

Kingsport Historic Zoning Commission

Project Number: HISTRC26-0013

Property Information						
Address	426 W. Sullivan Street					
Tax Map, Group, Parcel	046H M 022.00					
Civil District	11 th					
Overlay District	Park Hill					
Land Use Plan Designation	Single Family					
Acres	+/- 0.11					
Existing Use	Single Family	Existing Zoning	R-2			
Proposed Use	No Change	Proposed Zoning	No change			
Owner Information						
Name: Robert Weber	Review:					
Address: 426 W. Sullivan Street	Review and approval are requested for the repair of two windows, stucco repair and repainting, replacement and painting of the garage door, removal and replacement of landscaping, and repair of the rear fence. Portions of the work have already been completed without prior Historic Zoning Commission approval.					
City: Kingsport						
State: TN Zip Code: 37660						
Phone Number: 423-967-0597						
Representative: Robert Weber or April Herndon						
Points for Consideration						
<p>Request: Review and approval are requested for the repair of two windows, stucco repair and repainting, replacement and painting of the garage door, removal and replacement of landscaping, and repair of the rear fence.</p> <p>**Portions of the work have already been completed without prior Historic Zoning Commission approval. **</p> <p>When considering this request: Review the following in our Historic Guidelines from Chapter 5 pertaining to the following sections:</p> <p>7.0 (paint): <i>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.</i></p> <p>11.0 (primary material): <i>Primary historic building materials including wood siding, brick, stone, stucco and metal should be preserved whenever possible. Limited replacement of damaged historic materials with matching materials may be considered. Proper maintenance of historic primary materials is important; avoid harsh or abrasive cleaning treatments.</i></p> <p>12.0 (windows): <i>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.</i></p> <p>13.0 (site features): <i>Preserve and retain historic site features of residential buildings, including metal and wood fences, walls and landscaping. Install new fences, walls, and site and landscape features that blend with the historic setting of the building and area</i></p> <p>Staff recommends: approval based upon conformance with the design standards</p>						
Planning Tech:	Lori Pyatte	Date:	January 27 th 2026			
Historic Zoning Commission Action		Meeting Date:	February 9 th 2026			
Approval:						
Denial:						
Deferred:						

Historic Guidelines: Rehabilitation Guidelines for Residential Historic Properties

Rehabilitation Guidelines for Residential Historic Properties

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: HISTRC26-0013

Historic Guidelines: Rehabilitation Guidelines for Residential Historic Properties

Rehabilitation Guidelines for Residential Historic Properties

11.0 PRIMARY MATERIALS

Policy:

Primary historic building materials including wood siding, brick, stone, stucco and metal should be preserved whenever possible. Limited replacement of damaged historic materials with matching materials may be considered. Proper maintenance of historic primary materials is important; avoid harsh or abrasive cleaning treatments.

DESIGN GUIDELINES FOR PRIMARY MATERIALS

Rehabilitation Guidelines for Residential Historic Properties

DESIGN GUIDELINES FOR PRIMARY MATERIALS, continued...

Stucco and Concrete

11.6 Preserve and maintain original stucco and concrete surfaces.

Stucco is a significant historic building material in Kingsport and it is widely used in the Park City and Church Circle Historic Districts. Original stucco and concrete surfaces should be repaired as needed and maintained. The original texture of the stucco and concrete should be replicated when repair or replacement is needed. The replacement of stucco with an Exterior Insulation Finishing System (EIFS) is not appropriate for historic dwellings since the material does not resemble stucco and is prone to water damage.

11.7 Repair concrete walls and features using compatible materials and a stucco mix which is similar in strength, composition, texture, and color.

11.8 Clean stucco and concrete using the gentlest means possible such as low-pressure water wash and a soft bristle brush.

Remove paint from stucco and concrete with appropriate chemical agents and professional contractors. A test patch should be conducted first to ensure that no etching or staining of the wall surfaces will occur.

11.9 Do not remove historic stucco surfaces from masonry walls unless more than 50 percent of the stucco has lost its bond with the masonry behind it.

11.10 Original rock-faced or textured concrete block should be repaired with materials to match as closely as possible in dimensions, design, and texture.

11.11 The replacement of stucco with a surface of Exterior Insulation Finishing System (EIFS) is not approvable in the historic districts.



Stucco is a significant primary material in the Park Hill Historic District and this surface should be preserved and maintained (217 Hammond Avenue).

Historic Guidelines: Rehabilitation Guidelines for Residential Historic Properties

Rehabilitation Guidelines for Residential Historic Properties

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 509 Yadkin Street.



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



Rotherwood features this variation of a Classical Palladian window.

Historic Guidelines: Rehabilitation Guidelines for Residential Historic Properties

Rehabilitation Guidelines for Residential Historic Properties

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 Watauga Street reflects the dwelling's Colonial Revival style.

Historic Guidelines: Rehabilitation Guidelines for Residential Historic Properties

Rehabilitation Guidelines for Residential Historic Properties

13.0 SITE FEATURES

Policy:

Preserve and retain historic site features of residential buildings, including metal and wood fences, walls and landscaping. Install new fences, walls, and site and landscape features that blend with the historic setting of the building and area.

Rehabilitation Guidelines for Residential Historic Properties

DESIGN GUIDELINES FOR SITE FEATURES, continued...

13.3 Traditional fence materials are recommended.

For front yards wood fences are recommended, but these may also be of wrought iron, metal garden (scallop or square grid) or metal picket. Vinyl and chain link fences are discouraged for front and side yards but may be added along rear lot lines.

13.4 Privacy fences and hedges may be appropriate.

For privacy in back yards, wood fences may be installed up to 7' in height or 6' with 2' with a framed lattice top. Wood supports measuring 4" by 4" or metal pipe are recommended. Privacy fences should be set back from the main façade by at least one-third of the total depth of the house. Maintain the fence with regular painting. Living fences, such as hedges or other landscaping, are attractive alternatives to chain-link or privacy fences.



Appropriate height and design picket fence at 709 Yadkin Street.



This appropriate privacy fence at 1154 Watauga Street surrounds the rear yard and is set back from the front of the house.

Historic Guidelines: Rehabilitation Guidelines for Residential Historic Properties

Rehabilitation Guidelines for Residential Historic Properties

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.

Kingsport Historic Zoning Commission

Project Number: HISTRC26-0013

Aerial View:



Google Earth View:



Kingsport Historic Zoning Commission
Project Number: HISTRC26-0013

Historic Letter:



January 15th 2026

Weber Robert C & Sara A. Weber Trustees
294 Hales Road
Jonesborough, TN 37659

Dear Homeowners,

It has come to the attention of the Historic Zoning Commission that modifications may have been made to the property located at 426 W. Sullivan Street without prior Commission approval. These appear to include a change to the garage door, along with other minor alterations such as landscaping work and patching of the stucco.

Any external new additions or modifications with your property being located in the Park Hill Historic District requires 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

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---

Kingsport Historic Zoning Commission
Project Number: HISTRC26-0013

Building Departments Stop Work Order Letter:



Date: January 16th, 2026

Owner: Robert Weber
RE:426 W Sullivan St

To Whom It May Concern:

It has come to my attention that the property located at **426 W Sullivan St Kingsport TN 37660** has work being performed without a permit.

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 notice that you have until **January 21st, 2026** 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. Failure to do so will result in a complaint filed with the State of Tennessee and fines being placed.

All permit fees will be doubled and all work shall be inspected by the Building Division.

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

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

Sincerely,

A handwritten signature in blue ink, appearing to read "KOB".

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

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

Kingsport Historic Zoning Commission
Project Number: HISTRC26-0013

Application:

182 fec 3pm 11:30-1 out



HISTORIC ZONING COMMISSION APPLICATION

APPLICANT INFORMATION:

Last Name WEBER First ROBERT M.I. C Date 1/22/26
Street Address 294 HALES ROAD Apartment/Unit #
City JONESBOROUGH State TN ZIP 37659
Phone 423 967 0597 E-mail Address [REDACTED]

PROPERTY INFORMATION:

Tax Map Information Tax map: Group: Parcel: Lot: [REDACTED]
Street Address 426 W. Sullivan St. Apartment/Unit #
Name of Historic Zone

Current Use

REPRESENTATIVE INFORMATION:

Last Name HERNDON First APRIL M.I. C Date 1/22/26
Street Address 555 E. MAIN ST Apartment/Unit # 103
City KINGSPORT State TN ZIP 37660
Phone 423 213 0783 E-mail Address [REDACTED]

REQUESTED ACTION:

2 WINDOWS, REPAIR STUCCO, COLOR OF GARAGE
DOOR, TREES DOWN, FIX FENCE, LIGHT SHUBS
IN FRONT

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:

1/22/2026
Date:

Signed before me on this 22 day of January, 2026
a notary public for the State of Tennessee
County of Washington
Notary Pat M
My Commission Expires Aug 4, 2029



Kingsport Historic Zoning Commission

Project Number: HISTRC26-0013

Photos of the property before changes:



Kingsport Historic Zoning Commission

Project Number: HISTRC26-0013

Proposed stucco work:



Kingsport Historic Zoning Commission

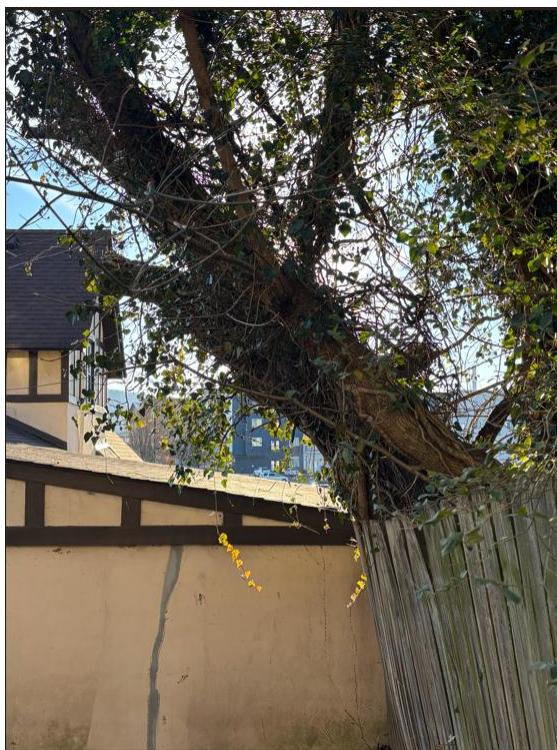
Project Number: HISTRC26-0013

Proposed Window Replacement:



Kingsport Historic Zoning Commission
Project Number: HISTRC26-0013

Proposed Tree Removal:



Kingsport Historic Zoning Commission

Project Number: HISTRC26-0013

Removal of Landscaping: (some already been done without approval)



Kingsport Historic Zoning Commission

Project Number: HISTRC26-0013

Garage Door Switched: (already been done without approval)



Previous garage door white in color



Current/new garage door appears to be tan in color – but owner looking to paint it

Kingsport Historic Zoning Commission

Project Number: HISTRC26-0013

Tree Removal: (some already been done without approval)



Kingsport Historic Zoning Commission

Project Number: HISTRC26-0013

Stucco/Paint: (some already been done without approval)

