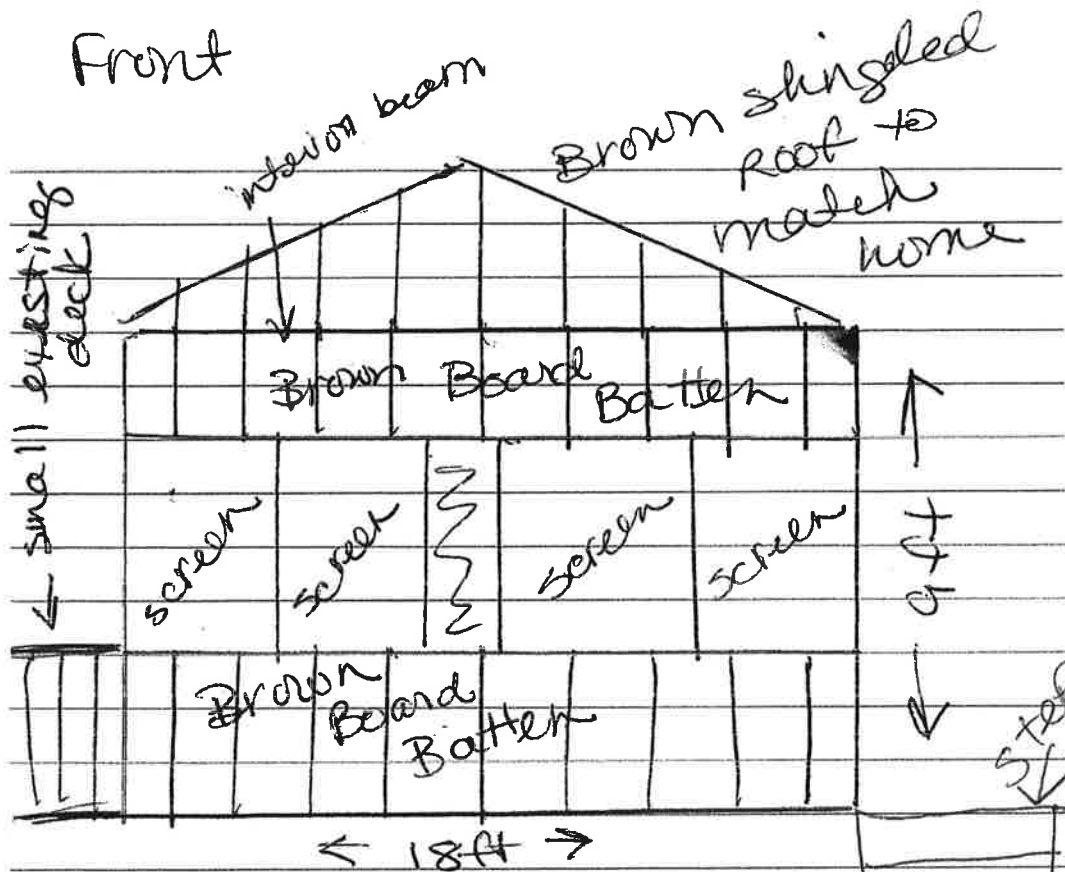
The porch is not visible from the street. The porch is located on the upper back deck that leads to the second floor of home. There is an existing privacy fence on the left side of deck. We were forced to replace this porch due to storms, wind and high heat causing deteriorating wood and leaking into the room beneath. Deck is covered in plastic at this time until roof can be replaced. The roof will follow the lines of historic original roof. All other back additions in our neighborhood have followed roof lines. Above and beneath the screen windows will be brown wooden board batten. There will also be 2 brown screen doors leading to each side of porch.

cont'

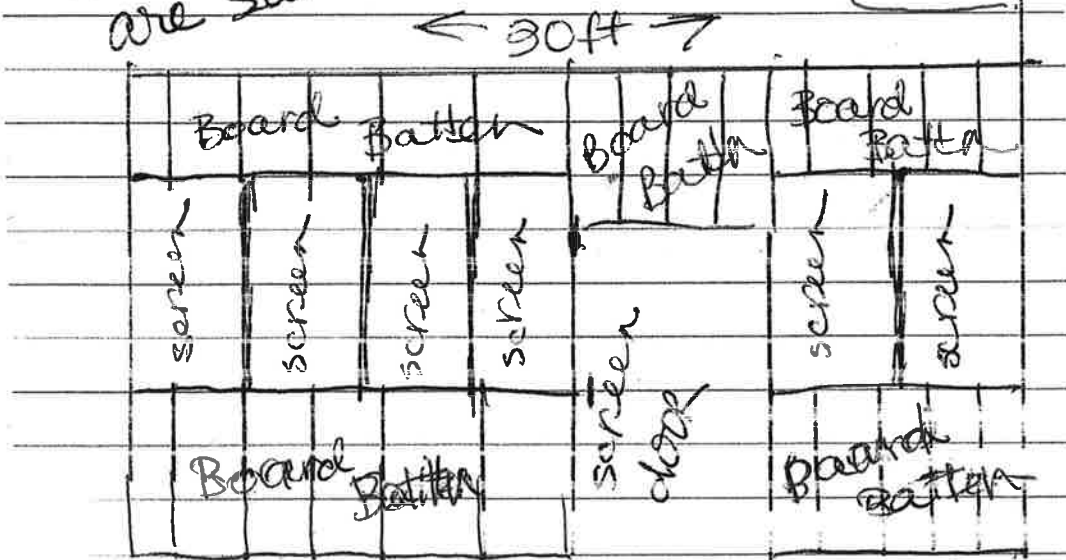
I have lived in Park Hill (the 50's) since 1956 and have always strived to maintain its enchanting beauty. We now own and pay taxes on three homes in Park Hill. One home located at 217 Hammond Ave formerly belonged to my mother. She was a snowbird after retirement in Florida for 15 yrs. I acquired the home in 2021 after her health declined and we brought her home. We are improving the home back to its original beauty. We are hoping to finish this project before winter arrives and would appreciate a speedy approval. Thank you for your consideration.

Fanny L. H. H.
Melanie H. H.

Front



sides are same



Kingsport Historic Zoning Commission

Project Number: HISTRC24-0232

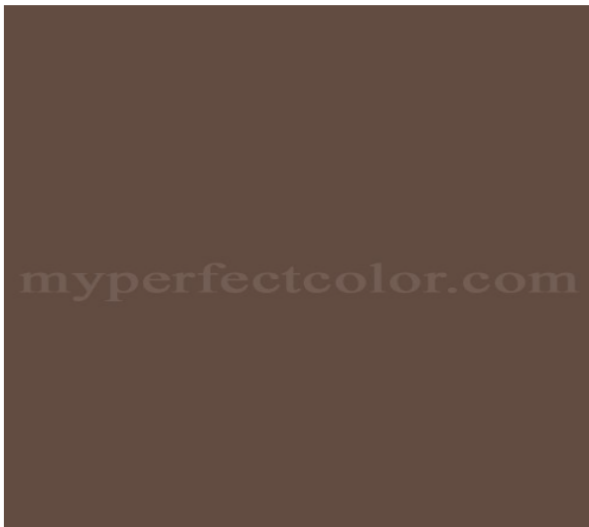
Color Examples:



RGB: 67 48 42 HEX: #43302A LRV: 3.48%

Park Hill Approved Color:

Stewart House Brown



RGB: 98 75 65 HEX: #624B41 LRV: 8.02%

Applicant Request:

Bahama Brown (PPG)

Example of color on a piece of wood:



Kingsport Historic Zoning Commission

Project Number: HISTRC24-0232

Roof Shingles:

Architerctural Roofing Shingles

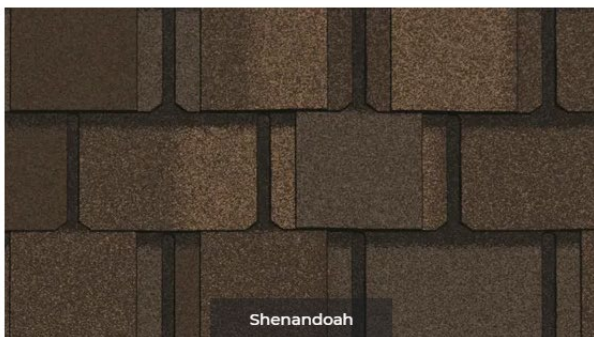
Color: Shenandoah

Example of roofing: These materials are leftover from the applicant's roof installation completed in 2023.



Information from Window World Website

When it comes to replicating the authentic appearance of natural slate, Belmont® truly hits the mark. This luxury shingle's layered construction and blended coloration - which includes rich hues and high-contrast shadow lines - emulate the classic slate roof look. Made from top-grade roofing asphalt that is reinforced with a strong fiberglass base mat, Belmont is built to endure, and comes backed by CertainTeed's industry-leading lifetime limited manufacturer warranty.



BELMONT®

MOST POPULAR COLORS



Colors may appear differently when installed.

Tim Hammond

Phifer 48" x 25'
BetterVue Screen
3027671 Home Depot

Screen Tight 3-1/2"
Brown Porch Screening
System Cap BRCA38
Home Depot

Board Batton siding

Brown Shingles

Felt Buster 1000sqft Synthetic
Roofing Underlayment Roll (2)

1/4" x 0.120-Gauge 15" Smooth
Shank Electro galvanized wire
w/attached coil Roofing nails (2)

PPG Paints

#9297
1009 N EASTMAN RD
KINGSPORT, TN 37664
423-245-5128
PAF9297@ppg.com
Sun: Closed
Mon-Fri: 7:00 AM - 5:00 PM
Sat: 8:00 AM - 2:00 PM

Customer FRIENDS & FAMILY
2213 HWY 31
STRONGSVILLE, OH 44136
Account # 305996420000
Phone 865-207-7134
Invoice # 929720000715
Time of Sale 05 Aug 2023 | 1:06 PM
Store Rep Skylar P.
Sales Rep OPB-SALES CLEVELAND

FLD822/05 - 00376945
FB FLD822 SOLID CLR DEEP BS B500

3 @ \$139.95 \$419.85

Item Subtotal	\$419.85
Discount/Fee Subtotal	\$419.85
Sales Tax	\$39.89
Total	\$459.74
Debit Card	\$459.74
Total Tendered	\$459.74
Pending Amount	\$0.00



Transaction Type Sale
Transaction Amount \$459.74
Card Brand ATM Debit
Card *****5307
Date 05 Aug 23
Time 1:06 PM
Method Insert
Authorization Code 001447

TERMS

Freight will be charged on orders, blinds, and wall covering books. Special merchandise in good condition is eligible for 75% refund w/ original invoice within 60 days. Tinted merchandise cannot be returned. Non-tinted merchandise in good condition may be returned w/ original invoice w/in 60 days. Qualifying returns will be made in the same form of payment as original purchase. PPG reserves the right to make large cash returns by check w/in 10 business days. A service fee will be charged on returned checks. PPG understands, and Buyer represents that the products sold will be used for commercial or home painting, and will not be used for Nuclear, Chemical or Biological weapons facilities or activities including painting any such items or facilities. Buyer agrees to notify PPG immediately if Buyer becomes aware of any change in the end use of the products.



Customer Invoice

9/27/2024, 3:06 PM EDT

Sales Person 5AA272

Store Phone # (423) 378-5000

03:07 7

Store # 0702

Location 2000 HARRELL RD, KINGSPORT, TN 37660

ORDER ID: H0702-194382

Validation Area

ADDL. MDSE SUBTOTAL

SUBTOTAL

SALES TAX

TOTAL

DEBIT

374.50

297.92

672.42

54.92

\$726.94

XXXXXXXXXXXX0271

USD\$ 726.74

AUTH CODE 000932

Chip Read

AID A0000000980840

Verified By FI

US DEBIT

Customer Information

Melanie Hutchins

(423) 737-1069

MELROSELN@CHARTER.NET

217 Hammond Ave

Kingsport, TN 37660

Invoice # H0702-194382

PO / Job Name osb

Will Call

Pickup Date
Friday, September 27
4:30 PM EDT

Item Description	Model #	SKU #	Unit Price	Qty	Subtotal
01 Unbranded OSB 7/16 Application as 4ft. X 8 ft. Sheathing Panel	N/A	386081	\$14.98 / each	25	\$374.50

90 DAY RETURN POLICY. The Home Depot reserves the right to limit / deny returns. Please see the return policy sign in the stores for details.



98010100462464

Invoice is only valid for today: Friday,
September 27

Subtotal	\$374.50
Discounts	-\$0.00
Sales Tax	\$26.22
Invoice Total	\$400.72



How doers
get more done.

2000 HARRELL ROAD
KINGSPORT, TN 37660 (423)378-5000

0702 00002 77186 08/11/24 02:55 PM
SALE CASHIER ELLA

098168700092 2X4-12 PT 2P <A>
2X4-12FT #2PRIME PT GC WEATHERSHIELD
10@7.08 70.80
759501110328 NAIL <A> 96.98
PA 30D 3"X.120 HDG RNG PAPP 2M
1001-753-849 2X4-8 PT 2 <A>
2X4-8FT #2 PT GC 159.20
40@3.98

SUBTOTAL 326.98
SALES TAX 31.06
TOTAL \$358.04

XXXXXXXXXXXX6960 HOME DEPOT
USD\$ 358.04

AUTH CODE 011726/3022759
Chip Read
AID A0000000049999D8400303 THD PLCC CON

You may be offered special limited time
only deferred interest promotional
offers when shopping with your The Home
Depot Consumer Credit Card such as: No
interest if paid in full within 6
months, 12 months, 18 months, or 24
months.

If the balance is not paid in full by
the end of the promotional period,
interest charges will be imposed from
the purchase date at the rate on your
account. See card agreement for your
rate.

Minimum payments apply. For current
offers and exclusions, please see store
signage or homedepot.com/creditcenter

** DUPLICATE RECEIPT **
** NOT VALID FOR REFUND **

BUY ONLINE PICK-UP IN STORE
AVAILABLE NOW ON HOMEDEPOT.COM.
CONVENIENT, EASY AND MOST ORDERS
READY IN LESS THAN 2 HOURS!



How doers
get more done.

2000 HARRELL ROAD
KINGSPORT, TN 37660 (423)378-5000

0702 00019 40444 09/27/24 03:07 PM
SALE CASHIER JOYCE

073590415158 10SQ RF FELT <A>
GAF FELTBUSTER 10 SQ 197.96
2@98.98
764666993570 ROOF NAILS <A>
GR 15D 1-1/4"X120 EGSMTH COIL RF7.2M 99.96
2@49.98
ORDER ID: H0702-194382
RECALL AMOUNT 374.50

SUBTOTAL 672.42
SALES TAX 54.52
TOTAL \$726.94

XXXXXXXXXXXX0271 DEBIT
USD\$ 726.94

AUTH CODE 000932
Chip Read Verified By PIN
AID A0000000980840 US DEBIT

0702 09/27/24 03:07 PM



0702 19 40444 09/27/2024 1665

RETURN POLICY DEFINITIONS
POLICY ID DAYS POLICY EXPIRES ON
A 1 90 12/26/2024



How doers
get more done.



How doers
more done.

2000 HARRELL ROAD
KINGSPORT, TN 37660 (423)378-5000

0702 00001 22937 08/16/24 11:29 AM
SALE CASHIER ALYSSA

098168700191 2X4-8 PT 2 <A>	
2X4-8FT #2 PT GC	
20@3.98	79.60
8809418050032 EB 3X100HOUS <A>	37.00
3'X100' EVERBILT WOVEN HOUSEWRAP	
098168700092 2X4-12 PT 2P <A>	
2X4-12FT #2PRIME PT GC WEATHERSHIELD	
3@7.08	56.64
J42928076118 1-1/2 IN. (4) <A>	36.97
1-1/2" PLASTIC CAP -2500 COUNT	
076174470482 RED CHALK <A>	2.97
DEWALT CHALK 8OZ RED	
076174470567 8 CHLK BLK <A>	2.97
DEWALT CHALK 8OZ. BLACK	

SUBTOTAL	216.15
SALES TAX	20.53
TOTAL	\$236.68

XXXXXXXXXXXX8945 HOME DEPOT

USD\$ 236.68 TA

AUTH CODE 016676/8012547

Chip Read

AID A0000000049999D8400303

THD PLCC CON

0702 08/16/24 11:29 AM



0702 01 22937 08/16/2024 4745

RETURN POLICY DEFINITIONS		
POLICY ID	DAYS	POLICY EXPIRES ON
A 11	365	08/16/2025

2000 HARRELL ROAD
KINGSPORT, TN 37660 (423)378-5000

0702 00001 22937 07/27/24 11:00 AM
SALE CASHIER ALYSSA

750501113	WAIL <A>	62.98
PA 00	X 11	62.98
098168700092 2X4-12 PT 2P <A>		
2X4-12FT #2PRIME PT GC WEATHERSHIELD		
1@10.38		10.38
098168700092 2X4-12 PT 2P <A>		
2X4-12FT #2PRIME PT GC WEATHERSHIELD		
3@7.08		212.40
0000-386-081 7/16 OSB <A>		
7/16 4X8 OSB		
1@14.08		149.80
0000-257-974 4X4-10#2PT <A>		
4X4-10FT #2 PT GC		
2@15.38		430.64

SUBTOTAL	980.38
SALES TAX	93.14
TOTAL	\$1,073.52

XXXXX

HOME DEPOT

USD\$ 1,073.52

AUTH CODE 098168700092

Chip Read

AID A0000000049999D8400303

THD PLCC CON

You may be offered a special limited time only deferred interest promotional offers when shopping with your Home Depot Consumer Credit Card such as: No interest if paid in full within 6 months, 12 months, 18 months, or 24 months.

If the balance is not paid in full by the end of the promotional period, interest charges will be imposed from the purchase date at the rate on your account per card agreement for your rate.

Minimum payments apply. For current offers and exclusions, please see store signage or homedepot.com/creditcenter

0702 07/27/24 11:00 AM



0702 01 89571 07/27/2024 1578

Take a short survey for a chance TO WIN
A \$5,000 HOME DEPOT GIFT CARD

at homedepot.com/survey

at homedepot.com/survey

ID: H8B 180133 179432
PASSWORD: 24377 179431

Survey must be completed within 14 days
of purchase. Entrants must be 18 or
older to enter. See complete rules on
survey. No purchase necessary.



CUSTOMER 305996420000
 FRIENDS & FAMILY
 2213 HWY 31
 STRONGSVILLE, OH 44136
 865-207-7134

SHIP INFO
CUST JOB Hutchins

STORE #9297
 1009 N EASTMAN RD
 SERVICE MERCH PLAZA,
 KINGSPORT, TN 37664

EMAIL PAF9297@ppg.com

PHONE 423-245-5128

HOURS
 Sun: Closed
 Mon- 7:00 AM - 5:00 PM
 Fri: PM
 Sat: 8:00 AM - 2:00 PM

INVOICE # 929720001226

DATE 31 Aug 2023

TIME 3:44 PM

STORE REP Tara P.

SALES REP No Rep Assigned

METHOD Now

Item # / SAP #	Description	Qty	Unit Price	Amount
FLD822/05 19376543	FB FLD822 SOLID CLR DEEP BS B500 AUTUMN BROWN AUTUMN BROWN	1	\$139.95	\$139.95

*paint stain
for decking*

TERMS:

Freight will be charged on orders, blinds, and wall covering books. Special merchandise in good condition is eligible for 75% refund w/ original invoice within 60 days. Tinted merchandise cannot be returned. Non-tinted merchandise in good condition may be returned w/ original invoice w/in 60 days. Qualifying returns will be made in the same form of payment as original purchase. PPG reserves the right to make large cash returns by check w/in 10 business days. A service fee will be charged on returned checks. PPG understands, and Buyer represents that the products sold will be used for commercial or home painting, and will not be used for Nuclear, Chemical or Biological weapons facilities or activities including painting any such items or facilities. Buyer agrees to notify PPG immediately if Buyer becomes aware of any change in the end use of the products. Browse global employment opportunities at na.careers.ppg.com. Let us know how we're doing - visit ppgpaintsurvey.com to give your feedback!

Item Subtotal	\$139.95
Discount/Fee	\$139.95
Subtotal	
Sales Tax	\$13.30
Total	\$153.25
Credit Card	\$153.25
Total Tendered	\$153.25
Pending Amount	\$0.00

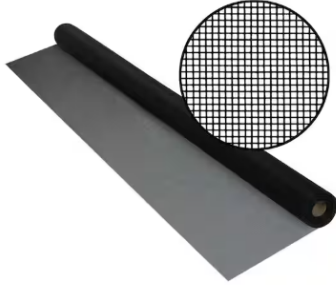
BCard *****9777

Visa AUTH#: 411344

Insert Tran Amt: \$153.25

Thank you for shopping at PPG

Building Material Examples:



48x25: BetterVue Screen



3- 1/2 Brown Porch Screening System Cap



OSB 7/16 Application 4ft x 8ft Sheathing Panel



3 in. x 0.120- Gauge 30- Galvanized Ring Shank Paper Tape Framing Nails

Kingsport Historic Zoning Commission

Project Number: HISTRC24-0232

Building Material Examples (cont.):



2 in. x 4 in. x 8 ft. 2 Ground Contact Pressure-Treated Southern Yellow Pine Lumber



2 in. x 4 in. x 12 ft. 2 Prime Ground Contact Pressure-Treated Southern Yellow Pine Lumber



FeltBuster 1000 sq. ft. Synthetic Roofing Underlayment Roll



1-1/4 in. x 0.120-Gauge 15° Smooth Shank ElectroGalvanized Wire Collated Coil Roofing Nails
7,200 per Box

Kingsport Historic Zoning Commission

Project Number: HISTRC24-0232

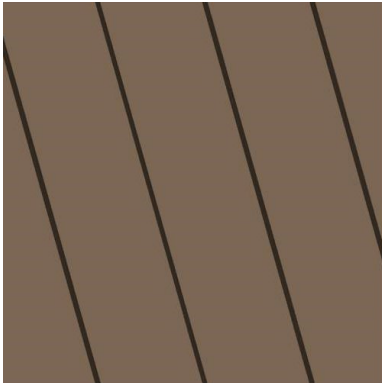
Building Material Examples (cont.):



3 ft. x 100 ft. Woven Housewrap



1-1/2 in. Electro Galvanized Ring Shank Nail with Plastic Cap



Paint Stain for the decking
PPG: Autumn Brown
Acrylic Stain



Example of the board & batten

Kingsport Historic Zoning Commission

Project Number: HISTRC24-0232

Photos from homeowner:



Kingsport Historic Zoning Commission

Project Number: HISTRC24-0232

Stop Work Order from Building Dept:

On September 30, 2024, the City of Kingsport Planning and Building Department was notified of ongoing construction at 217 Hammond Ave. Upon arrival, a representative from the Building Department spoke with a woman on-site who identified herself as the owner's mother. She explained that they were constructing an addition at the back of the house. However, no permits had been obtained, and there had been no prior communication with the Planning Department, as the property is located within a Historic District.

To proceed, the Building Department requires the submission of plans. Also, note that since construction began before a permit was requested, the associated fees will be doubled once plans are submitted and approved by the Historic Zoning Commission.



October 2, 2024

Danny & Melanie Hutchins
217 Hammond Avenue
Kingsport, TN 37660

Mr. & Mrs. Hutchins:

It has come to my attention that the property located at **217 Hammond Avenue** has work being performed without a permit.

Kingsport Code of Ordinances Sec. 22-96

The following codes, 2018 IRC, IBC, IPC, IMC, IFGC, and 2017 NEC, were adopted by the City of Kingsport, each of which require permits.

Let this letter serve as your official **stop work order** and notice that you have until October 10, 2024 to purchase a permit for all work being completed. If you are not a homeowner living in the residence being renovated, a licensed contractor must purchase said permit. If you have hired a contractor to perform this work, the contractor is responsible for obtaining all permits. All permit fees will be doubled and all work shall be inspected by the Building Division.

This property is also within the Historic Zone for the City of Kingsport. All exterior work/additions must first be approved prior to any permits being issued or work being performed. Please contact Lori Pyatte 423-229-9485 with our Planning Department for details on how to apply to the Historic Zoning Commission for approval.

Non-compliance of this notice may result in the removal of your water meter and or electrical services as well as court summons..

If this department can be of assistance, please call (423) 229-9393.

Sincerely,

A handwritten signature in blue ink that reads "KOB".

Keith Bruner
Chief Building Official
415 Broad Street
Kingsport, TN 37660
(423) 229- 9320
KeithBruner@KingsportTN.gov

Cc: Lori Pyatte

Development Services | Building Division
415 Broad St | Kingsport, TN 37660 | P: 423-229-9393
www.kingsporttn.gov

Kingsport Historic Zoning Commission

Project Number: HISTRC24-0232

Site Visit Photos:

Photos taken from the street on Hammond Ave, looking south toward the house.



Kingsport Historic Zoning Commission

Project Number: HISTRC24-0232

Site Visit Photos (cont.):

Photos taken from W. Sullivan Street, facing north toward the back of the house on Hammond Ave



Kingsport Historic Zoning Commission

Project Number: HISTRC24-0232

Site Visit Photos (cont.):

Photos taken after turning onto Compton Terrace from Hammond Ave, showcasing the structure



Kingsport Historic Zoning Commission

Project Number: HISTRC24-0232

Site Visit Photos (cont.):

Photo captured while turning onto Hammond Ave from W. Sullivan Street, heading east toward the house.



Kingsport Historic Zoning Commission

Project Number: HISTRC24-0232

Site Visit Photos (cont.):

Photo taken from the Town Loft parking lot on W. Sullivan Street, looking north.



Kingsport Historic Zoning Commission

Project Number: HISTRC24-0232

Site Visit Photos (cont.):

Photo taken from the driveway of 217 Hammond Ave, looking south



Kingsport Historic Zoning Commission

Project Number: HISTRC24-0232

Site Visit Photos (cont.):

How it connects to the primary structure:



West side of the house



East side of the house

Kingsport Historic Zoning Commission

Project Number: HISTRC24-0232

Site Visit Photos (cont.):

Photos showcasing some of the work completed prior to the site visit

