

# Kingsport Historic Zoning Commission

Project Number: HISTRC25-0188

<b>Property Information</b>			
Address	152/156/158 Broad Street		
Tax Map, Group, Parcel	046P A 022.00		
Civil District	11 <sup>th</sup>		
Overlay District	100 Block of Broad Street		
Land Use Plan Designation	Retail/Commercial		
Acres	+/- 0.21		
Existing Use	Retail/Commercial	Existing Zoning	B-2
Proposed Use	No Change	Proposed Zoning	No change
<b>Owner Information</b>			
<b>Name:</b> Kattie Casebolt <b>Address:</b> 3637 Hemlock Park Drive <b>City:</b> Kingsport <b>State:</b> TN <b>Zip Code:</b> 37663 <b>Phone Number:</b> 803-389-9494 <b>Representative:</b> Kattie Casebolt		<b>Install single-hung, dark bronze aluminum-clad windows on the upper levels of both the Broad Street and Market Street elevations. Repair or replicate arched-top windows at five second-floor locations, along with the rectangular transom windows. Provide new storefront systems at four designated locations.</b>	
<b>Points for Consideration</b>			
<p><b>Request:</b> The property owner proposes to install single-hung, dark bronze aluminum-clad windows on the upper levels of both the Broad Street and Market Street elevations. Additionally, the scope includes the repair or replication of five arched-top windows on the second floor, as well as associated rectangular transom windows. New storefront systems are also proposed at four designated locations.</p> <p><b>When considering this request:</b> 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. A common practice during the mid-20th century was for property owners to add new façade materials in an attempt to modernize their commercial buildings to compete with new suburban shopping centers. None of the more modern storefronts in the historic district possess architectural significance and restoration of storefronts that have been altered from their original design is encouraged.</p> <p><b>Staff recommends:</b> approval based upon conformance with the design standards</p>			
Planning Tech:	Lori Pyatte	Date:	07/22/2025
<b>Historic Zoning Commission Action</b>		<b>Meeting Date:</b>	<b>08/11/2025</b>
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...**

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**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.*



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**Aerial View:**



**Google Street View:**



**Broad Street Side:**



**Market Street Side:**

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

# Kingsport Historic Zoning Commission

Project Number: HISTRC25-0188

## Application:



### HISTORIC ZONING COMMISSION APPLICATION

<b>APPLICANT INFORMATION:</b>			
Last Name Casebolt	First Kattie	M.I. J	Date 07/14/25
Street Address 3637 Hemlock Park Drive		Apartment/Unit #	
City Kingsport	State TN	ZIP 37663	
Phone 803-389-9494	E-mail Address kattie@collectiveac.com		
<b>PROPERTY INFORMATION:</b>			
Tax Map Information Tax map: 046P Group: A Parcel: 022.00 Lot: PT24			
Street Address 152-158 Broad Street		Apartment/Unit #	
Name of Historic Zone Broad Street Historic District			
Current Use Vacant			
<b>REPRESENTATIVE INFORMATION:</b>			
Last Name Casebolt	First Kattie	M.I. J	Date 07/14/25
Street Address 3637 Hemlock Park Drive		Apartment/Unit #	
City Kingsport	State TN	ZIP 37663	
Phone 803-389-9494	E-mail Address kattie@collectiveac.com		
<b>REQUESTED ACTION:</b>			
Provide new single hung dark bronze aluminu cladd windows on the upper level of both the Broad Street and Market Street elevations of the building, current windows are in disrepair. Repair or replicate archtop windows on second floor in 5 locations as well as the rectangle transom windows. Provide new storefronts in 4 locations. See attached drawings.			
<b>DISCLAIMER AND SIGNATURE</b>			
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: <i>Kattie J. Casebolt</i>		Date: 07/14/25	
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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## Design Layout:

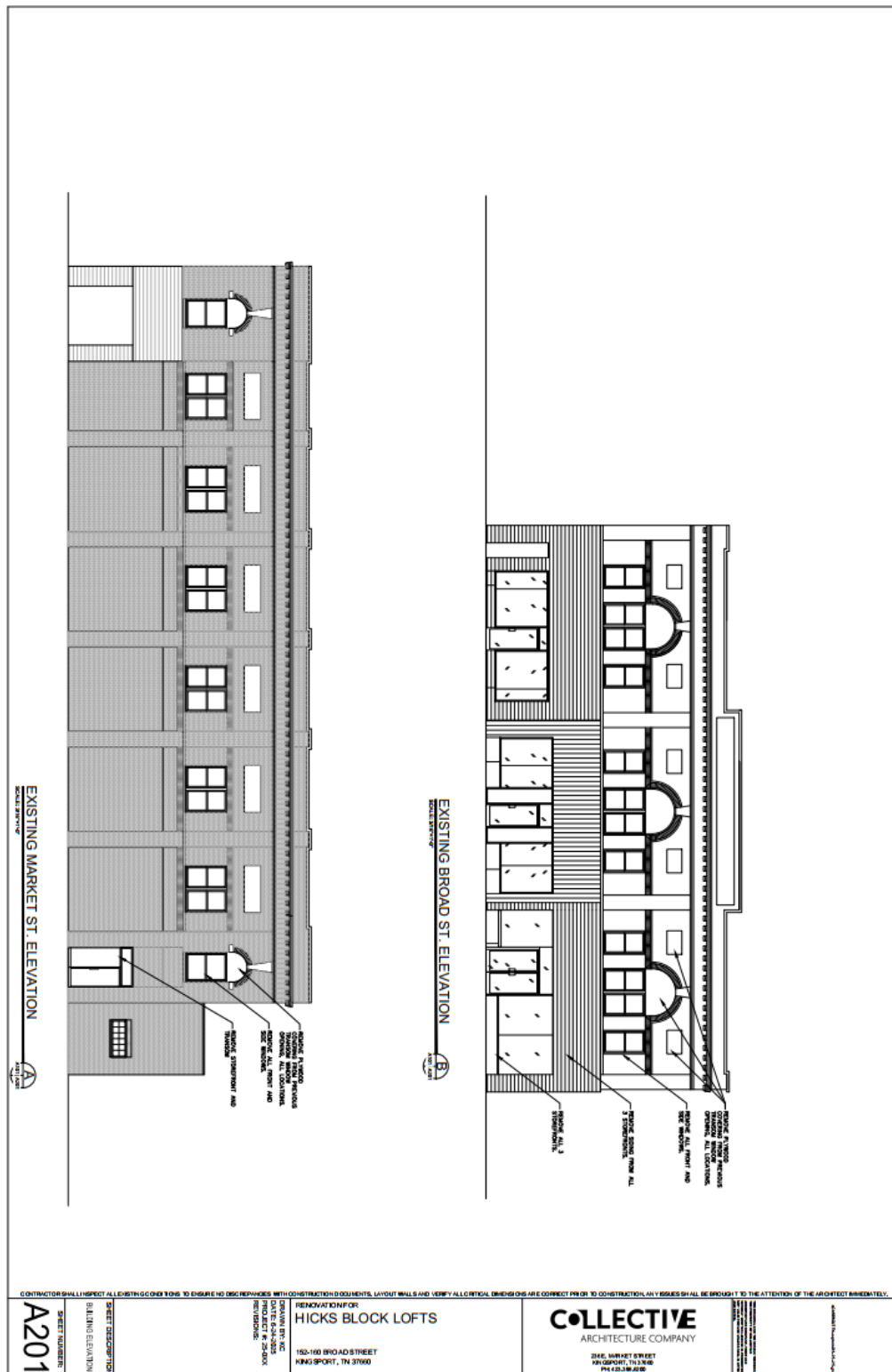
	<p>BROAD ST. ELEVATION SHEET 13 A</p>
	<p>MARKET ST. ELEVATION SHEET 13 B</p>
	<p>BROAD &amp; MARKET ST. RENDERING SHEET 13 C</p>

<p>CONTRACT TO ARCHITECTURE COMPANY ARCHITECTURE COMPANY 201 E. HANCOCK STREET KINGSPORT, TN 37660 PH: 615.393.0000</p>	<p>RENOVATION FOR HICKS BLOCK LOFTS 152-160 BROAD STREET KINGSPORT, TN 37660</p>	<p>SHEET DESCRIPTION BUILDING EXTERIOR PHOTOS &amp; RENDERING SHEET NUMBER A203</p>
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CONTRACTOR SHALL INSPECT ALL EXISTING CONDITIONS TO ENSURE NO DISCREPANCIES WITH CONSTRUCTION DOCUMENT & LAYOUT WALLS AND VERIFY ALL CRITICAL DIMENSIONS ARE CORRECT PRIOR TO CONSTRUCTION. ANY ISSUES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT IMMEDIATELY.

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**Plans:**

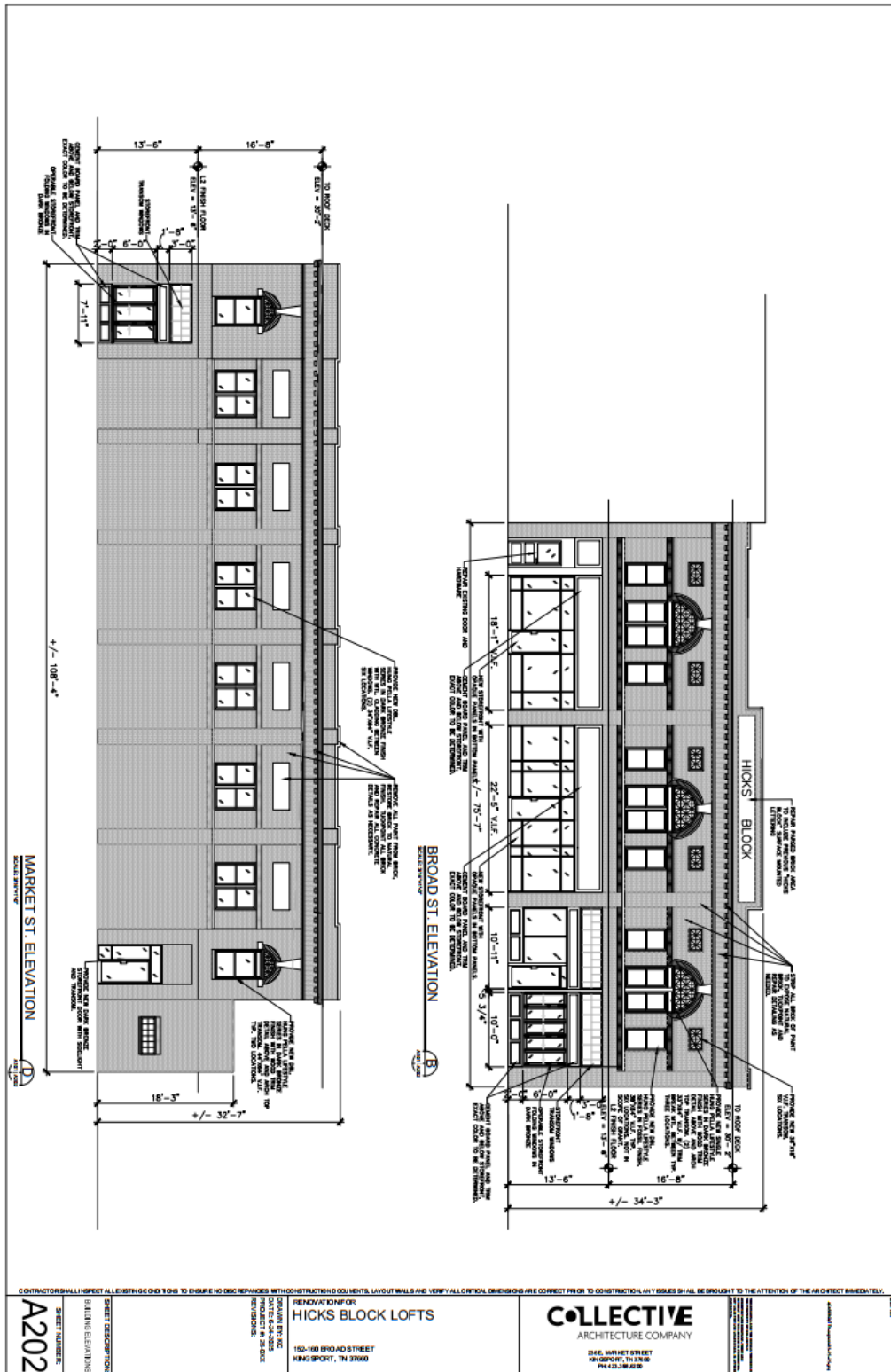




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## Plans:



**Kingsport Historic Zoning Commission**

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**Historical photos of the building:**



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



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**Current exterior views from Broad Street:**



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



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**Current exterior views from Broad Street:**



*Working to expose the building's historic windows to restore its original architectural character.*

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### Current exterior views from Market Street:



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