

MINUTES OF THE REGULAR SECHEDULED MEETING OF THE  
KINGSPORT HISTROIC ZONING COMMISSION

March 9<sup>th</sup> 2026

1:30 p.m.

**Members Present:**

Jewell McKinney      Bob Grygotis  
Dineen West            Joe Cross  
Lindsey Nieuwland    Chip Millican

**Members Absent:**

Jack Edwards

**Staff Present:**

Lori Pyatte

**Visitors Present:**

Robert Weber  
April Herndon

Chairman Jewell McKinney called the meeting to order at 1:31 p.m., warmly welcoming everyone in attendance. She then invited the staff, historic commission, and visitors to introduce themselves.

The Chairman called for approval of the agenda Vice-Chairman Dineen West made a motion to approve the agenda as presented, which was seconded. The motion passed unanimously with a vote of 5-0.

Next, the Chairman called for approval of the minutes from the regular meeting on November 10<sup>th</sup> 2025. Commissioner Joe Cross made a motion to approve the minutes, which was seconded. The motion passed unanimously with a vote of 5-0

Chairman McKinney inquired whether there was any old business to address. Staff indicated that there was none.

**New Business:**

**426 W. Sullivan Street (HISTR26-0013)- Façade Update**

Chairman McKinney asked Mr. Robert Weber if he would be presenting information on the project. Mr. Weber stated that he is proposing several improvements to the property and noted that this is his first time going through the process.

Chairman McKinney said that looking at the information it appears there is several things that he is looking to do on the property.

First item will be windows: Mr. Weber said that there are two windows and he thinks they are slat windows- and wanting to know what to replace them with because they are not good for temperatures.

Second item: is the rotten wood on the façade and then the paint colors.

Third item: stucco repair in various locations.

Chairman McKinney asked if Mr. Weber was aware that the property is located within a historic district at the time of purchase. Mr. Weber confirmed that he was informed by the previous owner. When asked if any work had been completed prior to the meeting, Mr. Weber stated that he had contacted someone but was unsure of their identity and had completed some landscaping changes.

Ms. Herndon noted additional unapproved changes, including a wall painted a different color. Staff clarified that the issuance of the notice was based on observed changes, including landscaping alterations and garage door replacement. Ms. Herndon added that the removed landscaping was in poor condition.

Staff stated to the visitor's that it was staff who had caught the changes and what had got them the busted letter was the following changes that had been noticed: landscaping that had been, and that the garage door replacement.

Chairman McKinney reminded the applicant that any exterior changes, regardless of scope, require application and review by the Commission.

Mr. Weber said he thought that general maintenance and repair at the house everyone would be happy with those changes.

Vice-Chairman West stated that while the Commission appreciates efforts to improve the property, their role is to review and approve the proposed work. She confirmed that the existing slatted windows are "jalousie windows" and recommended replacement with historically appropriate styles consistent with the surrounding area, such as 6-over-6, 4-over-4, or similar configurations. Based on discussion, the replacement windows were determined to be 2-over-2, white in color, to match the existing character of the home.

Chairman McKinney asked Mr. Weber if he did have the paint colors. He said he thought he did but needed to get them again just to confirm. Staff stated paint colors approved are Desert Floor and Stewart House Brown.

Vice-Chairman West said that as far as the landscaping she can see that the tree was on the fence and that the tree was sick with all the vines and that needed to be corrected. Commission asked the owners what they wanted to do with the tree. Owner stated they wanted to take out the trees. Chairman McKinney asked if they were going to have the roots grounded out. Ms. Herndon advised that they were planning on trying but however they have a chain-link fence in and some wires in with the root so it may end up being more then they expect so they are not sure at this time. If they do not have the roots grounded out they will put holes in the tree and pour salt on it and it will degrade on its own or if the commission would agree to allow them putting coals and it would slowly burn its self out.

Commissioner Chip Millican asked if the fence is just minor repairs no major problems. Ms. Herndon said they have some broken panels going up through there and on the backside. They are looking to bring the fence all the way down to the ground with no gaps at the bottom.

Chairman McKinney asked if they were going to be a rental home. Mr. Weber Mr. Weber confirmed that the property will be used as a rental.

Ms. Herndon asked about the garage door if the brown they have was okay or if they needed to paint it. Chairman McKinney advised that the original one was white in color and asked the commission, and stated that the windows were white. Commissioner Chip Millican said that neither of them were original and that he liked the garage door matching to the color of desert floor of the home instead of white.

Commissioner Millican also stated that since they were talking when it comes to the windows being replaced are the slats going to be white. Ms. Herndon advised that they would be white in color.

Chairman McKinney asked for a motion.

Vice-Chairman West made a motion to approve the project as submitted, with the condition that replacement windows be 2-over-2 and white in color. The motion was seconded and passed unanimously (6-0).

### **Other Business:**

#### **In-House Approvals:**

Staff Report: Since the last meeting, one project was approved through in-house review:

1. **101 E. Main Street (HISTR26-0012)**

Installation of metal copiner over existing concrete-parapet cap

#### **Staff Reports:**

1. State Theater: Broad Street:

Staff reported that the property officially closed on February 10, 2026, and is now owned by the Kingsport Economic Development Board. At this time, the new owners are in the preliminary discussion phase regarding potential future uses of the property, and no formal plans have been submitted. The owners have indicated that they intend to undertake maintenance work on the roof, including repairs to the rooftop doghouse structure.

2. Netherland Inn Townhomes:

Staff reported that they have been in communication with the developer regarding these projects, and progress is proceeding well. The developer anticipates completion around May or June 2026 and has expressed a willingness to provide the Commission with a tour of the homes prior to them being rented/sold.

Additionally, the developer indicated interest in acquiring another property on Netherland Inn Road, located near the current development, for a potential future project.

3. Historic Preservation Day:

The Town of Abingdon, VA will be hosting a Historic Preservation Day on Friday, May 1, 2026. The event is scheduled to run from approximately 8:00 a.m. to 5:00 p.m., although attendees are welcome to leave at any time.

I plan to attend and wanted to extend the invitation to any Historic Commission members who may also be interested. If you would like to attend, please let me know so I can add your name to the list. Lunch will be provided.

4. Patton Store: Netherland Inn

Staff reported that they spoke with the Assistant City Manager, who confirmed that plans are still moving forward for the demolition of the sides of the Patton Store. She is scheduled to meet with the design team this week to discuss the project. Following that meeting, staff will provide an update to the Commission.

5. Hudson's Store and Hick's Building: Broad Street

Staff reported that they were downtown this past weekend and observed progress on both buildings along Broad Street. They noted that the windows at Hudson's Store had been uncovered and were being restored to their original appearance.

With no further business, the Chairman adjourned the meeting at 2:05 p.m.

Respectfully Submitted,

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Jewell McKinney, Chairman