

Kingsport Historic Zoning Commission

Project Number: HISTRC25-0228

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:	

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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.

Kingsport Design Review Guidelines

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Aerial View:



Google Street View:



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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

Valspor Defense One Coat Exterior Paint + Primer (Cavari) flat, Sherwin Williams Deep Sea (Barnaby)
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 _____

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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

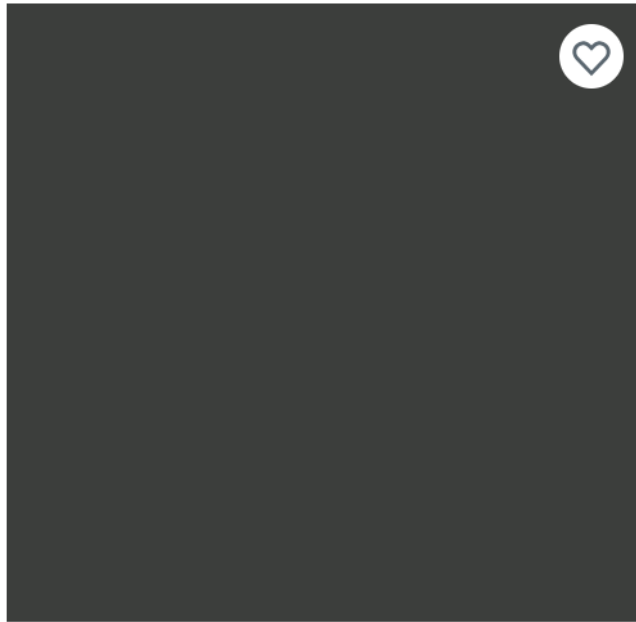
City of Kingsport Planning Department
415 Broad Street 2nd Floor | Kingsport, TN 37660
423-229-9485
----www.KingsportTN.gov----

Kingsport Historic Zoning Commission

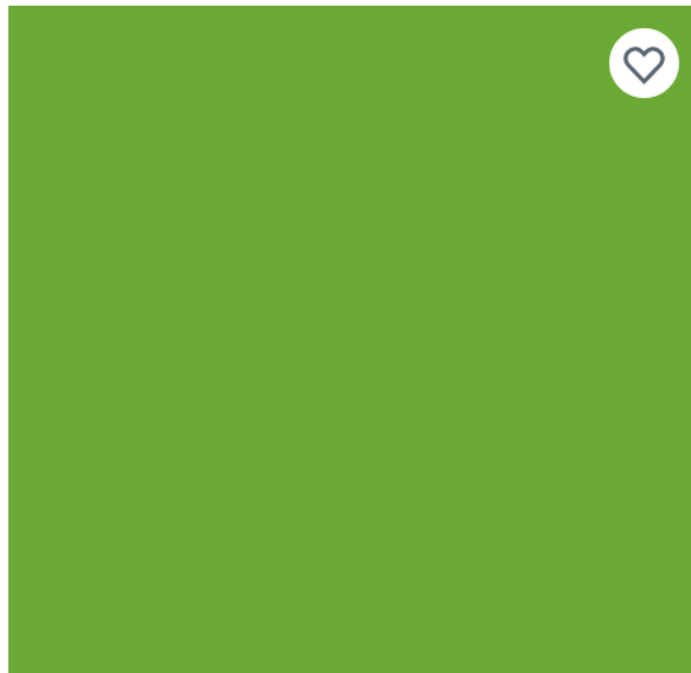
Project Number: HISTRC25-0228

Paint Colors:

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



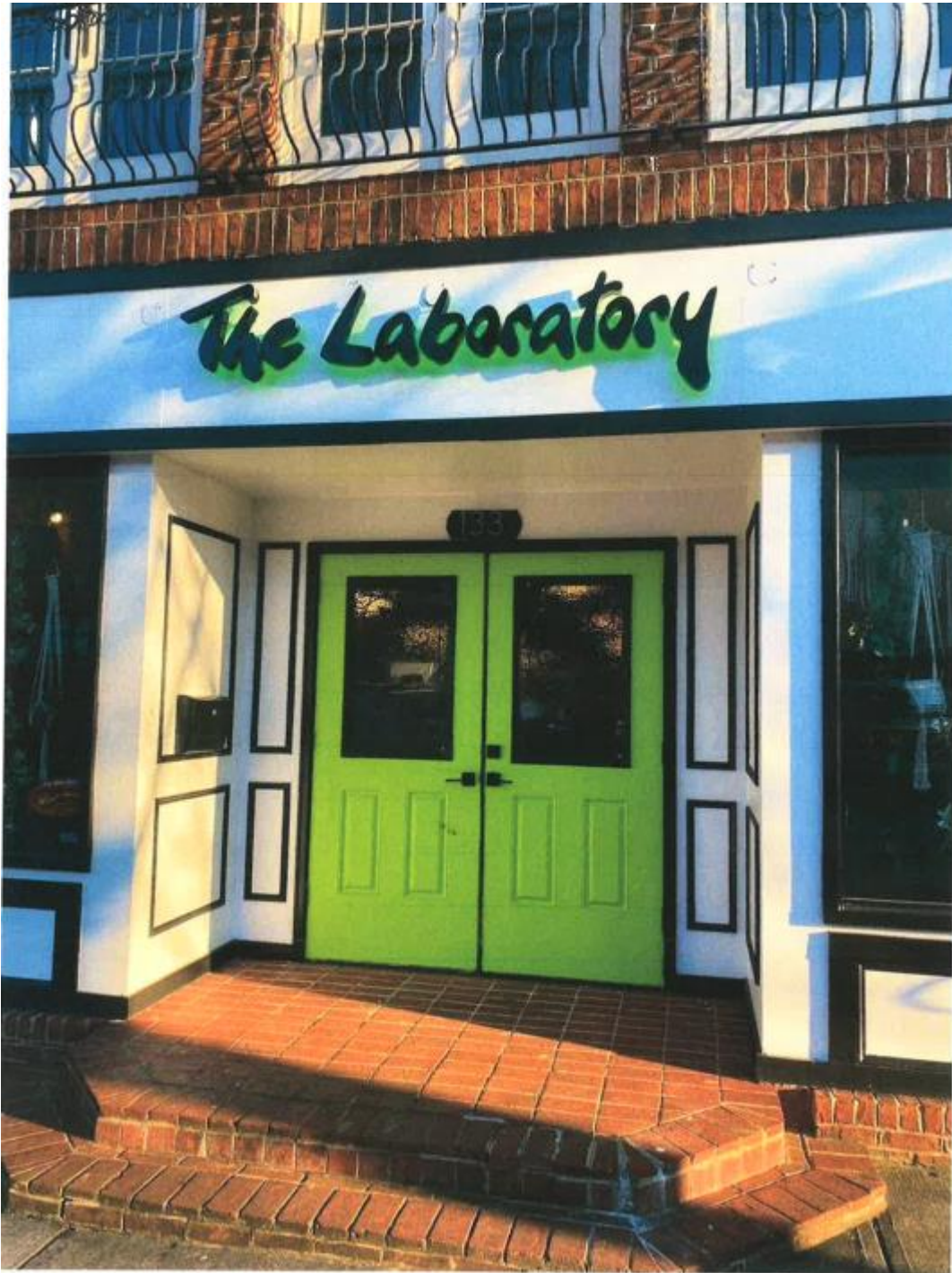
Sherwin-Williams Door & Trim (Greenway) *Satin*:



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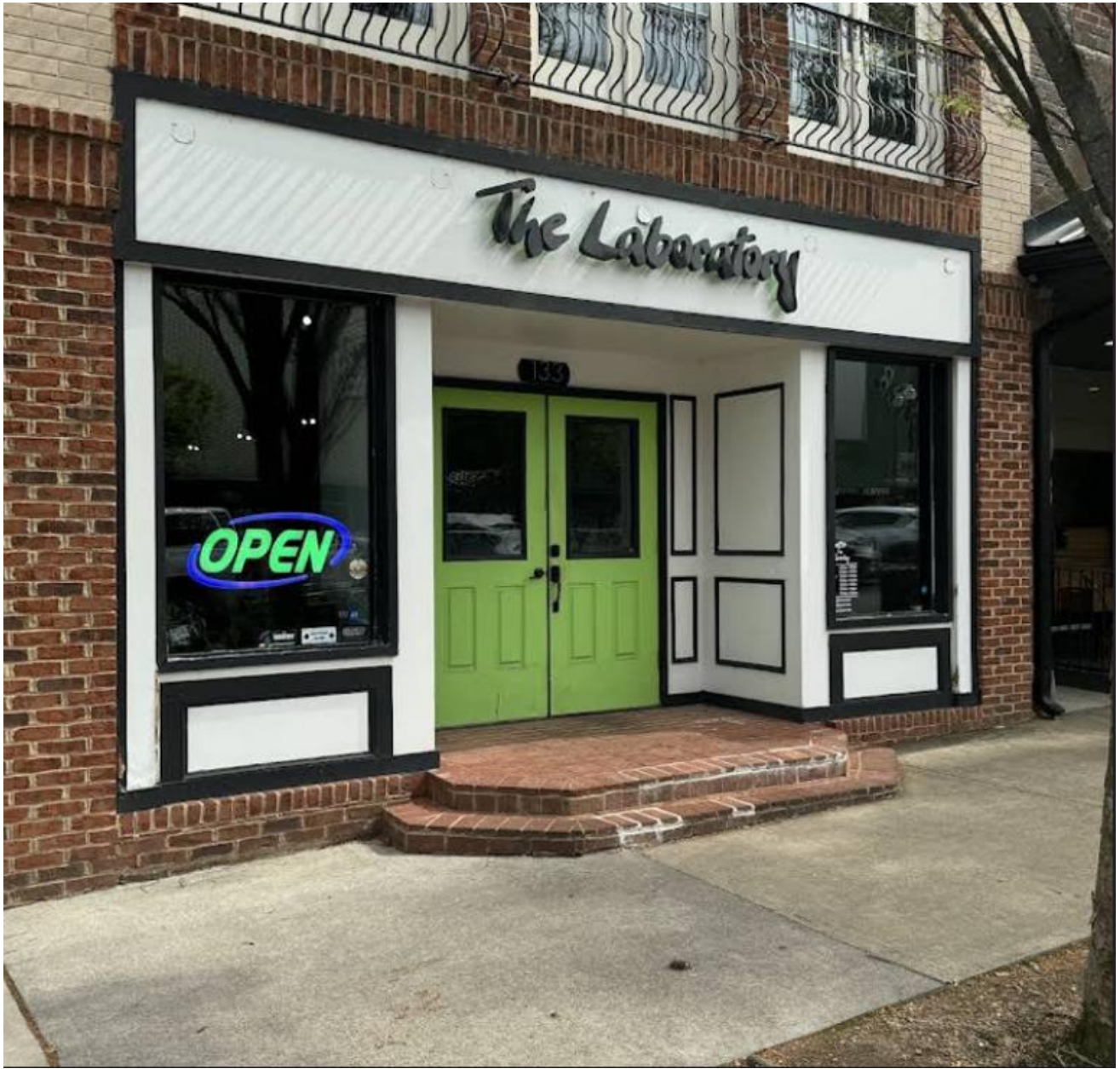
Before Photo:



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Additional Before Photo:



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After Exterior Update:



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Site Visit Photos:

Storefront:



Storefront with Historic Sign:

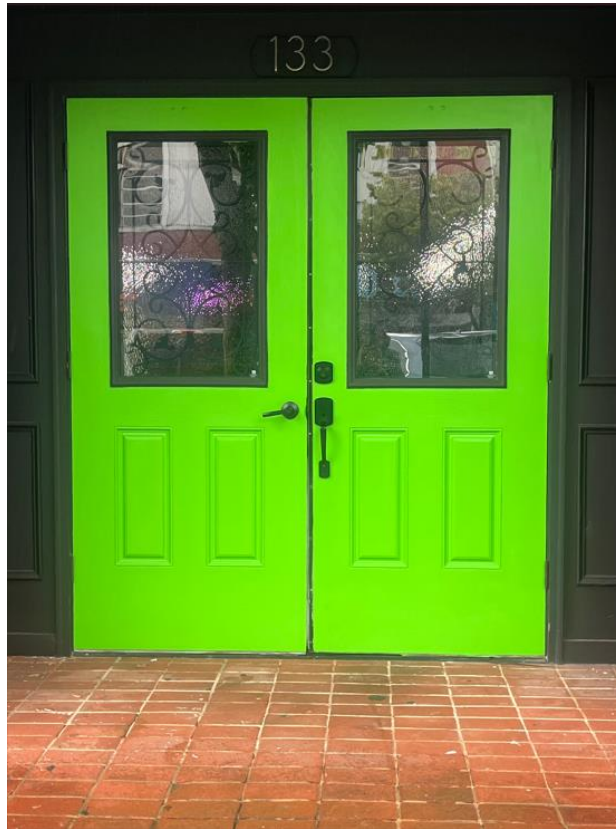


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Site Visit Photos:

Doors:



Sign:

