



HISTORIC ZONING COMMISSION MEETING AGENDA

**Monday, October 13, 2025 at 1:30 PM
City Hall, 415 Broad Street, Room 226**

This meeting is an open and accessible meeting. If interested parties request special assistance or accommodations, please notify the Planning Department three (3) days in advance of the meeting.

I. INTRODUCTION AND MEETING PROCEDURES

II. APPROVAL OF THE AGENDA

III. APPROVAL OF MINUTES

- [1.](#) Minutes from September 8, 2025 Regular Historic Meeting

IV. OLD BUSINESS

V. NEW BUSINESS

- [1.](#) 133 Broad Street- Exterior Facade Color Update (HISTR25-0228)

VI. OTHER BUSINESS

- 1.** In-House Approvals

1. 1358 Watauga Street- Installation of in-ground pool.

- 2.** Approval of Checklist of Required Attachments

- 3.** Discussion: Update to Historic Preservation Design Guidelines

1. Murals/ Public Art

2. Exterior Paint Colors

3. Pools

4. Security Equipment

5. ATM

6. Charging Stations

7. Rooftop Features

8. Skylights

9. Playground Equipment

10. Vehicle Placement

4. Staff Reports

VII. PUBLIC COMMENT

Citizens may speak on issue-oriented items. When you come to the podium, please state your name and address and sign the register that is provided. You are encouraged to keep your comments non- personal in nature, and they should be limited to five minutes.

VIII. ADJOURN

MINUTES OF THE REGULAR SECHEDULED MEETING OF THE
KINGSPORT HISTROIC ZONING COMMISSION

September 8th, 2025

1:30 p.m.

Members Present:

Jewell McKinney Bob Grygotis
Lindsey Nieuwland Chip Millican
Joe Cross

Members Absent:

Jack Edwards
Dineen West

Staff Present:

Lori Pyatte

Visitors Present:

Janet Gillenwater

Chairman Jewell McKinney called the meeting to order at 1:30 p.m., warmly welcoming everyone in attendance. She then invited the staff, historic commission, and visitors to introduce themselves.

The Chairman called for approval of the agenda. Commissioner Lindsey Nieuwland made a motion to approve the agenda as presented, which was seconded. The motion passed unanimously with a vote of 4-0

Next, the Chairman called for approval of the minutes from the regular meeting on August 11th, 2025 and also called meeting on August 21st, 2025. Commissioner Joe Cross made a motion to approve the minutes, which was seconded. The motion passed unanimously with a vote of 4-0.

Chairman McKinney inquired whether there was any old business to address. Staff indicated that there was none.

New Business:

2144 Netherland Inn Road- New Freestanding Sign (HISTR25-0216)

Chairman McKinney invited Janet Gillenwater to provide an update on her project at the Netherland Inn. Ms. Gillenwater reported that a small yard sign displaying the hours of operation was placed in front of the Inn this year, resulting in a 50% increase in visitor traffic. She also noted that the sign installed at the back of the property last year received positive feedback.

Ms. Gillenwater requested approval to install a new sign at the front of the Inn, consistent in design and messaging with the existing sign at the back. Chairman McKinney reminded the commission that the rear

sign was approved in 2024. Commissioner Millican inquired about the proposed location for the new sign, and Ms. Gillenwater responded that it would be placed between the Inn and the well house.

Chairman McKinney called for a motion. Commissioner Lindsey Nieuwland made a motion to approve the project, which was seconded and passed unanimously with a 5-0 vote.

Other Business:

In-House Approvals:

Staff Report: Since the last meeting, two projects were approved through in-house review:

1. **244 E. Main Street (HISTR25-0220)**
Addition to building for a smoker room
2. **2016 Netherland Inn Road (HISTR25-0226)**
Retaining Wall

Discussion on Updating Historic Guidelines

Staff informed the commission that included in their packets are various ideas for updating the current historic guidelines. Topics for discussion include pools, playground equipment, RVs and campers, public art, and exterior paint colors for commercial buildings in the downtown area.

Staff noted that while most commercial buildings downtown are brick, there are some with wooden or metal storefronts. The commission was asked to consider what paint colors may or may not be appropriate for these materials. Each packet contains a section for commissioners to take notes and provide feedback on the proposed ideas. Staff emphasized that no decisions need to be made during this meeting, as several members are absent.

Commissioner Millican suggested reviewing guidelines from other communities to help inform potential updates. Commissioner Nieuwland expressed support for allowing a variety of paint colors but proposed adopting a percentage-based approach similar to existing sign guidelines. Chairman McKinney agreed and added that while black could be included as an option, entire buildings should not be painted entirely in black. She also mentioned green and tan as appropriate colors.

Commissioner Grygotis suggested a possible limit, such as allowing one color to cover up to 25% of the building. He also recommended choosing colors that are complementary to the historic district, possibly including gold or yellow tones.

Public Art in Historic Districts

Staff opened the floor for discussion on public art in historic areas. Commissioner Nieuwland raised concerns about the subjectivity of evaluating art and the difficulty of establishing clear approval criteria. Staff shared that the Cultural Arts Commission is considering an art walk along the Greenbelt near Netherland Inn and may also install a temporary sculpture in Hammond Park—emphasizing these would be temporary installations.

Commissioner Cross suggested that decisions on public art could consider the character of the area, line of sight, and similar factors. Commissioner Grygotis proposed including a general statement in the guidelines, requiring that public art be temporary and subject to review and approval by the Historic Zoning Commission, in line with the area's historic character.

RVs, Campers, Playground Equipment, and Pools

Staff reported that, according to a representative from the state historic office in Nashville, RVs, campers, and playground equipment are typically placed in the rear of properties. Commissioner Grygotis added that such installations should also be kept out of public view from the street.

Staff then introduced the topic of pools and referenced a template included in the meeting packet. Commissioner Millican expressed support for the example provided. Commissioner Nieuwland stated the importance of having language in the guidelines that allows for flexible, collaborative decision-making between the commission and homeowners.

Additional Guideline Revisions

Staff asked if commissioners felt there were any areas of the current guidelines that needed updates or additions. Commissioner Nieuwland mentioned that more detail may be needed under the section addressing secondary structures, especially concerning additions and new construction.

Next Steps

Staff asked commissioners to thoroughly review the guidelines and be prepared to finalize and set directions for updates at the next meeting, scheduled for October.

With no further business, the Chairman adjourned the meeting at 2:20 p.m.

Respectfully Submitted,

Jewell McKinney, Chairman

Kingsport Historic Zoning Commission

Project Number: HISTRC25-0228

Item V1.

Property Information			
Address		133 Broad Street	
Tax Map, Group, Parcel		046P B 010.00	
Civil District		11 th	
Overlay District		100 Block of Broad Street	
Land Use Plan Designation		Retail/Commercial	
Acres		+/- 0.08	
Existing Use		Retail/Commercial	Existing Zoning B-2
Proposed Use		No Change	Proposed Zoning No change
Owner Information			
Name: Adam Stallings Address: 109 E. Market Street City: Kingsport State: TN Zip Code: 37660 Phone Number: 423-579-4024 Representative: Adam Stallings		Exterior Façade Updates	
Points for Consideration			
Request: The property owner is requesting approval for the completed exterior façade paint updates. When considering this request: Refer to Chapter 7 Chapter 7: A common practice during the mid-20th century was for property owners to add new materials in an attempt to modernize their commercial buildings to compete with new suburban shopping centers. None of these storefronts in the historic district possess architectural significance and restoration of storefronts that have been altered is encouraged. Section 2.0 Storefronts Staff recommends: approval based upon conformance with the design standards			
Planning Tech:		Lori Pyatte	Date: 09/11/2025
Historic Zoning Commission Action		Meeting Date:	08/12/2024
Approval:			
Denial:		Reason for Denial:	
Deferred:		Reason for Deferral:	

Historic Guidelines: Storefronts

Rehabilitation Guidelines for Commercial Historic Properties

2.0 STOREFRONTS

Policy:

Commercial storefronts were designed with the consumer in mind. Pedestrians on the sidewalk viewed merchandise through the large display windows resting on low bulkheads. The storefront entrance consisted of single or double doors that often included a large single-light pane for transparency. Maintain and preserve original storefronts and all their elements. Business owners should retain their storefronts' original components. Storefronts should not be altered or covered with non-historic materials. A common practice during the mid-20th century was for property owners to add new materials in an attempt to modernize their commercial buildings to compete with new suburban shopping centers. None of these storefronts in the historic district possess architectural significance and restoration of storefronts that have been altered is encouraged.

DESIGN GUIDELINES FOR STOREFRONTS

2.1 Retain and maintain historic storefronts and their components

Retain and maintain storefront components, including display windows, bulkheads, transoms, doors, cornices, and pilasters. Do not cover or conceal any aspect of an original storefront with modern materials. Removal of added features or materials not original to the storefront is encouraged.

2.2 Repair damaged or deteriorated storefront components. Replace missing storefront features.

Replace missing storefront components with in-kind materials to match the original appearance. Replacement components should be the same size, material, texture, and detail as the original feature. Use historic photographs to determine the design and style of missing components. Alternatively, existing adjacent historic buildings are good models for appropriate replacement storefront components.



This storefront at 242 E. Main Street retains its original frame bulkheads, display windows and transom.

Aerial View:



Google Street View:



Kingsport Historic Zoning Commission

Project Number: HISTRC25-0228

Item V1.

Application:



HISTORIC ZONING COMMISSION APPLICATION

APPLICANT INFORMATION:

Last Name STALLINGS First ADAM M.I. T. Date 8/29/25
 Street Address 104 E. MARKET ST Apartment/Unit #
 City KINGSPORT State TN ZIP 37660
 Phone (423) 579-4024 E-mail Address [REDACTED]

PROPERTY INFORMATION:

Tax Map Information Tax map: Group: Parcel: Lot:
 Street Address 133 Broad St Apartment/Unit #
 Name of Historic Zone 100 Block Broad St, Downtown
 Current Use Retail Store

REPRESENTATIVE INFORMATION:

Last Name STALLINGS First ADAM M.I. T. Date
 Street Address 109 E. MARKET ST Apartment/Unit #
 City KINGSPORT State TN. ZIP 37660
 Phone (423) 579-4024 E-mail Address [REDACTED]

REQUESTED ACTION:

The Laboratory underwent some very much needed updates. The colors are ALL exactly the same colors, just reversed. As far as the door goes the exact same color just fresh paint. I will provide previous & updated pictures.

DISCLAIMER AND SIGNATURE

Valpor Defense One Coat Exterior Paint + Primer (Cavari) flat, Sherwin Williams Deep Sea (Barnes)
 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: [Signature]

Date: 8/29/25

Signed before me on this _____ day of _____, 20____.

a notary public for the State of _____

County of _____

Notary _____

My Commission Expires _____

Kingsport Historic Zoning Commission

Project Number: HISTRC25-0228

Item V1.

Letter to Business Owner:



August 25th 2025

RMM HOLDINGS GP
11124 KINGSTON PIKE STE 119-248
KNOXVILLE TN 37934-2863

Dear Business Owner,

It has come to the attention of the Historic Zoning Commission that you've changed the sign outside, painted the exterior, and painted the doors has been completed on your property at 133 Broad Street without commission approval.

Any external new additions or modifications with your property being located in the 100 Block of Broad Street require approval from the Historic Zoning Commission. To address this matter, please complete the enclosed Historic Zoning Application.

When filling out the application, please provide as much detail as possible, including:

- A thorough description of the work completed.
- Before-and-after photos, if available.
- A list of materials used, including colors and finishes.

Please submit your application so it can be presented at the next board meeting. Depending on the Chairmans determination, the matter may qualify for in-house approval, or it may require your attendance at a Historic Zoning Commission meeting for further consideration.

If you have any questions, don't hesitate to contact me at LoriPyatte@KingsportTN.gov or by phone at (423)-229-9485.

Applications and supporting materials can be submitted in person at:

415 Broad Street, 2nd Floor

Kingsport, TN 37660 (look for the glass window)

Thank you for your prompt attention to this matter.

Sincerely,

Lori Pyatte

Lori Pyatte

Planning Technician- Staff Liaison to the Historic Zoning Commission

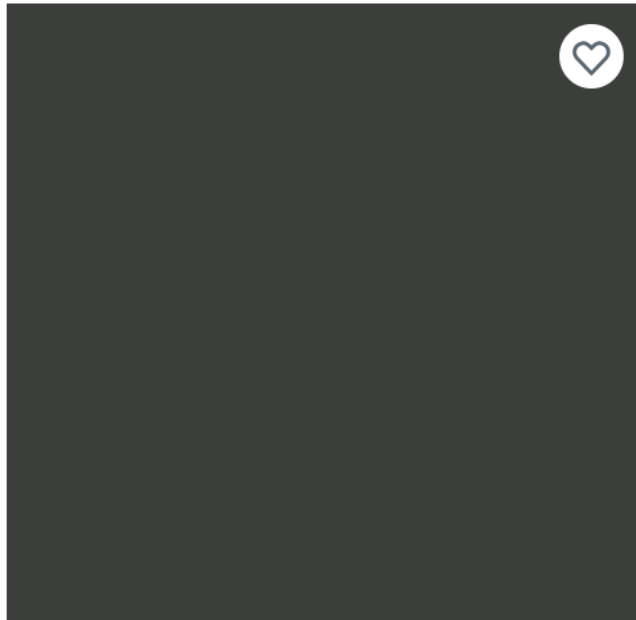
City of Kingsport Planning Department
415 Broad Street 2nd Floor | Kingsport, TN 37660
423-229-9485
----www.KingsportTN.gov----

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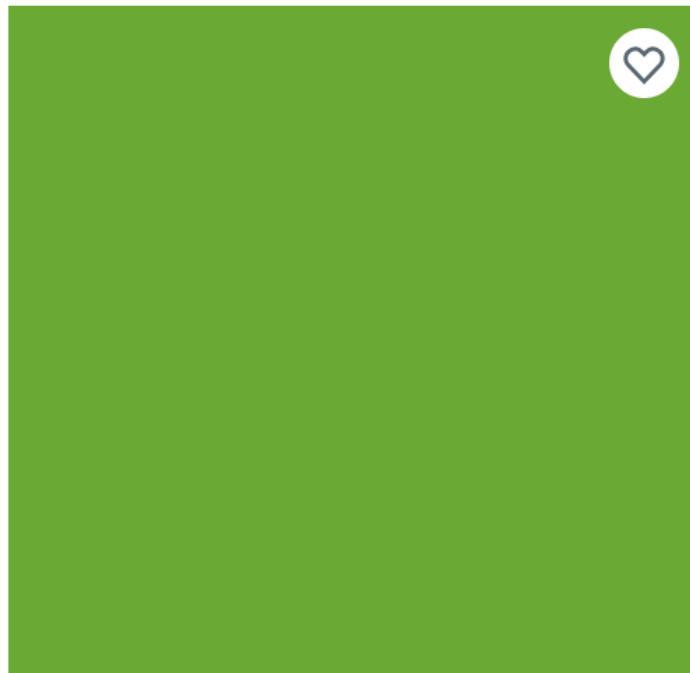
Prepared by Kingsport Planning Department for the
Kingsport Historic Zoning Commission Meeting on October 13th 2025

Paint Colors:

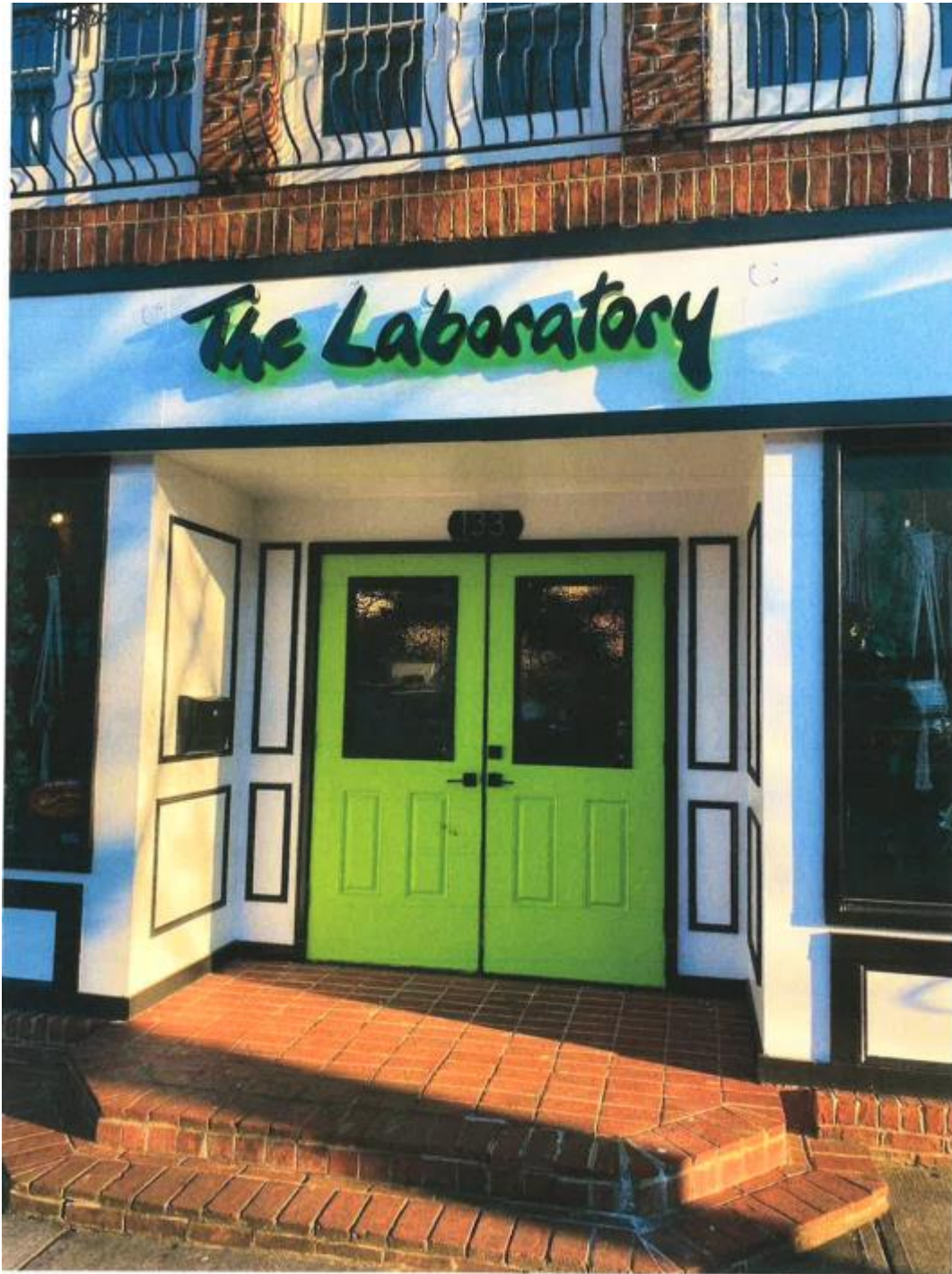
Valspar Defense One Coat Exterior Paint & Primer (Caviar) *Flat*:



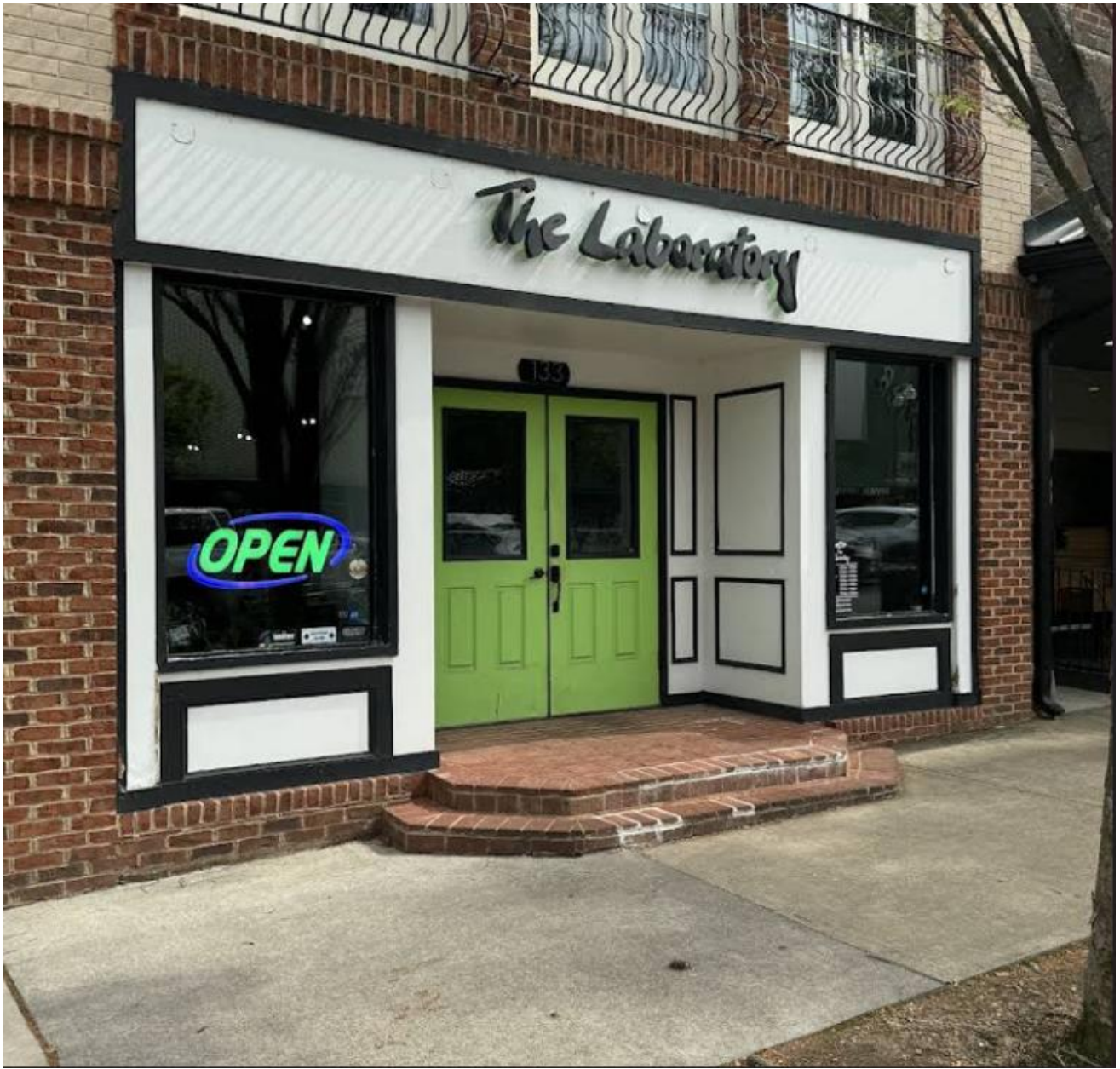
Sherwin-Williams Door & Trim (Greenway) *Satin*:



Before Photo:



Additional Before Photo:



After Exterior Update:



Site Visit Photos:

Storefront:

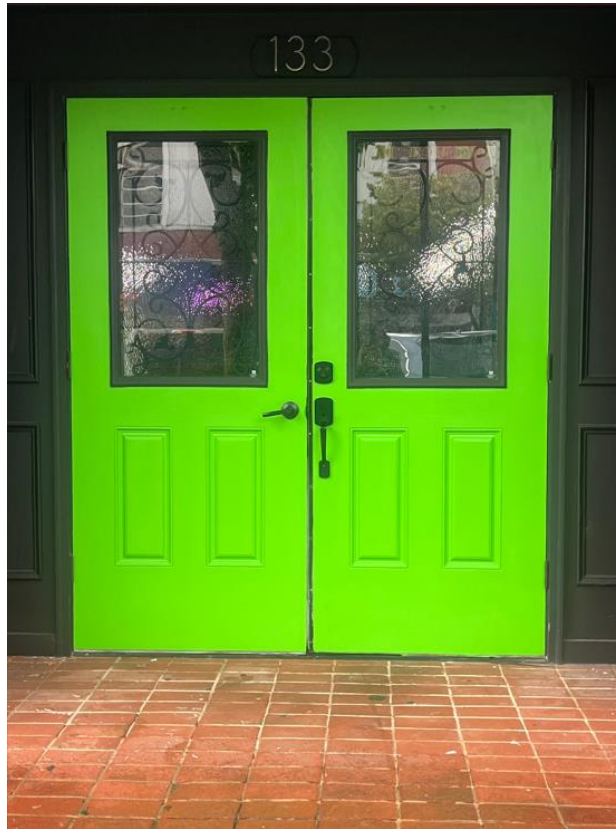


Storefront with Historic Sign:



Site Visit Photos:

Doors:



Sign:

