

Kingsport Historic Zoning Commission

Project Number: HISTRC25-0179

Property Information			
Address		244 E. Main Street	
Tax Map, Group, Parcel		046P C 001.00	
Civil District		11 th	
Overlay District		Main Street	
Land Use Plan Designation		Retail/Commercial	
Acres		+/- 0.09	
Existing Use		Retail/Commercial	Existing Zoning B-2
Proposed Use		No Change	Proposed Zoning No change
Owner Information			
Name: Martin Bagwell Address: 1932 Fleetwood Drive City: Kingsport State: TN Zip Code: 37660 Phone Number: 423-967-7742 Representative: Martin Bagwell		Install flag-mounted signage on building. Replace existing doors, windows, and awnings.	
Points for Consideration			
<p>Request: The property owner proposes to replace the existing doors, windows, and awnings, and to install flag-mounted signs on the building.</p> <p>When considering this request: 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.</p> <ul style="list-style-type: none"> • All elements of historic windows should be preserved if possible. • Storefront entrance consists of single or double doors that often include a large single light pane for transparency. Storefronts should not be altered or covered with non-historic materials. • Replacement doors should match traditional door designs in materials. • Awnings materials should be canvas, nylon, or acrylic. • Signs meet all zoning requirements for size <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:	

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.

Historic Guidelines: Storefronts

Rehabilitation Guidelines for Commercial Historic Properties

DESIGN GUIDELINES FOR STOREFRONTS, continued...

2.3 Preserve and maintain original door elements.

A storefront's entrance may include surrounds, transoms, and sidelights, in addition to doors. Retain and preserve original components of a commercial building's entrance. Any components deteriorated beyond repair, should be replaced in kind. Original framing components such as jambs, sills, and headers of openings define the entrance and should also be maintained. Historic doors are especially important to a building's historic appearance. Do not fill or partially block historic door openings.

2.4 Repairs to deteriorated or damaged historic doors should be consistent with historic materials.

When repairing original wood doors, use methods to retain their historic fabric and appearance as much as possible. Epoxy may be used for strengthening and replacing deteriorated wood.

2.5 If original doors are beyond repair or missing, replace them with new doors that match the original.

Replacement doors should match traditional door designs in materials and size. Use historic photos when available to match the original doors as closely as possible in the number and series of panels, number, glazing, and configuration of glass lights, materials, and dimensions.

2.6 Do not create new door openings where none existed.

Installing new door openings on the primary façade is not appropriate on the façade of a commercial building.



The single-light glass and wood replacement doors at 102 W. Main Street resemble traditional designs and this type of door is appropriate for new doors on Main Street.

Historic Guidelines: Storefronts

Rehabilitation Guidelines for Commercial Historic Properties

DESIGN GUIDELINES FOR STOREFRONTS, continued...

2.7 New awnings should be consistent with historic designs.

Installing new awnings to downtown buildings is an appropriate treatment on commercial properties. New awnings should match traditional designs and placement. Follow these guidelines:

- **Scale:** The awning should be in scale with the building, with exact dimensions to fit precisely the storefront opening. The awning should not extend beyond the storefront opening to cover adjacent pilasters or wall surface.
- **Placement:** A new awning should not obscure design elements of the upper stories. At a maximum, the awning may extend one foot above the top of the storefront. The hanging level of the awning over the sidewalk should be at least seven and one-half feet.
- **Types:** Awnings placed over storefronts may be supported by metal or wood framing, or a gallery of wood or brick columns.
- **Materials:** Canvas or other natural materials (nylon, acrylic) are appropriate. Back-lit awnings are not appropriate in the historic district.
- **Overhangs:** Flat solid material overhangs held by a metal chain or bar support shall be permitted. These overhangs shall be wood or simulate appearance of wood.



This shed roof canvas awning is an appropriate design at 104 E. Main Street.

Historic Guidelines: 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: Signage

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

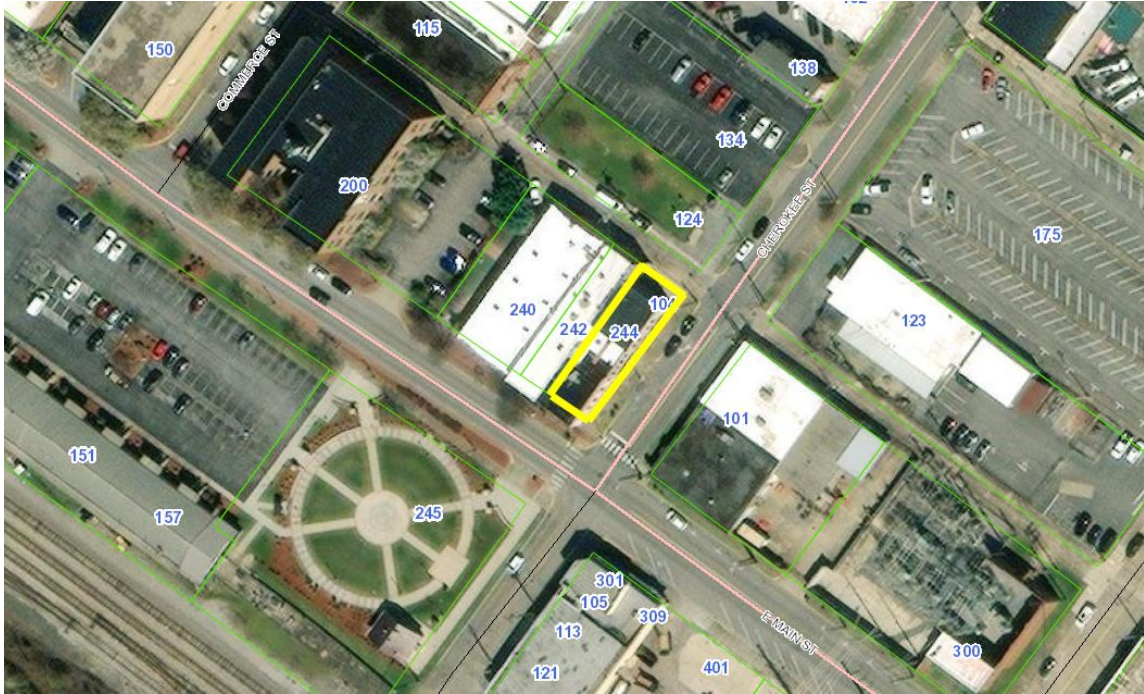


Awning signs with the business name or address are also appropriate on commercial buildings.

Kingsport Historic Zoning Commission

Project Number: HISTRC25-0179

Aerial View:



Google Street View:



Kingsport Historic Zoning Commission

Project Number: HISTRC25-0179

Application:



HISTORIC ZONING COMMISSION APPLICATION

APPLICANT INFORMATION:

Last Name Bagwell First Martin M.I. L Date 7/9/2025
 Street Address 1932 Fleetwood Dr, Apartment/Unit #
 City Kingsport State TN ZIP 37660
 Phone 423-967-7742 E-mail Address mbagwell41@gmail.com

PROPERTY INFORMATION:

Tax Map Information Tax map: Group: Parcel: Lot:
 Street Address 244 E. Main St Apartment/Unit #
 Name of Historic Zone
 Current Use ~~Commercial~~ Not in use

REPRESENTATIVE INFORMATION:

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

REQUESTED ACTION:

Install 34" x 24" Flag mounted Signs and Replace Front Doors, windows and Awnings

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: [Handwritten Signature] Date: 7/9/2025

Signed before me on this _____ day of _____, 20____,
 a notary public for the State of _____
 County of _____
 Notary _____
 My Commission Expires _____

Design Layout:

Pappy's Lofts
MAIN STREET ELEVATION

*WOODEN TRIMSET ON ALL WINDOWS



*WOODEN TRIMSET ON ALL WINDOWS

Signage to be Flag-mounted.

Design Layout:

Pappy's Lofts
CHEROKEE STREET ELEVATION



Kingsport Historic Zoning Commission

Project Number: HISTR25-0179

Plans:

GENERAL DEMO NOTES

1. DEMO AND WASTE ON EACH FLOOR HAS STRICT CONTROL OF TRUCKS TO BE DEMOED.
2. INSURE FURNITURE PROTECTION TO SUPPORT ALL STRUCTURAL ELEMENTS AND/OR CASUALTY PROTECTION AFFECTED BY DEMO WORK.
3. ALL DEMO WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME AND SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
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DEMOLITION NOTES

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2ND FLOOR DEMO / STABILIZATION 02

1ST FLOOR DEMO / STABILIZATION 01

CONTRACTOR SHALL INSPECT ALL EXISTING CONDITIONS TO ENSURE NO DISCREPANCIES WITH CONSTRUCTION DOCUMENTS, LAYOUT WALLS AND VERIFY ALL CRITICAL DIMENSIONS ARE CORRECT PRIOR TO CONSTRUCTION. ANY ISSUES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT IMMEDIATELY.

D101

COLLECTIVE
ARCHITECTURE COMPANY

236 E MARKET STREET
KINGSPORT, TN 37660

Kingsport Historic Zoning Commission

Project Number: HISTR25-0179

Plans:

SOUTHEAST DEMO ELEVATION 01
SCALE: 1/4" = 1'-0"

SOUTHWEST DEMO ELEVATION 02
SCALE: 1/4" = 1'-0"

GENERAL DEMO NOTES

1. ALL EXISTING MATERIALS TO BE DEMOLISHED SHALL BE REMOVED TO THE STREET OR TO AN APPROPRIATE OFF-SITE LOCATION.
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PROJECT INFORMATION:
 DEMOLITION
 SHEET NUMBER: D201

COLLECTIVE
 ARCHITECTURE COMPANY

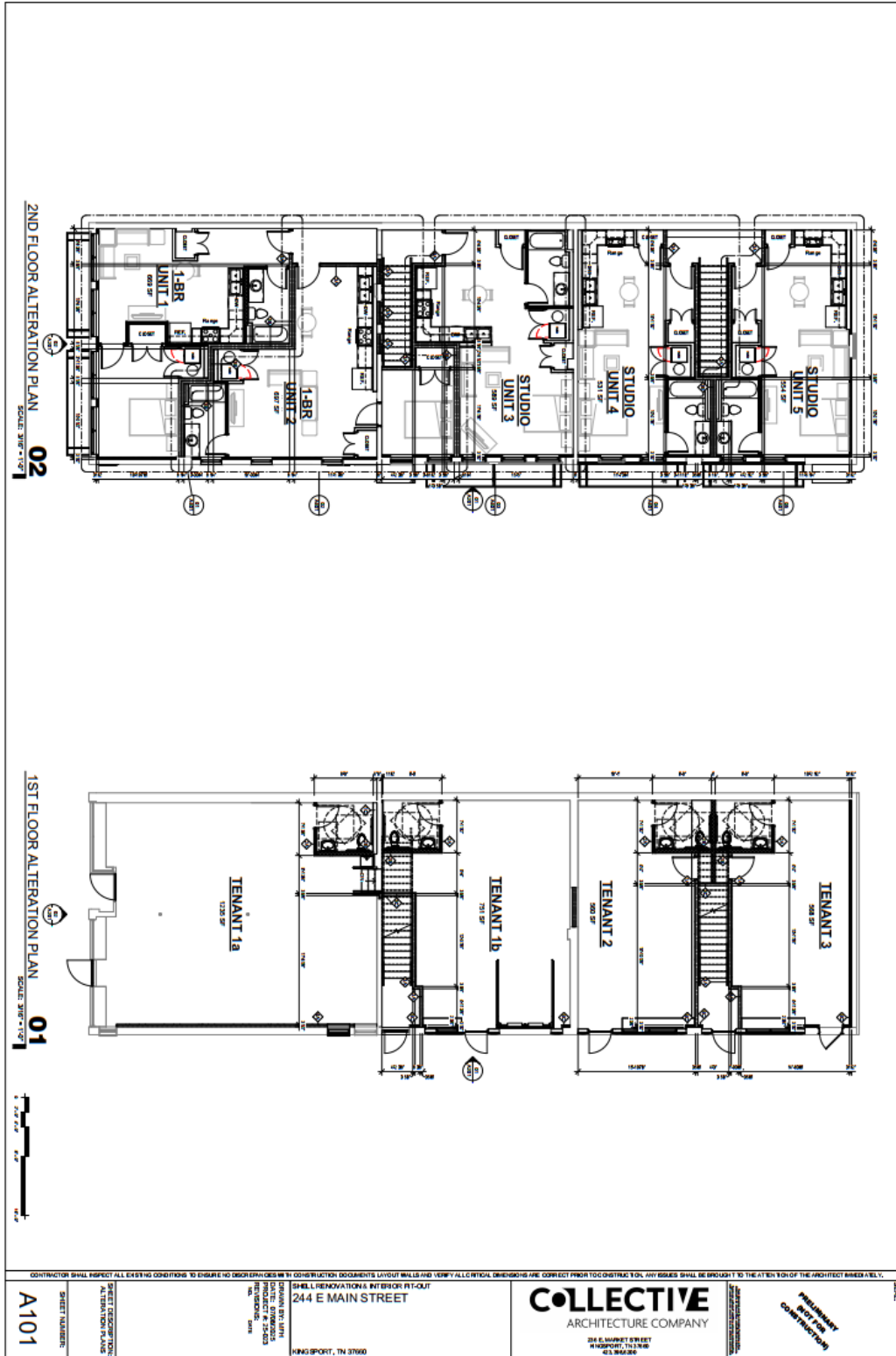
214 S. HUNY STREET
 KINGSPORT, TN 37660
 423.834.8888

244 E MAIN STREET
 KINGSPORT, TN 37660

Kingsport Historic Zoning Commission

Project Number: HISTRC25-0179

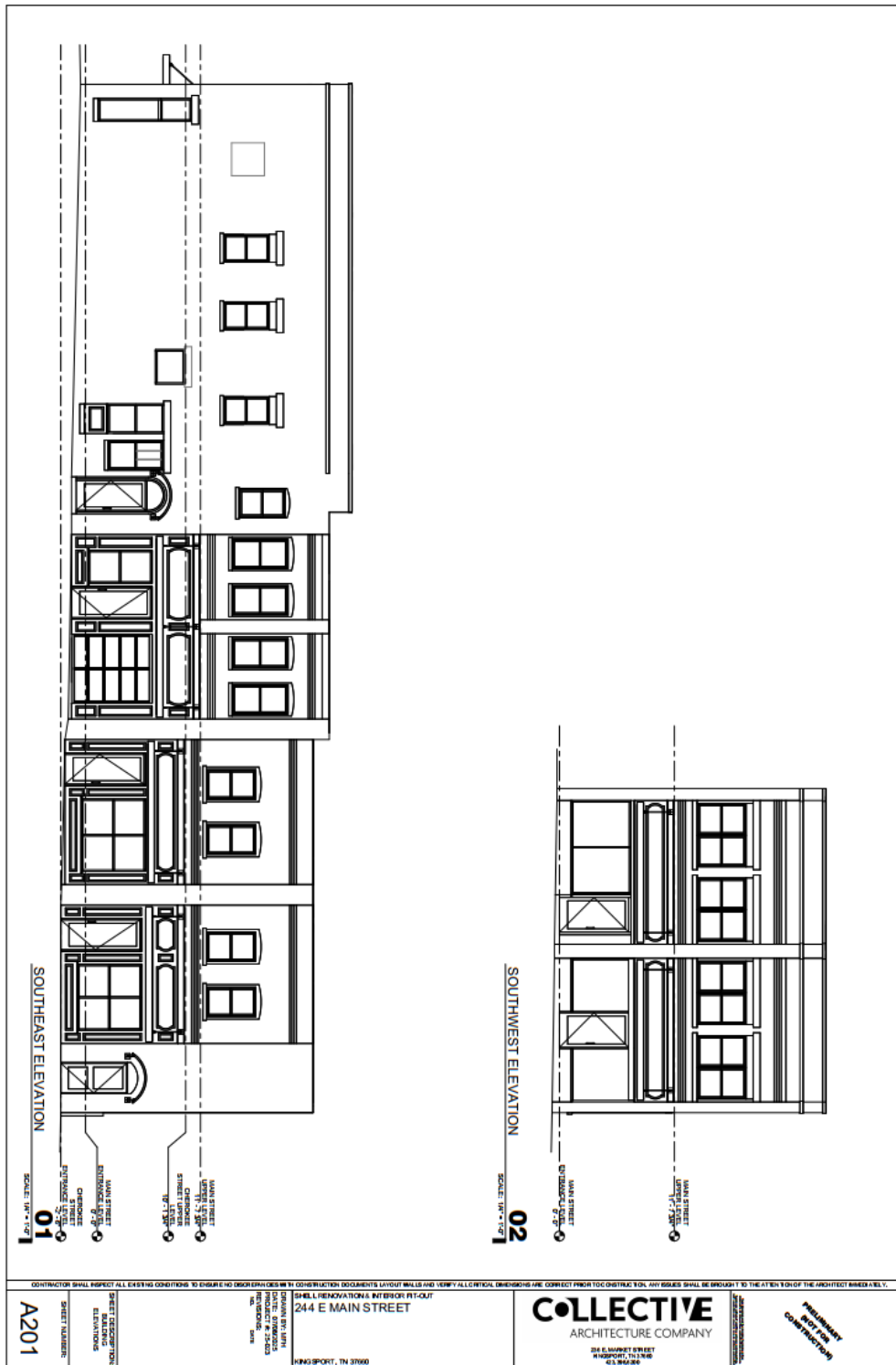
Plans:



Kingsport Historic Zoning Commission

Project Number: HISTRC25-0179

Plans:



Kingsport Historic Zoning Commission

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Current exterior views from E. Main Street:



Kingsport Historic Zoning Commission

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Current exterior views from E. Main Street:



Kingsport Historic Zoning Commission

Project Number: HISTRC25-0179

Current exterior views from Cherokee Street:



Kingsport Historic Zoning Commission

Project Number: HISTRC25-0179

Current exterior views from Cherokee Street:



Kingsport Historic Zoning Commission

Project Number: HISTRC25-0179

Current exterior views from Cherokee Street:

