

Kingsport Historic Zoning Commission

Project Number: HISTRC25-0015

Property Information			
Address	274 Hammond Ave		
Tax Map, Group, Parcel	046H L 028.00		
Civil District	11 th		
Overlay District	Park Hill		
Land Use Plan Designation	Single Family		
Acres	+/- 0.45		
Existing Use	Single Family	Existing Zoning	R-2
Proposed Use	No Change	Proposed Zoning	No change
Owner Information			
Name: Julie L. Carrier Address: 274 Hammond Ave City: Kingsport State: TN Zip Code: 37660 Email: JCarrier@k12k.com Phone Number: 423-306-9771 Representative: David Lane		Proposal: Replacement of all windows, totaling 13, with 4 already replaced prior to approval. Touch-up painting of the exterior using approved colors. Replacement of the garage door.	
Points for Consideration			
<p>Request: The property owner seeks approval to replace all windows with Jeld-Wen vinyl double-hung windows featuring grids and Theropane glass, for a total of 13 windows—four of which were replaced prior to approval. Additionally, the owner requests approval for exterior touch-up painting using the designated Park Hill colors, Desert Floor and Stewart House Brown. The proposal also includes replacing the existing garage door with historically inspired carriage-style doors.</p> <p>Considerations: When evaluating this request, it is important to ensure that any modifications to a historic dwelling maintain the overall character of the original structure. Additions and alterations should complement the existing design without obscuring or diminishing key historic features.</p> <ul style="list-style-type: none"> ▪ Paint: The approved colors for the area are Desert Floor Tan and Stewart House Brown. ▪ Windows: Historic windows should be preserved, maintained, or repaired whenever possible. If replacement is necessary, new windows should match the originals in material (wood or metal), pane configuration, and overall appearance. Vinyl windows typically do not replicate the historic character of wood windows. ▪ Garage Door Replacement: The new garage doors should complement the architectural style of the primary dwelling. <p>Staff Recommendation: Staff recommends approval of the proposed project. While vinyl windows are generally not in alignment with preservation guidelines, staff recognizes that the newly installed windows closely match the remaining original windows. Given this consistency, staff does not believe the replacement will have a significant impact on the residence’s historic character.</p>			
Planning Tech:	Lori Pyatte	Date:	02/05/2025
Historic Zoning Commission Action		Meeting Date:	02/17/2025
Approval:			
Denial:		Reason for Denial:	
Deferred:		Reason for Deferral:	

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Historic Guidelines: 7.0 Paint

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.

DESIGN GUIDELINES FOR PAINT, continued...

These general color schemes are recommended:

Frame Vernacular of Folk Victorian: Contrasting wall and trim colors.

Colonial Revival/Neo-classical: Softer colors for walls with white or ivory trim.

Bungalow/Craftsman: Earth tones, sometimes different colors for different floors, for walls and complementary trim.

Ranch: Varied colors but often differing shades for wood siding especially to contrast with brick or stone veneer materials.



The bright paint color of the dwelling at 2305 Netherland Inn Road is appropriate for the Folk Victorian dwellings.



Houses in the White City development originally included the stipulation requiring their exteriors remain painted white, and this tradition should continue to be followed (718 Yaden Street).

Historic Guidelines: 12.0 Windows

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 809 Yarkin Street.

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

Rotherwood features this variation of a Classical Palladian window.

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.

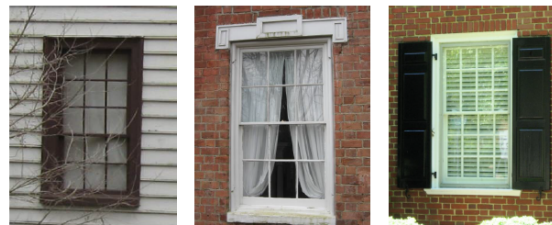
Treatment of historic wood windows

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 Watuga Street reflects the dwelling's Colonial Revival style.

Historic Guidelines: Outbuilding/Garage

DESIGN GUIDELINES FOR SITE FEATURES, continued...

Ground Surfaces & Landscaping

13.5 Maintain historic placement, materials, and design for ground surface elements like walkways and drives.

Site features such as concrete and brick walkways and driveways convey historic patterns of residential site and setting. Preserve these features, repairing them in accordance with guidelines for masonry. Private walkways and drives should blend into public sidewalks.

13.6 Respect and preserve original grade and landscaping.

Maintain and protect the original terrain of a historic property. Existing plants and trees provide passive energy functions like shading and wind breaks. Keep trees properly trimmed. Consider the mature size of plant stock when adding new landscaping.

Outbuildings

13.7 Preserve and maintain outbuildings.

Preserve and maintain original outbuildings such as garages and sheds when possible following rehabilitation guidelines used for dwellings. Garages too small for modern vehicles can be converted for storage or other uses.

13.8 Design and locate new outbuildings carefully.

New outbuildings should blend with the architectural style of the primary dwelling. Site them at appropriate locations, such as to the rear of a house or recessed back from the side elevations.



Original concrete ribbon driveway at 1301 Watauga Street.



Concrete walk with inlaid brick at 810-812 Yadkin Street.

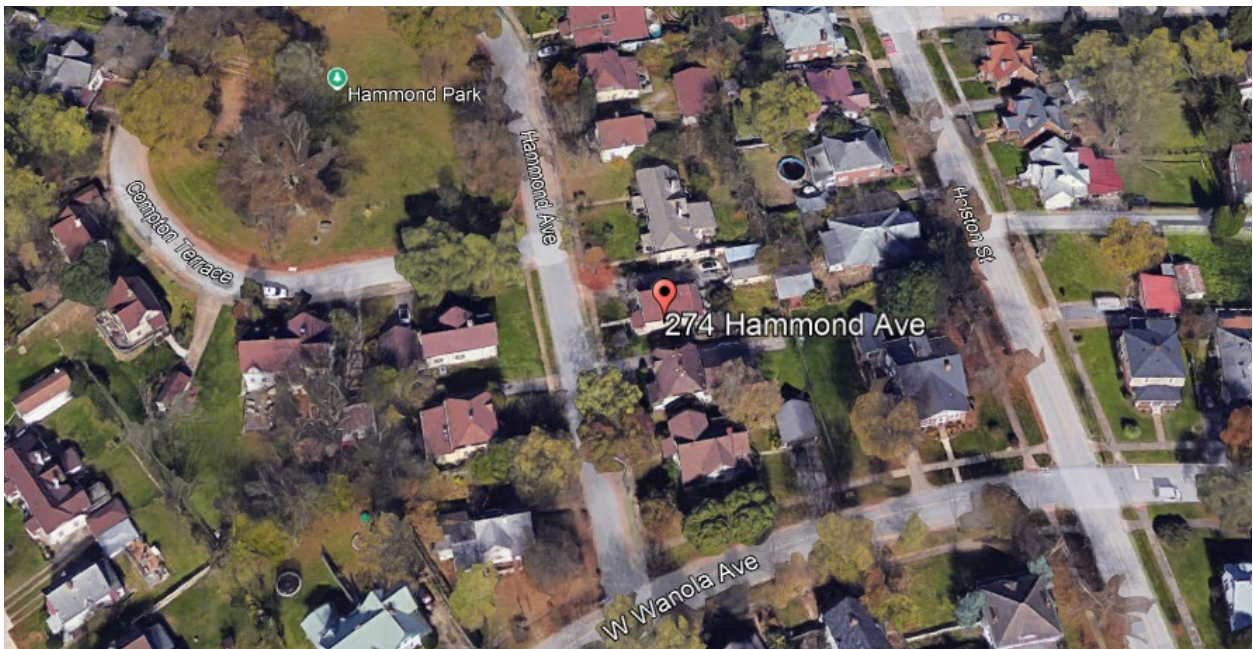
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Aerial View:



Google Earth View:



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Application:



HISTORIC ZONING COMMISSION APPLICATION

APPLICANT INFORMATION:			
Last Name	Carrier	First	Julie
M.I.	L	Date	1/10/2025
Street Address	274 Hammond Ave		Apartment/Unit #
City	Kingsport	State	TN
ZIP	37660		
Phone	423-967-3094		E-mail Address
JCarrier@k12k.com			
PROPERTY INFORMATION:			
Tax Map Information	Tax map: 0468	Group: L	Parcel: 028-00
			Lot: 37
Street Address	274 Hammond Ave		Apartment/Unit #
Name of Historic Zone	Park Hill		
Current Use	Residential		
REPRESENTATIVE INFORMATION:			
Last Name	Lane	First	David
M.I.	G	Date	1/10/2025
Street Address	1510 Linville St.		Apartment/Unit #
City	Kingsport	State	TN
ZIP	37664		
Phone	423-306-9771		E-mail Address
4lanes1@gmail.com			
REQUESTED ACTION:			
<p>1-Replace all window-total of total of 13. Type Jeld-Wen from Lowes, Vinyl, double hung with grids and Theropane glass. Identical to old window and consistent with original ones. Note. 4 windows have already been replaced due to rot, broken glass and leaking-Sorry, I did not know I needed approval. 2-Touch up exterior paint using Desert Floor Tan and Steward House Brown. 3-Replace rotten and broken garage door with old style carriage doors. Pictures of windows and carriage doors will be provide with request.</p>			
DISCLAIMER AND SIGNATURE			
<p>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.</p>			
Signature:	David G. Lane		Date: 1/10/2025
<p>Signed before me on this _____ day of _____, 20____,</p> <p>a notary public for the State of _____</p> <p>County of _____,</p> <p>Notary _____</p> <p>My Commission Expires _____</p>			

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Window Replacement Information from Representative:



Picture of house before two windows on left were replaced. Please note Entryway windows on the right will not be replaced. Also, when approved all windows (8) on the top floor will be replaced. House paint also needs to be touched up and will be done with approved paint colors.



Picture of bottom left windows in living room area that were replaced. Old windows were rotten, had broken panes and were causing water damage to interior walls, baseboards and floors. Sorry, because of all the damage, I did not know I needed approval.

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Window Replacement Information from Representative:



I also replaced the two side windows on the left side of the home with the same make and style. They too were badly damaged. All windows still need to be sealed and trim painted.



House view after window in front and on left side were replaced.

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Window Information from Lowe's Website for an overview of the windows:

Overview

- Affordable, durable vinyl window with an operational bottom sash
- SunResist Low-E insulating glass with argon provides more protection against heat gain by blocking harmful infrared rays, as well as providing greater energy savings
- Top sash is stationary; bottom sash slides open vertically
- Built with high-quality extruded vinyl (in your choice of white, desert sand or almond) that won't chip or peel and resists fading, mildew and condensation
- Block and tackle balance system supports the vertical operation of the sash in single-hung and double-hung styles, so the sash will not slam shut
- Weatherstripping creates a tight seal against outdoor elements
- Optional tilt assist feature lets you tilt the sash in for convenient cleaning from inside your home
- Integral nailing fin surrounds the perimeter of the frame and helps make installations weather tight; for new construction or replacement
- Limited lifetime warranty on window

Window Information from Jeld-Wen Website for an overview of the windows:

Builders™ Vinyl (V-2500) Windows

Durable, energy efficient, and budget-friendly, JELD-WEN® Builders™ Vinyl (V-2500™) windows are made of high-quality extruded vinyl that resists fading and won't chip or peel. They feature a narrow frame and sash profile for an attractive, streamlined appearance that's low maintenance by design. With ample operating types and aesthetic options available, they are a cost-effective, entry level choice for both new construction and home renovation.

Builders™ Vinyl windows offer reliable performance and security, and they are backed by a Limited Lifetime Warranty.

Window Colors from Jeld-Wen Website:

Exterior Color: Almond	
Interior Color: Almond	
Exterior Color: Bronze	
Interior Color: White	
Exterior Color: Black	
Interior Color: White	
Exterior Color: Desert Sand	
Interior Color: Desert Sand	
Exterior Color: White	
Interior Color: White	

Window Designs from Jeld-Wen Website:

Grille Designs



Top Down Grille



Prairie Grille



No Grille



Colonial Grille

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Garage Door Information from Representative:

Garage Doors

Here is the current garage door and the Carriage Doors I would like to replace it with,



I would like to change out the old garage door above. It is badly damaged and cannot be saved.



There are the Carriage Doors I would like to use. Of course, they will be repaired, painted and should look beautiful once installed. These doors were made cir. 1930.

When speaking with the representative he said the that proposed carriage doors would open outward towards the street.

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Site Visit Photos:

Front of the house:



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Windows on front of the house:

Requesting to replace these:



Replaced windows on the front:



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Accessory Structure/ Garage

Current doors:



Proposed doors:



Current doors with the proposed carriage house doors up against the existing:

