

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> <p>Update: Homeowners at the time of application only have a 6:12 roof pitch and were asked to make changes to the roof pitch matching guidelines of 8:12. City of Kingsport Building Department has inspected the roof pitch and it does meet the guidelines.</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:

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.

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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 1960's.

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'

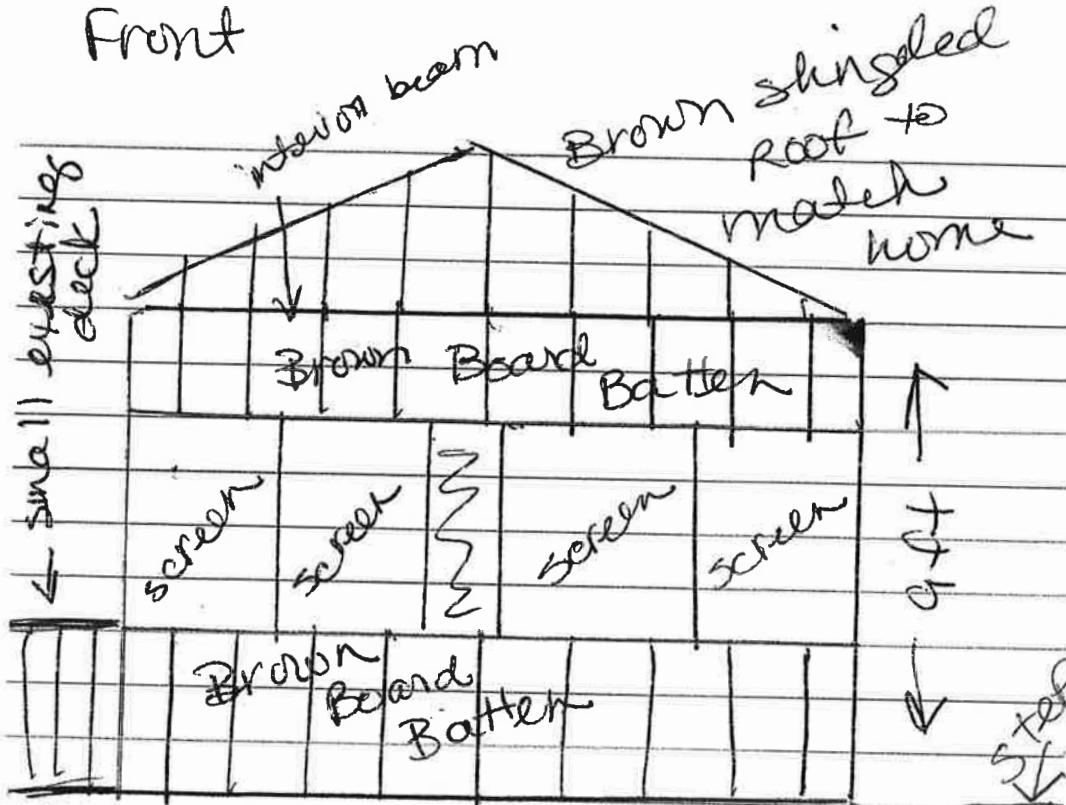
The porch is not visible from the street. The porch is located on the upper back deck that leads to the second floor of home. There is an existing privacy fence on the left side of deck. We were forced to replace this porch due to storms, wind and high heat causing deteriorating wood and leaking into 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. Hill
Melanie Hill

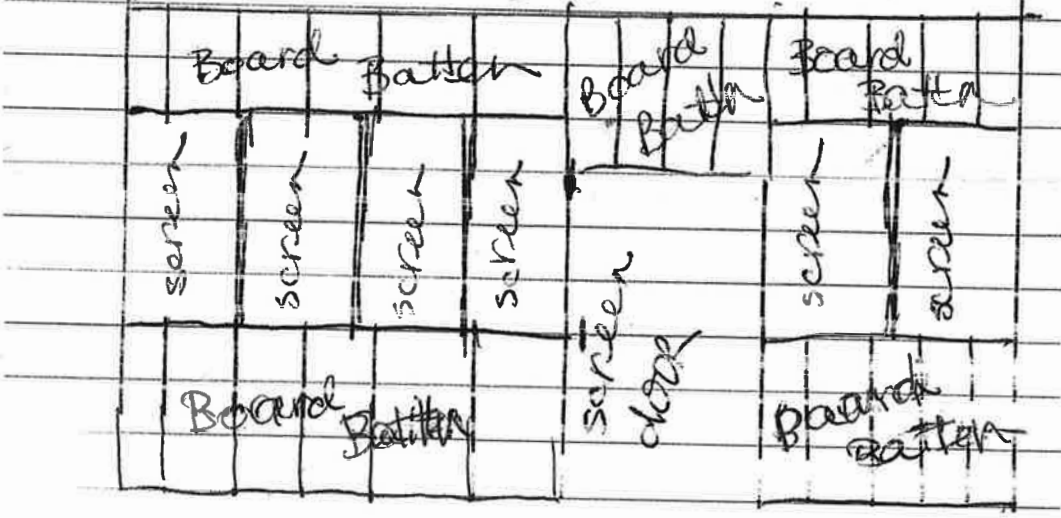
Front



← 18ft →

sides are same

← 30ft →



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Site Visit Photos:

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



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Site Visit Photos (cont.):

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



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Site Visit Photos (cont.):

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



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Site Visit Photos (cont.):

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



11/12/24

To whom it may concern

In the historic meeting today my roof pitch is @ 6-12 I plan to increase it to 8-12 per historic guidelines.

Thank you,
Melanie Hutchins
217 Hammond Ave
Kingsport, In 37660

(423) 737-1069

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Updated Site Visit Photos:



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City of Kingsport Building Inspector Confirmation of 8:12 roof pitch:

View Notes



ADD24-05438

Type (Asc) ▼

GO

 **INSPECTIONS**

Amanda Sakellar Measure Roof Pitch 2/5/2025 8:29:33 AM	ADVICE CALL
Jackson Coleman roof pitch is 8:12 2/5/2025 10:01:37 AM	ADVICE CALL
