

Kingsport Historic Zoning Commission

Project Number: HISTRC25-0216

Property Information			
Address	2144 Netherland Inn Road		
Tax Map, Group, Parcel	045J A 011.00		
Civil District	12 th		
Overlay District	Boatyard Historic District		
Land Use Plan Designation	Single Family		
Acres	+/- 0.45		
Existing Use	Netherland Inn Grounds	Existing Zoning	PVD
Proposed Use	No Change	Proposed Zoning	No change
Owner Information			
Name: Netherland Inn Association Address: 2144 Netherland Inn Road City: Kingsport State: TN Zip Code: 37660 Phone Number: 423-502-9098 Representative: Janet Gillenwater		New freestanding sign proposal	
Points for Consideration			
<p>Request: Install a freestanding sign. The total square feet of the sign would be 12 square feet. Sign dimensions of 3 interior height X 4 interior width, with an overall height of 4 feet. The sign would have no illumination, and be made of black metal with gold letters.</p> <p>When considering this request: Refer to Chapter 9</p> <p>Chapter 9 Policy: New signs should be installed in a manner that causes no damage to historic materials. Individual signs should be of traditional design, materials, and locations.</p> <p>Section 1.1: Size of Primary Sign</p> <p>Section 1.4: Sign Materials</p> <p>Section 1.9: Monument or "Freestanding" Signs</p> <p>Remember that on July 16th, 2024, we approved a sign just like the request today for the back side of The Netherland Inn off of Lilac Street.</p> <p>Staff recommends: Approval based upon conformance with the design standards.</p> <p>Comments from Right-of-Way: <i>It does not create a sight distance issue from Lilac Street. It is probably in the ROW but that they can issue an Encroachment Permit saying we understand it is in the ROW and if we ever need to use the area for city needs, they would need to move the sign to a different location.</i></p>			
Planning Tech:	Lori Pyatte	Date:	08/28/2025
Historic Zoning Commission Action		Meeting Date:	09/08/2025
Approval:			
Denial:		Reason for Denial:	
Deferred:		Reason for Deferral:	

Historic Guidelines: Guidelines for Signage

Guidelines for Signage

CHAPTER 9 - GUIDELINES FOR SIGNAGE

Policy:

Where historic signs exist, they should be retained and maintained. New signs should be installed in a manner that causes no damage to historic materials. Individual signs should be of traditional design, materials, and locations. Creative expression is encouraged, and signs within the historic district should complement each other and the design of the building to which they are attached. Within historic districts no sign shall be erected, altered, restored, or moved within the district until a certificate of appropriateness as to the exterior architectural features has been approved by the historic zoning commission.

1.1 Size of Primary Signs

Historic District signs should be pedestrian-oriented, but should still be visible to street traffic.

1.2 Placement of Primary Signs

The primary sign for a building should complement the lines of the building upon which it is placed. Signs flush with the façade are preferred. The major sign may also appear on a canvas awning. Large signs that project over the roof line, or are hung from poles not attached to the building, are not permitted.

1.3 Projection of Primary Signs

Any primary sign projecting from the building shall protrude no more than 36 inches and have a minimum clearance of none feet. Hardware should be inconspicuous.

1.4 Window Signs

Signs placed in windows or glass walls shall not cover more than 25 percent of the glass area.



Examples of appropriate projecting or "blade" signs at 128 W. Main Street (left) and 124 W. Main Street (right).

Historic Guidelines: Guidelines for Signage Cont.

Guidelines for Signage

DESIGN GUIDELINES FOR SIGNS, continued...

1.4 Sign Materials

Wood is the preferred material for primary signs, painted appropriate colors. Graphics or logos for the business are encouraged. Metal may also be used for signs, but internally illuminated plastic-faced fluorescent signs are not appropriate for the historic district.

1.5 Signs Painted Directly on Building Walls

The sign should be located so as to respect any architectural detail of the wall surface. Mural and wall murals are also permitted, subject to Commission approval.

1.6 Signs on Awnings

Signs may be added directly on an awning.

1.7 Addresses

Street addresses are encouraged on homes and business and should be in a lettering type appropriate to the style and design of the structure.

1.8 Banners

Temporary banners on buildings and/or eaves shall be allowed for special advertisement or special events. Banners shall be kept in good repair.



Example of an appropriate wall sign at 151 W. Main Street



Awning signs with the business name or address are also appropriate on commercial buildings.

Historic Guidelines: Guidelines for Signage Cont.

Guidelines for Signage

DESIGN GUIDELINES FOR SIGNS, continued...

1.9 Monument or “Freestanding” Signs

Monument or freestanding signs shall have a maximum height of five feet, subject to other sign requirements. Monument signs should be compatible with the main structure in materials and design. Monument signs must be approved individually by the Commission.



Example of an appropriate monument sign at 410 Shelby Street.

Monument signs should be simple in design and no more than five feet in height (418 Shelby Street).



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Project Number: HISTRC25-0216

Aerial View:



Proposed Sign Location:



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Application:

HISTORIC ZONING COMMISSION APPLICATION



APPLICANT INFORMATION:

Last Name Netherland Inn Association M.I. First Date
 Street Address 2144 Netherland Inn Rd. Apartment/Unit #
 City Kingsport State TN ZIP 37660
 Phone 423-429-7730 E-mail Address

PROPERTY INFORMATION:

Tax Map Information Tax map: 0155 Group: A Parcel: 01000 Lot: 000
 Street Address 2144 Netherland Inn Rd. Apartment/Unit #
 Name of Historic Zone Netherland Inn Boatyard Historic Site
 Current Use

REPRESENTATIVE INFORMATION:

Last Name Gillenwater First Janet M.I. L Date
 Street Address 3804 Alderwood Dr. Apartment/Unit #
 City Kingsport State TN ZIP 37664
 Phone 423-502-9098 E-mail Address

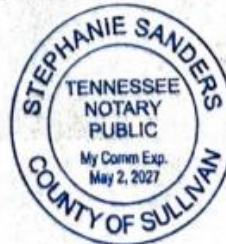
REQUESTED ACTION:

Install Newly Fabricated Post & Panel. 4'x3'
To replace temporary signage stating hours of
operation

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: Janet Gillenwater Date: 7-28-25
 Signed before me on this 28th day of July, 2025
 a notary public for the State of Tennessee
 County of Sullivan
 Notary Stephanie Sanders
 My Commission Expires 5-2-27



Kingsport Historic Zoning Commission

Project Number: HISTRC25-0216

Sign Design and Dimensions (Proposed):

Customer: NETHERLAND INN

Project: POST & PANEL



4 ft 0 in

3 ft

4 ft 0 in

FOSTER
Signs

423.753.6585
fostersigns.com

Version Code: NI/PP/V1
Start Date: 5/29/25
Revision: N/A

Sales Rep: Austin Brown
Designer: Deep Six
File Code: N/A

 LISTED
Historic Landmark

Client Approval _____
Landlord Approval _____

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Prepared by Kingsport Planning Department for the
Kingsport Historic Zoning Commission Meeting on September 8th, 2025

Kingsport Historic Zoning Commission

Project Number: HISTRC25-0216

Proposed location from the sign company: on Netherland Inn Road, facing traffic heading toward Center Street/Industry Drive.



Kingsport Historic Zoning Commission

Project Number: HISTRC25-0216

Proposed location from the sign company: along Netherland Inn Road, oriented toward traffic heading to West Stone Drive.



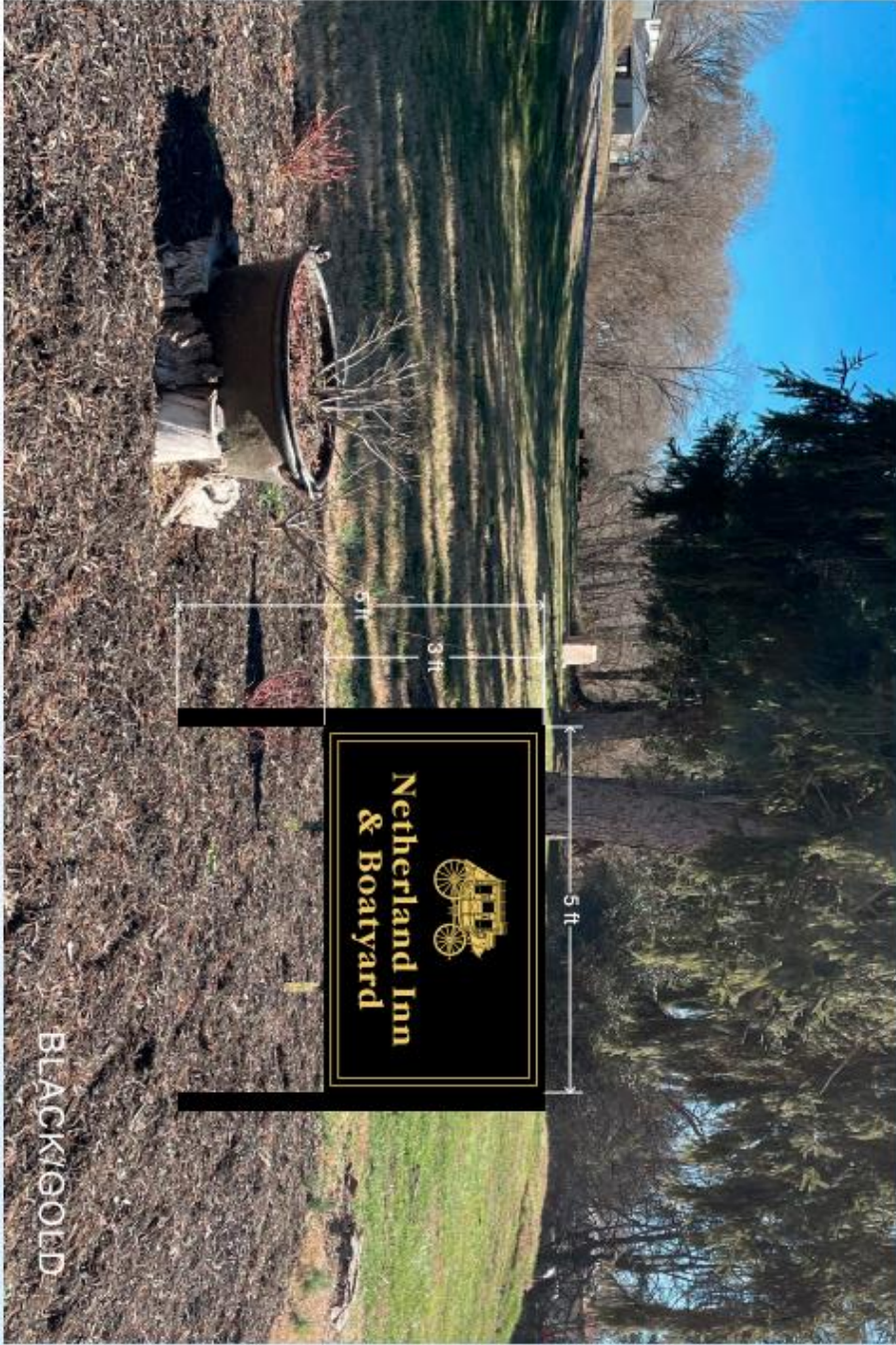
Kingsport Historic Zoning Commission

Project Number: HISTRC25-0216

In 2024, the Historic Zoning Commission approved a sign for the rear of the Netherland Inn along Lilac Street. Approval of this request would allow for two matching signs.

Customer: NETHERLAND INN

Project: POST & PANEL



BLACK/GOLD

FOSTER
Signs

423.753.6585
fostersigns.com

Version Code: NI/PP/V2
Start Date: 4/26/24
Revision: 5/1

Sales Rep: Will Leonard
Designer: Deep Six
File Code: N/A

LISTED

Client Approval _____
Landlord Approval _____

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Site Photos:

Current sign identifying the Historic Site and listing hours of operation



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Site Photos:



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Site Photos:

