

Kingsport Historic Zoning Commission

Project Number: HISTRC25-0177

Property Information			
Address	143/147/151 Broad Street		
Tax Map, Group, Parcel	046P B 013.00		
Civil District	11 th		
Overlay District	100 Block of Broad Street		
Land Use Plan Designation	Retail/Commercial		
Acres	+/- 0.32		
Existing Use	Retail/Commercial	Existing Zoning	B-2
Proposed Use	No Change	Proposed Zoning	No change
Owner Information			
Name: Selina Straley Address: 1425 Linville Street City: Kingsport State: TN Zip Code: 37664 Phone Number: 502-693-8432 Representative: Selina Straley		Removal of the existing faux balcony, columns, windows, and cornice to reveal eight original windows, with the addition of new sills.	
Points for Consideration			
<p>Request: The property owner is proposing removal of the existing faux balcony, columns, windows, and cornice to reveal eight original windows, with the addition of new sills.</p> <p>When considering this request: The majority of the commercial buildings in this historic district are of brick construction. Most of the original doors and windows in the buildings have been removed and replaced with modern materials. The retention and preservation of any original design element is encouraged throughout the district.</p> <ul style="list-style-type: none"> • Preserve and maintain original masonry exteriors • Brick should be repaired or replaced with brick to match the original. • Maintain and preserve original storefronts and all their elements. <p>Staff recommends: approval based upon conformance with the design standards</p>			
Planning Tech:	Lori Pyatte	Date:	07/22/2025
Historic Zoning Commission Action		Meeting Date:	08/11/2025
Approval:			
Denial:		Reason for Denial:	
Deferred:		Reason for Deferral:	

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Historic Guidelines: Commercial Building Materials

Rehabilitation Guidelines for Commercial Historic Properties

1.0 COMMERCIAL BUILDING MATERIALS

Policy:

The majority of the commercial buildings in Kingsport are of brick construction. The buildings in the Main Street Historic District are consistent in their height, brick exteriors and flat roofs. Most of the original doors and windows in the buildings have been removed and replaced with modern materials. The retention and preservation of any original design element is encouraged throughout the district.

DESIGN GUIDELINES FOR COMMERCIAL BUILDING MATERIALS

1.1 All elements of historic windows (sills, lintels, frames, sashes, glass of windows, and transoms) should be preserved.

If any of these components are damaged beyond repair, replace them with in-kind design and materials.

1.2 Preserve and maintain original masonry exteriors.

Preserve brick and masonry materials. Do not cover historic masonry surfaces. Use mild detergent and low-pressure water to clean any grime or graffiti. Sandblasting is extremely destructive to historic masonry and is not an acceptable treatment.

1.3 Brick should be repaired or replaced with brick to match the original. Missing bricks should be replaced with bricks that match the existing in color, size, texture, and coursing technique.

1.4 Keep historic masonry visible and unpainted.

Do not paint masonry that has never been painted unless the exterior has mismatched brick or paint is required to seal a sandblasted building.

1.5 Preserve original mortar if possible, but if re-pointing is necessary use mortar mixes similar to the original.

Mortar mixes of the past had a higher lime content than today's Portland cement. When re-pointing historic mortar, match the original mortar in width, depth, color, joint profile, and texture.

1.6 Retain original roof forms.

Most commercial buildings have flat roofs, where their actual surface is not visible from street level. Where roof shapes have been altered, restoration to the original shape is encouraged. Roof surfaces for commercial buildings may be of appropriate metal designs, asphalt shingles, or rolled asphalt.

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.

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Aerial View:



Google Street View:



Prepared by Kingsport Planning Department for the
Kingsport Historic Zoning Commission Meeting on August 11th, 2025

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Application:



HISTORIC ZONING COMMISSION APPLICATION

APPLICANT INFORMATION:

Last Name STRALEY First SELINA M.I. L. Date 6.30.25
Street Address 1425 LINVILLE ST. Apartment/Unit #
City KINGSPORT State TN ZIP 37664
Phone 502-693-8432 E-mail Address HUDSONS GENERAL STORE @ GMAIL.COM

PROPERTY INFORMATION:

Tax Map Information Tax map: Group: Parcel: Lot:
Street Address 143, 147, 151 BROAD ST. Apartment/Unit #
Name of Historic Zone 100 BLOCK OF BROAD ST.
Current Use COMMERCIAL RETAIL

REPRESENTATIVE INFORMATION:

Last Name First M.I. Date
Street Address Apartment/Unit #
City State ZIP
Phone E-mail Address

REQUESTED ACTION:

TO APPROVE PROJECT PLANS FOR FACADE. REMOVAL OF CURRENT FAUX BAKONY, COLUMNS, WINDOW AND CORNICE. EXPOSE 8 ORIGINAL WINDOWS AND ADD NEW SILLS.

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: [Signature] Date: 6.30.25
Signed before me on this 7th day of July, 2025
a notary public for the State of Tennessee
County of Sullivan
Notary [Signature]
My Commission Expires 11-21-2026

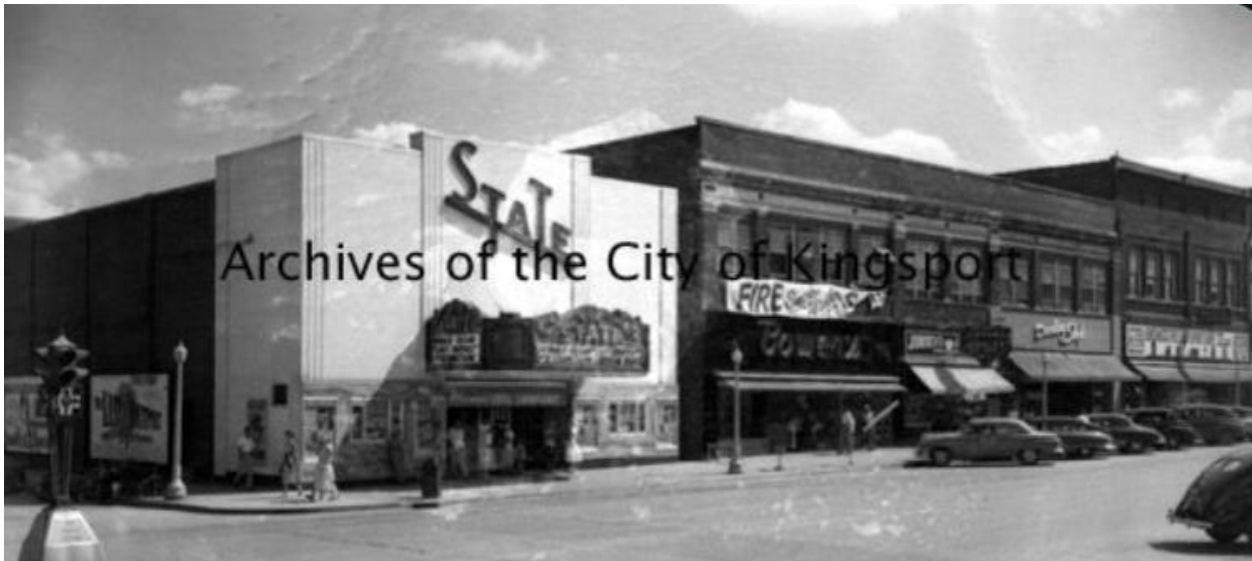


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Historical Photos of the building:

1923- 3 buildings were home to Sterchi Brothers Furniture, P.K. Hash Jewelers, and the first J.C. Penney Company



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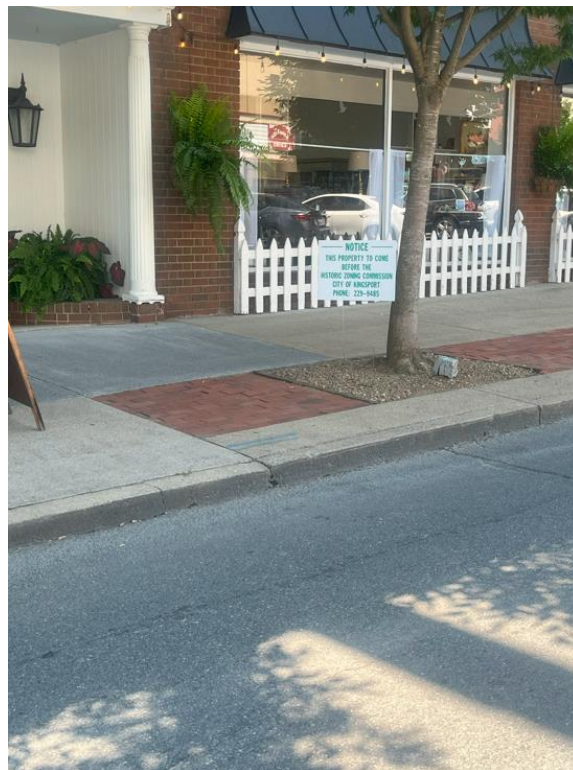
1950 Ball Brothers Furniture combined the 3 buildings inside and built the current façade over the original façade.



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Current exterior views from Broad Street:



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