

Kingsport Historic Zoning Commission

Project Number: HISTRC25-0162

Property Information			
Address		213 and 209 W. Sullivan Street	
Tax Map, Group, Parcel		046I B 009.00 and 046I B 009.10	
Civil District		11 th	
Overlay District		Church Circle	
Land Use Plan Designation		Retail/Commercial	
Acres		+/- 0.07 (213 W. Sullivan Street) and +/- 0.03 (209 W. Sullivan Street)	
Existing Use		Existing Zoning	B-2
Proposed Use		Proposed Zoning	No change
Owner Information			
Name: Lai Benson Address: 3657 Crest Road City: Kingsport State: TN Zip Code: 37664 Email: benson.lai001@gmail.com Phone Number: 423-276-5473 Representative: Martin Bagwell		Request: Replace 39 windows at both properties	
Points for Consideration			
<p>Request: The property owner is requesting approval to replace the windows at both of his properties located at 213 and 209 W. Sullivan Street. The proposed project includes the replacement of a total of 39 windows across the two properties.</p> <p>The owner intends to install new windows that match the style and appearance of those currently installed at 414 and 418 W. Sullivan Street</p> <p>When considering this request: When reviewing requests for window replacements, all elements of historic windows should be preserved wherever possible. If any component is damaged beyond repair, it must be replaced with in-kind materials and design that match the original in appearance, detailing, and function.</p> <p>Staff recommends: Approval of the proposed window replacement is requested to ensure uniformity across all units and to enhance the overall architectural character</p>			
Planning Tech:		Lori Pyatte	Date: 06/26/2025
Historic Zoning Commission Action		Meeting Date:	07/14/2025
Approval:			
Denial:		Reason for Denial:	
Deferred:		Reason for Deferral:	

Historic Guidelines:

Chapter 5 – Rehabilitation Guidelines for Residential Historic Properties

12.0 Windows

Rehabilitation Guidelines for Residential Historic Properties

12.0 WINDOWS

Policy:

Preserve, maintain, or repair historic windows. Do not cover or enclose original window openings. Historic windows deteriorated beyond repair may be replaced in-kind, fitting the replacements into the original window opening. Replacement windows should also match the originals in number and configuration of panes, or lights and material, such as wood or metal. Adding new window openings on a primary façade is not appropriate.

**Why Preserving Original Windows is Recommended
and Makes Economic and Environmental Sense**

Nationally-accepted recommendations for preservation of historic wood and metal windows call for retaining these important features except in cases of extreme deterioration. The reasons for preserving original windows include:

- Studies show that windows typically account for only 10% to 15% of a home's energy loss, and the payback for installing new windows can take decades.
- All windows are subject to expansion and contraction with temperature changes. Vinyl, however, experiences more than twice as much expansion as wood and seven times more than glass. This extreme expansion causes seals to fail between the frame and glass, as well as a significant performance reduction. More than one-third of vinyl windows being replaced today are less than ten years old.
- Vinyl windows do not match the appearance of historic wood windows; their texture and thinness are inappropriate for Kingsport's historic districts. A more acceptable alternative, if the original windows are beyond reasonable repair, aluminum clad wood windows or composite windows which have the appearance of a historic wood window.



Original casement windows at 809 Yaddin Street.



Original four-over-four, wood sash windows at 205 Compton Terrace.



Rotherwood features this variation of a Classical Palladian window.

Historic Guidelines:

Chapter 5 – Rehabilitation Guidelines for Residential Historic Properties

12.0 Windows (Cont.)

Rehabilitation Guidelines for Residential Historic Properties

WINDOWS, continued...

- Historic wood and metal windows are sustainable. These features represent embodied energy, already extracted from raw materials natural to the environment.
- Vinyl windows cannot be recycled and are detrimental to the environment when they are discarded.
- The old-growth lumber used in historic window frames can last indefinitely, unlike new-growth wood or vinyl.

Treatment of historic wood windows

12.1 Preserve and maintain original windows.

Window openings, windows, window details, and the size and shape of these elements help establish rhythm, scale, and proportion of buildings and reflect architectural style and character

12.2 Repair deteriorating wood windows as needed. When possible, replace missing panes or deteriorated sashes rather than entire windows.

Retaining as much of the historic window material and detail as possible will help protect the building's historic character and appearance. Replace only those elements necessary. Use epoxy to strengthen deteriorated wood.



Original nine-over-six wood-sash window at the Netherland Inn.



This original six-over-six, wood-sash window with ornamental hood is an important component of Rotherwood.



The original twelve-over-twelve, wood sash window at 1261 Watauga Street reflects the dwelling's Colonial Revival style.

Historic Guidelines:

Chapter 5 – Rehabilitation Guidelines for Residential Historic Properties

12.0 Windows (Cont.)

Rehabilitation Guidelines for Residential Historic Properties

DESIGN GUIDELINES FOR WINDOWS

Treatment of Historic Metal Windows

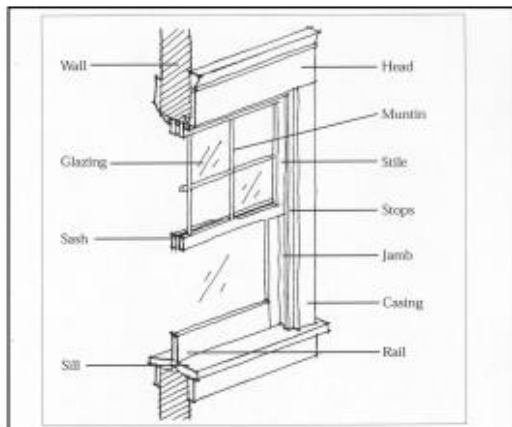
12.3 Preserve, maintain, and repair original metal windows.

Metal windows such as steel, aluminum, and bronze were widely used into the mid-20th century. Preserving these materials as well as their original designs and details helps convey a sense of time and architectural style. Aluminum windows of the 1950s and 1960s were often installed with single glazing on large curtain walls, and the resulting in poor energy efficiency was cause for their removal. The energy performance of metal windows can be improved with the installation of weather stripping and security fittings. Spring-metal, vinyl strips, compressible foam tapes, and sealant beads are other weather stripping options. Original single-glazed glass may be replaced with thermal glass panes (3/8" to 5/8" thick) provided that the rolled metal sections are at least 1" wide and the design of the historic window is retained.

Replacement Windows

12.4 Replace windows only if they are beyond repair, and match replacements to the originals in size, materials, and number and arrangement of lights.

Wood is the preferred replacement material for original wood, but aluminum-clad wood or composite products may be appropriate. Most major window manufacturers have appropriately sized wood windows for historic dwellings. Replace historic metal windows with like materials. The primary concern for replacement windows is achieving the historic appearance of historic wood or metal window through appropriate dimensions, depth of frame, and the appearance of true divided lights. True divided lights for windows are preferred or windows with lights that are bonded to the glass with spacers and appropriate grid profiles. Whenever original windows are removed and replaced, retain and reuse their serviceable hardware and locks.



Above: Original multi-light window at 701 Yadkin Street.

Left: Profile of a sash window noting its different elements.

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Aerial View:



Google Earth View (Street):



Kingsport Historic Zoning Commission

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Application:



HISTORIC ZONING COMMISSION APPLICATION

APPLICANT INFORMATION:

Last Name L.A. First BENSON M.I. _____ Date 6-18-25
Street Address 213 West Sullivan St. Apartment/Unit # _____
City Kingsport State TN ZIP _____
Phone 423 276 5473 E-mail Address BENSON.LA.001@gmail.com

PROPERTY INFORMATION:

Tax Map Information _____ Tax map: _____ Group: _____ Parcel: _____ Lot: _____
Street Address 213 1209 West Sullivan St Apartment/Unit # _____
Name of Historic Zone _____
Current Use Rentals

REPRESENTATIVE INFORMATION:

Last Name L.A. First BENSON M.I. _____ Date 6-18-25
Street Address 3657 Crest Road Apartment/Unit # _____
City Kingsport State TN ZIP _____
Phone 423 276 5473 E-mail Address BENSON.LA.001@gmail.com

REQUESTED ACTION:

Replacing windows

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: _____

Date: 6-18-25

Signed before me on this 18th day of June, 2025
a notary public for the State of Tennessee
County of Sullivan
Notary Lori L. Pyatte
My Commission Expires 11-21-2026



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Proposed Windows:

Windows that are located at 414 and 418 W Sullivan Street.



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Current Windows:



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Current Windows:

