

Kingsport Historic Zoning Commission

Project Number: HISTRC25-0027

Property Information			
Address	146 Broad Street		
Tax Map, Group, Parcel	046P A 023.00		
Civil District	11 th		
Overlay District	100 Block of Broad Street		
Land Use Plan Designation	Retail/Commercial		
Acres	+/- 0.24		
Existing Use	Central Business District	Existing Zoning	B-2
Proposed Use	No Change	Proposed Zoning	No change
Owner Information			
Name: Vision Productions INC Address: 140 Broad Street City: Kingsport State: TN Zip Code: 37660 Email: Phone Number: 276-690-5450 Representative: Marc Bradley		Proposal: Update existing building façade <ul style="list-style-type: none"> ▪ Painting ▪ Stone accents to under the window ▪ Updating the current sign ▪ Decorative window box planters ▪ Design on building. 	
Points for Consideration			
<p>Request: The property owner is proposing exterior updates to existing building, including façade painting, the addition of stone accents, an updated building sign, adding a design on the building at the top and decorative window box planters.</p> <p>When considering this request: It is important to note that this would mark the first update to the 100 block of Broad Street since its designation as a new historic district in 2024. While preservation guidelines advise against painting masonry, this particular building has undergone multiple repainting's over the years.</p> <p>Staff recommends: Staff fully supports the overall project, as the proposed updates align with applicable guidelines. After consulting with multiple departments—including Right of Way, the Building Department, and the Fire Department—staff has gathered valuable insights and engaged in discussions with the project representative. Based on this comprehensive review, staff recommends approval of the project.</p>			
Planning Tech:	Lori Pyatte	Date:	02/05/2025
Historic Zoning Commission Action		Meeting Date:	02/17/2025
Approval:			
Denial:		Reason for Denial:	
Deferred:		Reason for Deferral:	

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Historic Guidelines: Rehabilitation for Commercial Historic Properties

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.

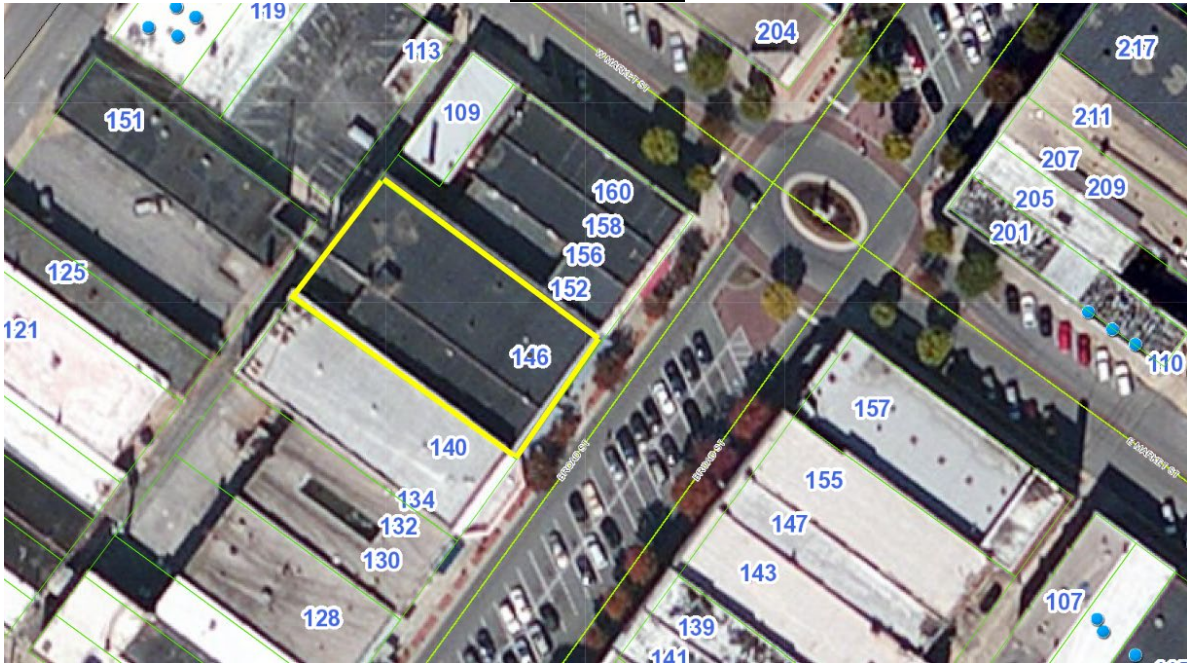
1.6 Retain original roof forms.

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.

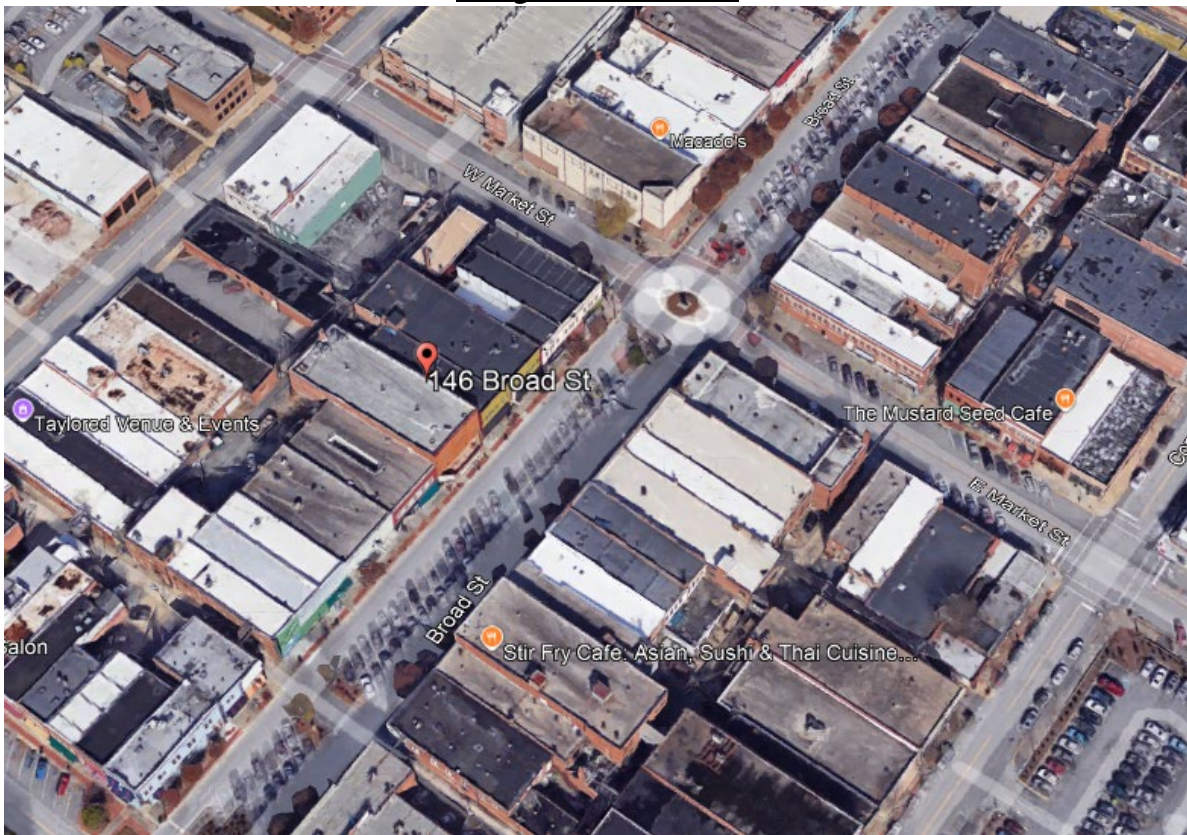
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Aerial View:



Google Earth View:



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Application:



HISTORIC ZONING COMMISSION APPLICATION

APPLICANT INFORMATION:

Last Name	BRADLEY	First	Marl	M.I.	Date	1-24-25
Street Address	1642 Snowflake Rd			Apartment/Unit #		
City	Gate City	State	VA	ZIP	24251	
Phone	276-690-5450			E-mail Address		

PROPERTY INFORMATION:

Tax Map Information	Tax map: 046P	Group: A	Parcel: 023.00	21	
Street Address	146 Broad St.			Apartment/Unit #	
Name of Historic Zone	100 Broad St				
Current Use	B-2				

REPRESENTATIVE INFORMATION:

Last Name	BRADLEY	First	Marl	M.I.	Date	1-24-25
Street Address	1642 Snowflake Rd			Apartment/Unit #		
City	Gate City	State	VA	ZIP	24251	
Phone	276-690-5450			E-mail Address		

REQUESTED ACTION:

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: 1/27/25

Signed before me on this 27 day of January, 2025

a notary public for the State of Tennessee

County of Sullivan

Notary [Signature]

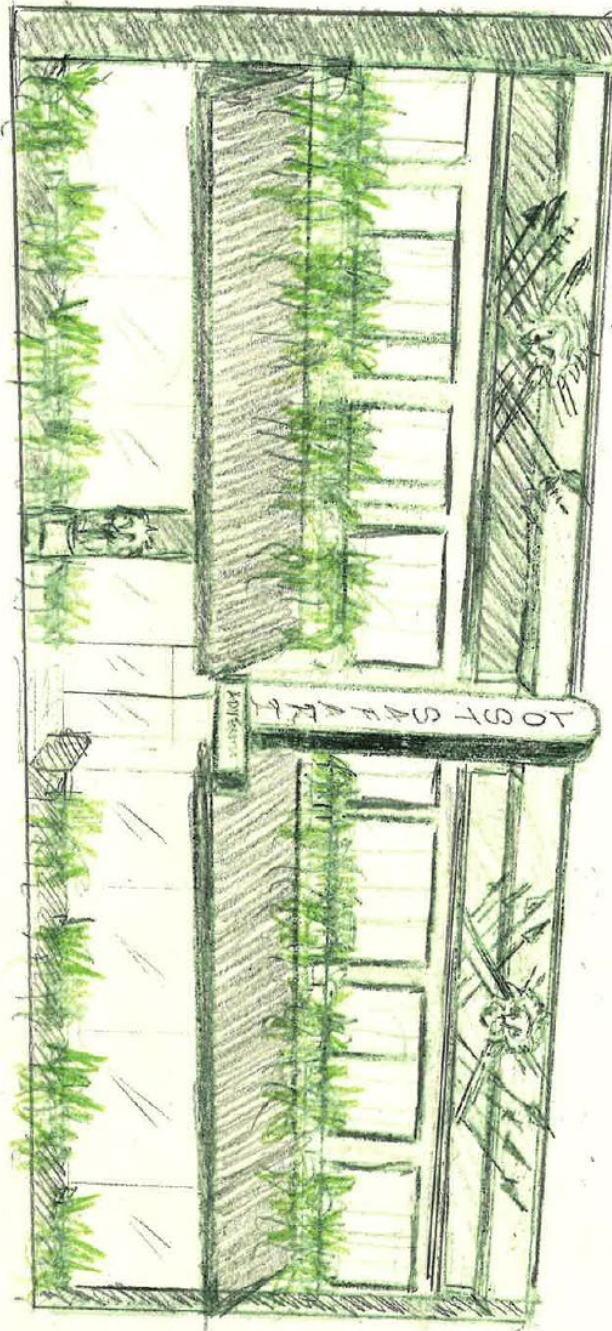
My Commission Expires 9/19/26



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Concept Plan:



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Concept Plan:

Stacked Stone for under the windows:

*Stacked Stone for
Stone accents under windows*



Example of a brick/stone area already in the 100 Block of Broad Street. (Stir Fry)



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Painting the building: The building over times has had many different colors.



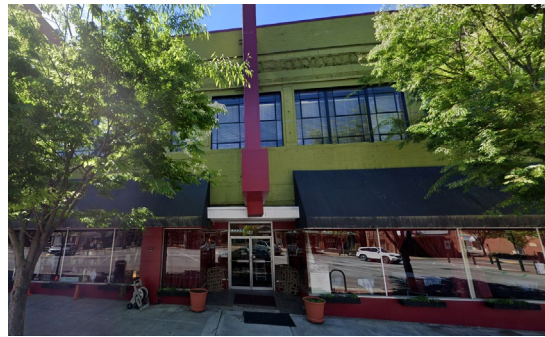
1946: Photo from Kingsport Archives



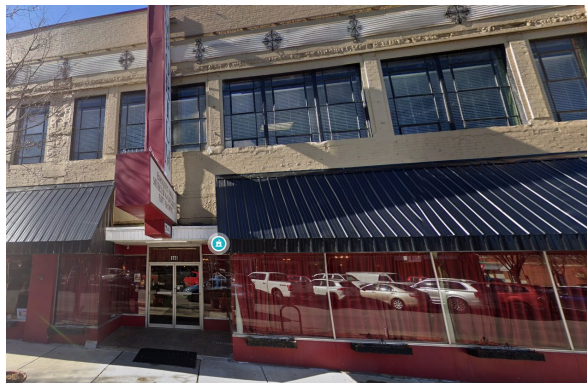
2008-2012: photo pulled from Google



2018: photo pulled from Google



2019: photo pulled from Google



2024: photo pulled from Google

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Site Visit Photos:

Current Sign on building:



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Site Visit Photos:

Current Store frontage:



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Site Visit Photos:

2nd level of building:



Photo from Broad Street looking towards building:

