



HISTORIC ZONING COMMISSION MEETING AGENDA

Monday, July 14, 2025 at 1:30 PM
City Hall, 415 Broad Street, Room 226

This meeting is an open and accessible meeting. If interested parties request special assistance or accommodations, please notify the Planning Department three (3) days in advance of the meeting.

I. INTRODUCTION AND MEETING PROCEDURES

II. APPROVAL OF THE AGENDA

III. APPROVAL OF MINUTES

1. April 14th, 2025 Regular Meeting Minutes

IV. OLD BUSINESS

1. 217 W. Wanola Ave - Demolition by Neglect (HISTR25-0082)

V. NEW BUSINESS

1. 242 E. Main Street (HISTR25-0162) - Replace the second-floor windows and install a sign on the building
2. 209/213 W. Sullivan Street (HISTR25-0164)- Window Replacement

VI. OTHER BUSINESS

1. In-House Approvals:

*410 W. Sullivan Street (HISTR25-0103) - Repaint the exterior of the home

*200 W. Church Circle (HISTR25-0105) - Replace roof on the gym with shingles

*1302 Watauga Street (HISTR25-0112) - Landscaping and gutter replacement

*152-158 Broad Street (HISTR25-0145) - Remove paint from building, do necessary tucking, and remove the pink, purple, yellow, and blue siding

*242 E. Main Street (HISTR25-0160) - Replaced the rotten wood in the window, repaint, remove current awning and have replaced with a new awning.

*240 E. Main Street (HISTR25-0161) - Landscaping

*116 W. Main Street (HISTR25-0178) - Awning Replacement

2. Officer Elections

3. Member Terms/Selection Process

4. Staff Reports

VII. PUBLIC COMMENT

Citizens may speak on issue-oriented items. When you come to the podium, please state your name and address and sign the register that is provided. You are encouraged to keep your comments non- personal in nature, and they should be limited to five minutes.

VIII. ADJOURN

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

April 14, 2025

1:30 p.m.

Members Present:

Jewell McKinney
Dineen West
Jack Edwards
Joe Cross
Lindsey Nieuwland
Bob Grygotis

Members Absent:

Chip Millican

Staff Present:

Lori Pyatte
Ken Weems
Hannah Cincebox
Bart Rowlett

Visitors Present:

Michael Bare
Jennifer Hyder
Debra Kilgore-Street

Chairman Jewell McKinney called the meeting to order at 1:30 p.m. She welcomed everyone in attendance and provided an opportunity for all Historic Commissioners to introduce themselves.

The Chairman called for approval of the agenda. Commissioner Jack Edwards made a motion to approve the agenda as presented, which was seconded. The motion passed unanimously with a vote of 6 - 0.

Next, the Chairman called for approval of the minutes from the regular meeting on March 10th, 2025. Commissioner Lindsey Nieuwland made a motion to approve the minutes, which was seconded. The motion passed unanimously with a vote of 6-0.

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

New Business:

2016 Netherland Inn Road- Demolition and New Construction of Townhomes (HISTR25-0067)

Staff opened the presentation with introductory remarks and stated they would later turn the floor over to Mr. Michael Bare, the property owner and developer. Staff explained that they had reviewed the construction history of properties within the Historic District and found that the most recent project was the Bank Barn at the Netherland Inn in 2008. However, this proposal marks the first instance of a privately owned property being considered for new construction within one of the City's historic districts—making it a significant milestone.

Staff reported that Mr. Bare received approval from the Kingsport Board of Zoning Appeals for a 41-foot maximum front yard setback. He is also scheduled to present his Zoning Development Plan to the Kingsport Planning Commission on April 17, 2025, as required for developments in the Planned Village

District. Additionally, the current structure is scheduled for a dilapidation hearing on April 22, 2025.

The existing building, constructed between 1910 and 1912, has been fully gutted. The proposed development includes eight townhomes facing the street, featuring pitched 8:12 roofs and individual rooftop outdoor living spaces.

Staff requested a two-part vote from the Commission:

1. Approval of demolition for the existing structure.
2. Final design approval for the new construction.

Mr. Bare addressed the Commission, noting the property's proximity to the Netherland Inn and confirming it was acquired about 16 months ago. He initially considered restoring the structure but determined that the cost was not feasible.

Design packets were distributed to the Commission, including architectural renderings, roof pitch specifications, and proposed exterior materials: Hardie plank or wood siding and white brick. In response to Chairman McKinney's question, Mr. Bare explained that the white brick would be used on the columns, with Hardie plank or white wood siding on the front façade.

Staff reviewed four exterior design concepts developed through ongoing discussions with the developer. Staff clarified that Concept 1 is the current proposal and that Concept 4 was an earlier version. They emphasized that the intent was to share the design evolution, showing how the project had progressed toward a more modern aesthetic appropriate for the historic district. Staff encouraged Commissioners to consider combining preferred elements from the various concepts into a final design.

Chairman McKinney remarked that while Concept 1 presents a clean appearance, it lacks the visual contrast seen in Concept 4. Vice-Chairman West expressed a preference for Concept 3. Commissioner Cross asked if the Netherland Inn would serve as a contextual reference for the design.

Commissioner Edwards asked how many units were planned; Mr. Bare confirmed there would be eight, each with individual rooftop access. In response to additional questions, Mr. Bare stated that each rooftop space would be approximately 900 square feet, with each unit measuring 36 feet deep by 20 feet wide.

Chairman McKinney opened the floor for motions.

Vice-Chairman West moved to approve Concept 3; the motion was seconded and passed unanimously (6–0).

Staff then requested clarification on whether this vote included approval for demolition.

Commissioner Nieuwland moved to approve the demolition; the motion was seconded and also passed unanimously (6–0).

134 W. Center Street- Nomination for State of Tennessee National Register (HISTR25-0068)

Staff began the presentation by referencing the February 2025 meeting, during which the State informed us that a vote would be held regarding the nomination of Earles Drug Store to the National Register of Historic Places. We have since received all required documentation from the State, and the official vote is scheduled for May 16, 2025. Chairman McKinney opened the floor for motions.

At this time, staff is seeking a positive recommendation from the Commission to support moving forward with the National Register designation for this site.

Chairman McKinney opened the floor for a motion.

Commissioner Nieuwland made the motion to give a positive recommendation; the motion was seconded and passed unanimously. (6-0)

Historic Sign Placement- Review for approval (HISTR25-0069)

Staff reported that at the previous meeting, there was discussion about enhancing the visibility of Kingsport's Historic Districts through improved signage. Since then, staff has conducted a site review in coordination with the City of Kingsport Traffic Department to assess current signage and identify opportunities for improvement. The following recommendations were presented:

- **Rotherwood Historic District** *(Currently has no signage)*
 - Proposed: Two new signs
 - After the bridge at Big Elm Road / Netherland Inn Road
 - Just past the intersection of Canongate Road / Netherland Inn Road
- **Exchange Place Historic District** *(Currently has no signage)*
 - Proposed: Two new signs
 - Intersection of Orebank Road / Mitchell Road
 - Intersection of Orebank Road / Preston Park Drive
- **Church Circle Historic District** *(Currently has four signs)*
 - Proposed: Three new signs and removal of one existing sign
 - New signs at:
 - E. Sullivan Street / Commerce Street (on E. Sullivan)
 - W. Sullivan Street / Clay Street (on W. Sullivan)
 - New Street / Shelby Street
 - Removal: Existing sign on Commerce Street near City Hall
- **Old Kingsport Presbyterian Church & Cemetery** *(Currently has two signs)*
 - Proposed: One replacement sign

- Update and replace existing sign at the cemetery
- **Boatyard Historic District** *(Currently has two signs)*
 - Proposed: One new sign
 - Intersection of Netherland Inn Road / Riverwood Place
- **Main Street Historic District** *(Currently has one sign)*
 - Proposed: One new sign and one relocation
 - New sign at W. Main Street / Clay Street
 - Relocate existing sign closer to E. Main Street / Cherokee Street
- **Park Hill Historic District** *(Currently has one sign)*
 - Proposed: One new sign
 - Intersection of W. Wanola Avenue / Revere Street
- **Watauga Street Historic District** *(Currently has three signs)*
 - Proposed: One new sign
 - Intersection of Watauga Street / Piedmont Street
- **Broad Street Historic District** *(Currently has one sign)*
 - Proposed: One new sign
 - Intersection of Broad Street / E. Market Street

Staff will continue working with the Traffic Department on placement and installation logistics.

Commission approved to move forward with the sign placement.

217 W. Wanola Ave- Demolition by Neglect (HISTR25-0082)

Staff reported that in February, Ms. Debra Kilgore-Street raised concerns regarding the condition of the property located at 217 W. Wanola Avenue. In response, the Historic Zoning Commission voted to refer the matter to the City of Kingsport Building Department for further review.

Following the referral, a City building inspector was dispatched to assess the property. Included in the meeting packet is a copy of the Kingsport City Code related to Demolition by Neglect, along with the inspector's report outlining the property's current conditions. Based on this assessment, the property is considered to pose a fire hazard.

Staff noted that Building Inspector Hannah Cincebox is present to speak to her findings and answer any questions from the Commission.

Staff requested that the Commission proceed with the next steps in the Demolition by Neglect process by formally referring the case back to the City of Kingsport Building Department for action.

Commissioner Edwards asked for an update on the property owner's position. Inspector Cincebox stated that the owner has expressed an intent to sell the property but is currently dealing with personal family issues that have delayed any progress. She added that the property manager is aware of the condition and acknowledges the seriousness of the situation. Inspector Cincebox explained that the structure is a duplex, built in the 1920s. Because both units are structurally connected, if one side is deemed uninhabitable or subject to demolition, both would be impacted. She estimated that the cost to bring the property up to standard would range from \$50,000 to \$90,000, at a minimum.

Commissioner Edwards inquired whether the owner was aware that the City could move forward with demolition. Inspector Cincebox confirmed that the owner had been notified of the ongoing demolition by neglect case and understands the potential implications. Commissioner Nieuwland asked what options are available to the Commission, expressing concern about the high cost of repairs but acknowledging that rehabilitation may still be feasible. Commissioner Grygotis asked if the property taxes were current. Inspector Cincebox confirmed that the taxes are paid and up to date.

Staff clarified that, in alignment with Commissioner Nieuwland's comments, if the Commission determines the property meets the criteria for demolition by neglect, a formal vote would initiate the next step—referral to the City of Kingsport Building Official for a hearing. Any city-led action, including funding, would ultimately require approval from the Board of Mayor and Aldermen.

Inspector Cincebox added that, while the exterior of the structure does not appear severely dilapidated, the interior conditions are significantly degraded. She confirmed that the property meets the criteria outlined in Section 114-654 – Prevention of Demolition by Neglect.

City Attorney Bart Rowlett advised that the Building Department's authority under the standard dilapidation hearing procedure is limited. However, the demolition by neglect process allows the City to require the owner to make repairs. If the owner fails to comply, the City has the ability to complete the repairs and file a lien against the property for reimbursement. The property owner also retains the right to file a hardship claim during this process.

Chairman McKinney asked whether the current owner had inherited the property. Inspector Cincebox confirmed that it was inherited. MS. Kilgore added that the property has been unoccupied for over ten years, dating back to when she last lived there.

Inspector Cincebox reviewed her inspection report with the Commission, affirming that the property meets the standards outlined in Section 114-654.

Commissioner Edwards expressed support for moving forward with the process, emphasizing that the property owner should remain informed and involved throughout each step.

Chairman McKinney asked if that statement was being offered as a motion. Commissioner Edwards confirmed it was.

The motion was seconded and passed unanimously (6-0).

Other Business:

240 E. Main Street (HISTR25-0071)

Staff reported that the applicant is seeking approval to replace the existing garage door windows, install storefront trim, and apply a window tint. According to staff, the proposed tint would be similar in appearance to the one currently used at The Mustard Seed Café.

Staff Reports:**Signage Question:**

Staff noted that during the previous meeting, the Commission discussed signage and whether there was any authority to regulate “offensive” signs. Staff mentioned that they had consulted with City Attorney Bart Rowlett and invited him to attend this meeting to provide guidance to the Commission.

Vice-Chairman West brought up a recent application for signage featuring an African shield design, noting that it did not align with the historic character of the district. She then questioned how the Commission could regulate signage with imagery that may be considered inappropriate for a historic area—for example, a cannabis leaf. While she acknowledged that zoning code includes square footage restrictions for signage, she asked how the Commission could reject signage that may be seen as offensive or inconsistent with the area's historic character.

Attorney Bart Rowlett advised caution in attempting to regulate signage based on the perception of offensiveness, stating that doing so could raise legal concerns. Instead, he recommended focusing on regulations rooted in “time, place, and manner,” which are generally considered more defensible and enforceable.

Commissioner Nieuwland inquired whether the African shield-themed design would fall under signage regulations or be considered an architectural feature. Attorney Rowlett responded that there are existing regulations concerning modifications to building façades, especially in historic districts. Commissioner Nieuwland then asked whether there is a clear distinction between what constitutes signage and what is considered an architectural element on a building façade.

Public Notice about Historic:

Staff noted that during the last meeting, Commissioner Nieuwland raised a concern about the public's lack of awareness regarding the historic zones and the Historic Zoning Commission. In response, staff coordinated with the Communications Department, which has since published a post on Kingsport Alerts. Commissioners were encouraged to like and share the post on Facebook to help spread the word. Additionally, staff reported that they have spoken with the Kingsport Times News to provide information about the Commission as well as the Earles Drug Store.

Patton Store- 2018 Netherland Inn:

Staff noted that during the last meeting, Commissioner Edwards requested an update. In response, staff reported they had followed up with Assistant City Manager Jessica Harmon, who stated that she is currently finalizing engineering work on another project with Steve Wilson. Once that project is complete, their focus will shift to the Patton Store.

Broad Street- 152-160 Broad St:

Staff noted that during the last meeting, Commissioner Millican requested an update. In response, staff reported that they had followed up with Assistant City Manager Jessica Harmon, who indicated that the City is currently working through the court process. There is a potential buyer interested in rehabilitating the structure; however, at this time, there are no details available regarding the proposed design or timeline. Additionally, Bart informed the Commission that an appeal has been filed in Chancery Court.

With no further business, the Chairman adjourned the meeting at 2:33 p.m.

Respectfully Submitted,

Jewell McKinney, Chairman

Kingsport Historic Zoning Commission

Project Number: HISTRC25-0082

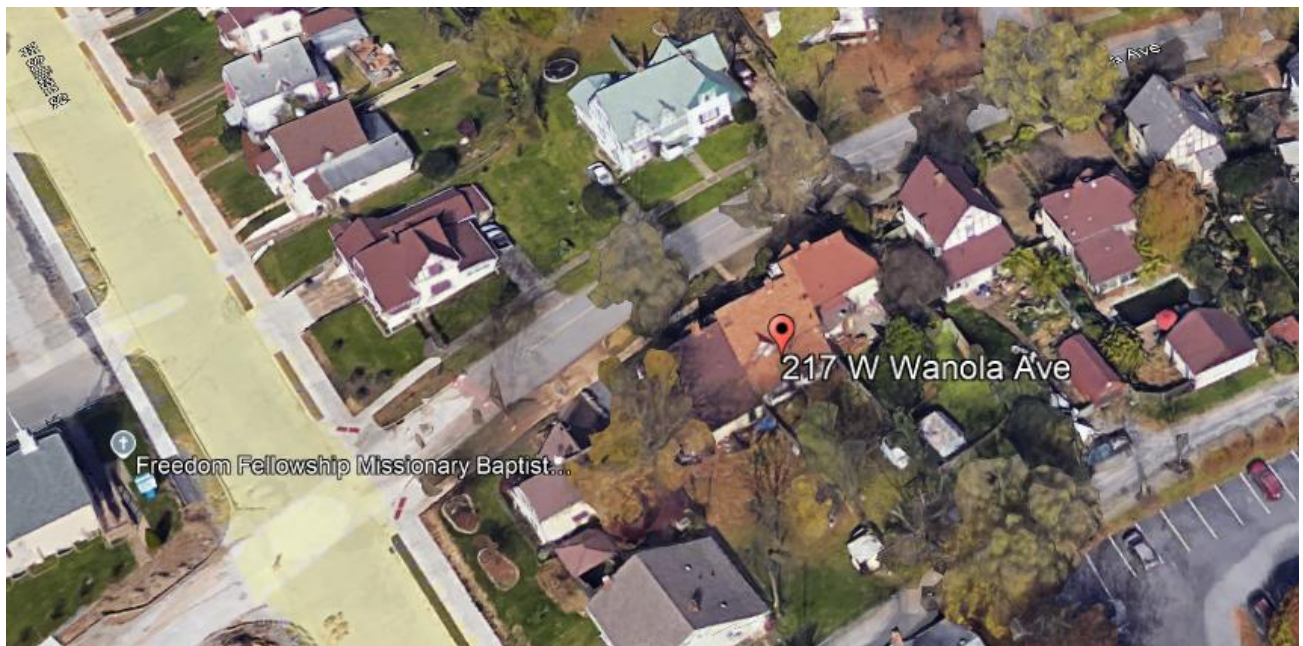
Item IV1.

Property Information			
Address	217 W. Wanola Ave		
Tax Map, Group, Parcel	046I C 004.00		
Civil District	11 th		
Overlay District	Park Hill		
Land Use Plan Designation	Single Family		
Acres	+/- 0.09		
Existing Use	Single Family	Existing Zoning	R-2
Proposed Use	No Change	Proposed Zoning	No change
Owner Information			
Name: Roy E Neeley & Mildred J Neeley % Mark Franklin Address: 664 Rivermill Road City: Bethlehem State: GA Zip Code: 30620 Email: Phone Number: Representative: City of Kingsport Staff		The Historic Zoning Commission will conduct a final investigation in order to make a formal recommendation to the Building Department regarding whether to proceed with the Demolition by Neglect process.	
Points for Consideration			
<p>Request: The Historic Zoning Commission will conduct a final investigation in order to make a formal recommendation to the Building Department regarding whether to proceed with the Demolition by Neglect process.</p> <p>When considering this request: Refer to Section 114-654, <i>Prevention of Demolition by Neglect</i> (items 1 through 11), along with the building inspector's report on the structure's condition and the attached photographs included in the packet.</p> <p>Staff recommends: Authorization for the Building Department to move forward with the <i>Demolition by Neglect</i> determination.</p>			
Planning Tech:	Lori Pyatte	Date:	06/13/2025
Historic Zoning Commission Action		Meeting Date:	07/14/2025
Approval:			
Denial:		Reason for Denial:	
Deferred:		Reason for Deferral:	

Aerial View:



Google Earth View:



Sullivan (082)	Jan 1 Owner	Current Owner	WANOLA AVE W 217	
Tax Year 2025 Reappraisal 2025	NEELEY ROY E & MILDRED J		Ctrl Map: 046l	SI: 000
	% MARK FRANKLIN		Group: C	
	664 RIVERMILL RD		Parcel: 004.00	
	BETHLEHEM GA 30620			

Value Information

Land Market Value:	\$7,000
Improvement Value:	\$156,900
Total Market Appraisal:	\$163,900
Assessment Percentage:	25%
Assessment:	\$40,975

Subdivision Data

Subdivision:			
PARK HILL ADD			
Plat Book:	Plat Page:	Block:	Lot:
2	41	29	12

Additional Information

General Information

Class: 00 - Residential	City: KINGSPORT
City #: 380	Special Service District 2: 000
Special Service District 1: 000	Neighborhood: K01
District: 11	Number of Mobile Homes: 0
Number of Buildings: 1	Utilities - Electricity: 01 - PUBLIC
Utilities - Water/Sewer: 01 - PUBLIC / PUBLIC	Zoning:
Utilities - Gas/Gas Type: 01 - PUBLIC - NATURAL GAS	

Outbuildings & Yard Items

Building #	Type	Description	Area/Units
1	STP - STOOP	7X13	91
1	CPY - CANOPY	7X13	91

Sale Information

Long Sale Information list on subsequent pages

Land Information

Deed Acres: 0	Calculated Acres: .09	Total Land Units: 0.09
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Land Code	Soil Class	Units
01 - RES		0.09

Residential Building #: 1

Improvement Type:	Stories:
01 - SINGLE FAMILY	2.00
Exterior Wall:	Actual Year Built:
09 - CONC BLOCK,STUCCO	1920
Heat and AC:	Plumbing Fixtures:
5 - HEATING W/DUCTS	6
Quality:	Condition:
1 - AVERAGE	AV - AVERAGE
Square Feet of Living Area:	Floor System:
1551	04 - WOOD W/ SUB FLOOR
Foundation:	Roof Cover/Deck:
02 - CONTINUOUS FOOTING	03 - COMPOSITION SHINGLE
Roof Framing:	Floor Finish:
02 - GABLE/HIP	11 - CARPET COMBINATION
Cabinet/Millwork:	Paint/Decor:
03 - AVERAGE	03 - AVERAGE
Interior Finish:	Electrical:
08 - PLASTERED DIRECT	03 - AVERAGE
Bath Tiles:	Structural Frame:
00 - NONE	00 - NONE
Shape:	
01 - RECTANGLE	

Building Sketch



Building Areas

Areas	Square Feet
BAS - BASE	930
USF - UPPER STORY FINISHED	621
BMU - BASEMENT UNFINISHED	216

Sale Information

Sale Date	Price	Book	Page	Vacant/Improved	Type Instrument	Qualification	Item IV1.
5/17/1990	\$39,000	725C	138	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED	
12/7/1987	\$31,000	595C	20	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED	
3/15/1965	\$0	0255A	00693		-	-	



**MARK FRANKLIN
664 RIVERMILL ROAD
BETHLEHEM, GA 30620**

18 FEBRUARY 2025

To Whom It May Concern:

It is my duty as a Building Inspector for the City of Kingsport to inform you that I found the property located at **217 W WANOLA AVE** to be either damaged, decayed, dilapidated, containing debris, unsanitary, unsafe, and/or vermin infested so that it creates a hazard to the health or safety of the public. The property may also lack illumination, ventilation, heating facilities, sanitation facilities, or other requirements adequate to protect the health and/or safety of the public.

It is further my duty to inform you that all properties which are in violation of the International Property Maintenance Code and applicable City Ordinances are illegal and are deemed to be a public nuisance within the city limits of Kingsport. The property in question is a public nuisance and therefore must be repaired.

You are hereby notified that you have **thirty (30) days** from receipt of this letter to **obtain a permit and begin repairs, and remove all debris from the property**. Failure to voluntarily comply with this notice shall institute legal proceedings with the charges of the violation of the applicable code.

We are requesting permission to enter the property for inspection. Within 10 days of your receipt of this letter, please contact our office at the number listed below with a time and date that is convenient for you. Should you refuse to grant an inspection of the property, the Building Official will seek an administrative inspection warrant in order to inspect the premises in preparation for a dilapidation hearing. This property is located within the Park Hill Historic District, if you have any questions concerning the guidelines and responsibilities of maintaining a home within a historical district please contact Lori Pyatte at LoriPyatte@KingsportTN.gov.

If I can be of assistance, please contact me at (423) 229-9393.

Sincerely,

A handwritten signature in black ink that reads "Hannah Cincebox".

Hannah Cincebox

Property Maintenance & Housing Inspector



April 3, 2025

Neeley Roy E & Mildred J
% Mark Franklin
664 Rivermill Road
Bethlehem GA 30620

A resident of the Park Hill Historic District recently raised concerns regarding the condition of the property at 217 W Wanola Ave, citing potential deterioration due to neglect. In response, the City of Kingsport has initiated a review to determine whether the property is in violation of the Demolition by Neglect ordinance, which is designed to protect historic buildings from deterioration due to lack of maintenance and repair.

This matter is scheduled to go before the Historic Zoning Commission for a vote to determine if the property meets the criteria for Demolition by Neglect. A preliminary investigation of the claim has been conducted, and the commission will review the findings during its upcoming meeting.

Meeting Details:

Date: April 14, 2025

Time: 1:30 PM

Location: City Hall, 415 Broad Street, Kingsport, TN 37660

Conference Room: 2nd Floor, Room 226

If you have any questions regarding the upcoming meeting, please contact the Kingsport Planning Department and speak with Lori Pyatte at (423) 229-9393.

Thank you for your attention to this matter as we continue working together to preserve the historic integrity of Kingsport.

Sincerely,

Lori Pyatte

Lori Pyatte
Planning Technician



April 15, 2025

Mark Franklin
664 Rivermill Road
Bethlehem, GA 30620

Dear Sir,

The Historic Zoning Commission has reviewed the complaint on April 14, 2025 for the property located at 217 W. Wanola Ave and conducted a preliminary investigation of the charge. It was determined that the property in question, has met the criteria for Demolition by Neglect as outlined by the City of Kingsport.

As a result, the City will be proceeding with the next steps in accordance with the established process for addressing the condition of the property.

If you have additional questions, please contact the Building Department at 423.229.9393 or Planning Department at 423.229.9485.

Sincerely,

Lori Pyatte

Lori Pyatte
Planning Technician
Staff Liaison to Historic Zoning Commission



May 30, 2025

Neeley Roy E & Mildred J % Mark Franklin

664 Rivermill Road

Bethlehem GA 30620

The City of Kingsport has received a report regarding the condition of the property located at 217 W. Wanola Avenue, within the Park Hill Historic District. A resident has expressed concern that the property may be deteriorating due to neglect, potentially placing it in violation of the City's Demolition by Neglect ordinance. This ordinance is in place to safeguard the integrity of historically significant properties through proper maintenance and repair.

In response, a preliminary investigation was conducted by the City Building Inspectors. Based on initial findings, the matter has been scheduled for review by the Demolition by Neglect Commission, which will evaluate whether the property meets the criteria outlined in the ordinance.

Meeting Details:

Date: Thursday, June 5, 2025

Time: 11:00 PM

Location: City Hall, 415 Broad Street, Kingsport, TN 37660

Conference Room: 2nd Floor, Room 226

We encourage you or a representative to attend the meeting to provide any relevant information or to respond to concerns regarding the property. Your participation is a vital part of this process.

If you have any questions or require further information, please contact Lori Pyatte at the Kingsport Planning Department at (423) 229-9485.

Thank you for your attention to this matter and for your continued partnership in preserving the historic character of our community.

Sincerely,

Planning Technician

Staff Liaison for Historic Zoning Commission and Demolition by Neglect Commission

City of Kingsport Planning Department
415 Broad Street 2nd Floor | Kingsport, TN 37660 423-229-9485
----www.KingsportTN.gov----



Planning Department

June 13, 2025

Neeley Roy E & Mildred J

% Mark Franklin

664 Rivermill Road

Bethlehem GA 30620

The City of Kingsport has received a report regarding the condition of the property located at 217 W. Wanola Avenue, within the Park Hill Historic District. A resident has expressed concern that the property may be deteriorating due to neglect, potentially placing it in violation of the City's Demolition by Neglect ordinance. This ordinance is in place to safeguard the integrity of historically significant properties through proper maintenance and repair.

In response to the initial concerns, a preliminary investigation was conducted by the City Building Inspectors. Based on their findings, the matter was reviewed by the Demolition by Neglect Commission, which determined that the property appears to meet the criteria outlined in the applicable ordinance and voted to proceed with the process.

The case was also brought before the Historic Zoning Commission, which voted to move forward with the Demolition by Neglect process. At this time, the matter is scheduled to return to the Historic Zoning Commission for a final vote to determine whether the property officially meets the criteria necessary for the Building Department to proceed with the Demolition by Neglect determination.

Meeting Details:

Date: July 14, 2025

Time: 1:30 PM

Location: City Hall, 415 Broad Street, Kingsport, TN 37660

Conference Room: 2nd Floor, Room 226

We encourage you or a representative to attend the meeting to provide any relevant information or to respond to concerns regarding the property. Your participation is a vital part of this process.

City of Kingsport Planning Department
415 Broad Street 2nd Floor | Kingsport, TN 37660 423-229-9485
----www.KingsportTN.gov----

If you have any questions or require further information, please contact Lori Pyatte at the Kingsport Planning Department at (423) 229-9485.

Thank you for your attention to this matter and for your continued partnership in preserving the historic character of our community.

Sincerely,

Lori Pyatte

Lori Pyatte

Planning Technician

Staff Liaison for Historic Zoning Commission and Demolition by Neglect Commission

ORDINANCE NO. 7141

AN ORDINANCE TO AMEND THE CODE OF ORDINANCES,
CITY OF KINGSPORT, TENNESSEE, CHAPTER 114 ARTICLE
VIII RELATING TO DEMOLITION BY NEGLECT; AND TO FIX
THE EFFECTIVE DATE OF THIS ORDINANCE

BE IT ORDAINED BY THE CITY OF KINGSPORT, as follows:

SECTION I. That Chapter 114, Article VIII, of the Code of Ordinances, City of Kingsport, Tennessee, is hereby amended to read as follows:

ARTICLE VIII. DEMOLITION BY NEGLECT

Sec. 114-650. Definitions.

The following words, terms and phrases, when used in this article, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Building means any occupied or vacant walled or roofed structure or part thereof used for human occupation or intended to be so used and includes any garages, outbuildings, and appurtenances belonging thereto or usually enjoyed therewith.

Commission means the historic zoning commission established pursuant to section 114-240.

Demolition by neglect means neglect in maintaining, repairing, or securing a structure in an established historic district that results in deterioration of an exterior feature of the building, or the loss of the structural integrity of the building, including the existence of any defect listed in section 114-654. The term "demolition by neglect" also includes any act or process which destroys, in part or in whole, any building in an established historic district.

Maintenance and repair means any work, for which a building permit is not required by law, where the purpose and effect of such work is to correct any deterioration, decay of, or damage to a structure or any architecturally significant part thereof and to restore or replace, as nearly as may be practicable, to its condition prior to the occurrence of such deterioration, decay or damage.

Owner means any person who, alone or jointly or severally with others, shall have legal or equitable title to any premises in fee simple and every mortgagee of record.

Parties in interest means all individuals, associations, or corporations who have interests of record in a building, or parcel of land or who have actual possession thereof.

Premises means a lot, plot, or parcel of land, including any buildings thereon.

Preservation means the act or process of applying measures necessary to sustain the existing form, integrity, and materials of a Building.

Undue economic hardship means the inability of the owner and parties in interest to obtain a reasonable return or a reasonably beneficial use from the building that is the subject of demolition by neglect, or the inability of the owner and parties in interest to finance the required repairs to the building.

Sec. 114-651. Declaration of findings, policy and purpose.

(a) The board of mayor and aldermen find that some buildings in the historic districts in the city are or may be allowed to be essentially demolished by neglecting repair to such buildings and that such neglect is detrimental to the protection, preservation, and enhancement of historic sites and buildings in such districts, to property values in the districts, and to the health, safety and welfare of the city and its residents. It is further found that, to prevent such demolition by neglect, T.C.A. § 13-7-407(b) authorizes the governing body of a municipality to enact an ordinance governing demolition by neglect of any building within an established historic district. The board further finds that population growth and development may result in the destruction, impairment or drastic alteration of the buildings, structures and areas important to the city's cultural, historic and architectural

heritage. It is further found that the prevention of needless destruction and impairment and the attendant preservation of the city's cultural, historic and architectural heritage are essential to the public health, safety and welfare. The intent of this article is to create a reasonable balance between private property rights and the public interest in preserving the city's historic character and culture. It is also the intent of this chapter not to preserve every old building in the city, but rather to prevent the destruction of historic and architecturally significant sites, buildings, and structures in established historic districts.

(b) The purpose of this article is to promote the public health, safety and welfare through:

- (1) The protection, enhancement, perpetuation and use of buildings, structures, sites and areas that are reminders of past eras, events and persons important in local, state or national history, or that provide significant examples of architectural styles of the past, or that are unique and irreplaceable assets to the city and its neighborhoods, or that provide for this and future generations examples of the physical surroundings in which past generations lived;
- (2) The development and maintenance of appropriate settings and environments for such buildings and structures, and in such sites and areas;
- (3) The enhancement of property values, the stabilization of neighborhoods in historic districts, the increase of economic and financial benefits to the city and its inhabitants, and the promotion of tourist trade and interest;
- (4) The preservation and enhancement of varied architectural styles, reflecting the distinct phases of the city's history; and
- (5) The provision of educational opportunities and to increase the appreciation of the city's history.

Sec. 114-652. Enforcing official.

The building official is designated as the public officer who shall exercise the powers prescribed in this article, except as otherwise provided in this article.

Sec. 114-653. Powers of building official.

The building official is authorized to exercise such powers as may be necessary or convenient to carry out and effectuate the purposes and requirements of this article, including the following powers, in addition to others granted in this article:

- (1) Investigate conditions in the historic districts of the city in order to determine which buildings are subject to demolition by neglect, except as otherwise provided in this article.
- (2) Administer oaths and affirmations, examine witnesses, and receive evidence.
- (3) Enter upon premises for the purposes of making examinations, provided that such entries shall be made in such manner as to cause the least possible inconvenience to persons in possession.
- (4) Designate such other employees to perform duties as may be necessary to the enforcement of this article

Sec. 114-654. Prevention of demolition by neglect.

(a) The exterior features of any building located in any historic district shall be preserved against decay and deterioration, and kept free from structural defects by the owner thereof or parties in interest and shall not be permitted to suffer demolition by neglect. It shall be unlawful and an offense for owners or parties in interest of buildings, in established historic districts, to allow any of the following defects to exist and the owner or parties in interest shall repair such exterior features if they are found to be deteriorating, or if their condition is contributing to deterioration, including but not limited to the following defects:

- (1) Deterioration of exterior walls or other vertical supports rendering such components incapable of carrying imposed load, or that causes leaning, sagging, splitting, listing or buckling.
- (2) Deterioration of roofs, roof supports, joists or other horizontal components rendering such components incapable of carrying imposed loads, or that causes leaning, sagging, splitting, listing or buckling.
- (3) Deterioration, leaning or settling of chimneys.
- (4) Deterioration or crumbling of exterior stucco, mortar or masonry surfaces.

- (5) Deterioration of exterior stairs, porches, handrails, window and door frames, cornices, entablatures, wall facings and architectural details that causes delamination, instability, loss of shape and form, or crumbling.
- (6) Ineffective waterproofing of exterior walls, roofs or foundations, including broken windows or doors.
- (7) Defective protection or lack of weather protection for exterior wall and roof coverings, with apparent evidence of deterioration.
- (8) Rotting, holes, and other forms of decay.
- (9) Unsafe electrical or mechanical conditions constituting a fire or safety hazard.
- (10) Deterioration of any component so as to create a hazardous condition that could lead to a claim that demolition is necessary for public safety.
- (11) Deterioration of any exterior features so as to create or permit the creation of any hazardous or unsafe condition to life, health, or other property.
- (b) The preventive measures outlined in subsection (a) of this section are for structural conditions leading to dilapidation of the structure only. This shall not be construed to include cosmetic repair or maintenance.

Sec. 114-655. Institution of action and notification of hearing.

- (a) Whenever a writing is filed with the building official by either a minimum of five residents of the city, or by a city building inspector charging that a building in any historic district is threatened with demolition by neglect as set out in section 114-654, or whenever it appears to the building official or the historic zoning commission that any building, in an established historic district, is threatened by demolition by neglect, the historic zoning commission shall make a preliminary investigation of the charge applying the standards set forth in section 114-654. If such preliminary investigation discloses a basis for the charge, the historic zoning commission shall issue and cause to be served upon the owner and parties in interest of such building, as the same may be determined by reasonable diligence, a complaint stating the charges the committee finds have a basis for demolition by neglect and a notice that a hearing will be held before the building official at a time and place therein fixed.
- (b) The complaint shall contain a notice that a hearing will be held before the building official at a time and place therein fixed, not less than ten days or more than 30 days after the service of the complaint. The notice shall also state that the owner and parties in interest shall have the right to file an answer to the complaint, appear in person, or otherwise, and to give testimony at the time and place fixed in the complaint; and that the rules of evidence prevailing in courts of law or equity shall not be controlling in hearings before the building official.

Sec. 114-656. Hearing procedure.

- (a) A record of the entire hearing shall be made by tape recording or by other means of permanent recording determined appropriate by the building official. A recording of the proceedings shall be made available to all parties upon request and upon payment of a fee established by the board of mayor and aldermen.
- (b) Oral evidence shall be taken only on oath or affirmation.
- (c) Hearsay evidence is admissible and may be used to support a finding.
- (d) Any relevant evidence shall be admitted if it is the type of evidence upon which responsible persons are accustomed to rely on in the conduct of serious affairs, regardless of the existence of any common law or statutory rule which might make improper the admission of such evidence over objection in civil actions in courts of competent jurisdiction of this state.
- (e) Irrelevant and unduly repetitious evidence shall be excluded.
- (f) Each party shall have the following rights, among others:
 - (1) To call and examine witnesses on any matter relevant to the issues of the hearing;
 - (2) To introduce documentary and physical evidence;
 - (3) To cross examine opposing witnesses on any matter relevant to the issue of the hearing;
 - (4) To refute the evidence against the party; and
 - (5) To representation by counsel.

Sec. 114-657. Determination of and further notice by building official.

(a) If, after such notice and hearing as provided for in section 114-655, the building official determines that the building in question has suffered demolition by neglect, the building official shall state in writing findings of fact in support of such determination and shall issue and cause to be served upon the owner, and/or parties in interest, an order requiring repairs, improvements, and/or correction of defects, within the time specified, of those elements of the building that are deteriorating, contributing to deterioration, or deteriorated. Any repairs, improvements, and/or correction of defects instituted in compliance with this section shall be made in conformance with the zoning and building codes.

(b) In the event the owner, and/or other parties in interest desire to petition for a claim of undue economic hardship, the order of the building official shall be stayed until after a determination in accordance with the procedures of section 114-658.

(a) The building official may exempt a building from a demolition by neglect order if the building official finds that the owner and parties in interest have proven the order to repair creates undue economic hardship on the owner and parties in interest. An application for a determination of undue economic hardship by the owner and parties at interest shall be made, on a form prepared by the building official, not more than 30 days after delivery of the order finding demolition by neglect. The application must include photographs of the building, information pertaining to the historic significance of the site, if any, and all information required by the building official. All owners and parties in interest must submit the application under oath. The burden of proof of the undue economic hardship is on the owner and parties in interest.

(b) The application shall include the information specified in subsection (a) of this section, and the building official may require that an owner and parties in interest furnish such additional information the building official deems relevant to a determination of undue economic hardship.

(c) In the event any of the required information is not reasonably available to the owner and parties in interest, and cannot be readily obtained, the owner and parties in interest shall describe the reasons why such information cannot be obtained.

(d) The building official shall hold a hearing on the application within 30 days of the timely receipt of such application. Notice will be given and hearing procedures followed in the same manner as set forth in sections 114-655(b) and 114-656. The owner and parties in interest may submit such relevant information they deem appropriate to prove undue economic hardship, but at a minimum shall submit to the building official for his review at least the following information:

- (1) Nature of ownership, legal possession, custody, and control;
- (2) Financial resources of the owner and parties in interest;
- (3) Cost of the repair or correction with supporting documentation from licensed contractors;
- (4) Valuation of the land and improvements;
- (5) Real property taxes for each of the previous two years and the appraised value of the property for those years established by the property assessor for property tax purposes;
- (6) Amount paid for the property, date of purchase, and party from whom purchased, including a description of any relationship between the grantor and grantee, or other means of acquisition of title, such as by gift or inheritance;
- (7) Annual debt service on the property, if any, for previous two years;
- (8) The marketability of the property for sale or lease, considered in relation to any listing of the property for sale or lease, and price asked and offers received, if any, within the previous two years. This should include testimony and relevant documents regarding:
 - a. Any real estate broker or firm engaged to sell or lease the property;
 - b. Reasonableness of the price or rent sought by the applicant; and
 - c. Any advertisements placed for the sale or lease of the property;
- (9) If the property is commercial or income producing property, the annual gross income from the property for the previous two years; itemized operating and maintenance expenses for the previous two years as claimed as deductions on United States tax returns;

and debt service, if any on the property, if not including as an operating or maintenance expense;

(10) Itemized operating and maintenance expenses for the previous two years, including proof that adequate and competent management procedures were followed;

(11) All appraisals obtained within the previous two years by the owner or parties in interest or others in connection with the purchase, financing, attempted sale, or ownership of the property;

(12) Federal income tax returns filed by persons or parties claiming an undue economic hardship for the previous two years; and

(13) Any other information the building official deems relevant to the determination of undue economic hardship.

(e) Undue economic hardship does not include self-created hardships, willful or negligent acts of the owner or parties in interest, purchase of the property for substantially more than the market value, failure to perform normal maintenance and repairs, failure to diligently solicit and retain tenants, or failure to provide normal tenant improvements.

(f) Within 30 days of the hearing on the application, the building official shall make a written finding of whether undue economic hardship exists, and shall enter the reasons for such finding into the record. In the event of a finding of no undue economic hardship, the building official shall issue an order for repair, improvements, or correction of defects within the time specified. In the event of a finding of undue economic hardship, the finding shall be accompanied by a recommended plan to relieve the economic hardship. This plan may include, but not be limited to loans or grants from the city, county, state, or other public, private, or non-profit sources, acquisition by purchase or eminent domain, changes in applicable zoning regulations, or relaxation of the provisions of this article sufficient to mitigate the undue economic hardship.

Sec. 114-658. Service of complaints or orders.

Complaints or orders issued by the building official under this article shall be served upon persons, either personally or by certified mail, return receipt requested, but if the whereabouts of such persons are unknown and the same cannot be ascertained by the building official in the exercise of reasonable diligence, and the building official shall make an affidavit to that effect, then the serving of such complaints or orders upon such persons may be made by publishing the same once each week for two consecutive weeks in a newspaper printed and published in the city. A copy of such complaints or orders shall be posted in a conspicuous place on the premises affected by the complaint or order. In addition, a copy of such complaints or orders shall also be filed for record in the register's office of the county in which the building is located, and such filing shall have the same force and effect as other lis pendens notices provided by law.

Sec. 114-659. Remedies.

If the owner, and/or parties in interest, fail or refuse to comply with the order of the building official within the time specified, the city may apply for appropriate equitable remedies to enforce the provisions of this article, including an order directing that improvements or repairs be made, or that other action be taken that is necessary to bring the property in compliance with this article, and if the city shall make the repairs it shall have a lien as set out in section 114-661.

Sec. 114-660. Creation of lien and payment into court.

The amount of the cost of such repairs or corrections ordered by the court and made or procured by the building official shall upon the filing of the notice with the office of the register of deeds of the county in which the property lies, be a lien in favor of the city against the real property on which such cost was incurred, second only to liens of the state, county and city for taxes; any lien of the city for special assessments; and any valid lien, right or interest in such property duly recorded or duly perfected by filing, prior to the filing of such notice. The city tax collector shall collect these costs at the same time and in the same manner as property taxes are collected and shall include penalties and interest calculated as if it were overdue property taxes. However, nothing in this section shall be construed to impair or limit in any way the power of the city to define and declare nuisances and to cause their removal or abatement by summary proceedings or otherwise.

Sec. 114-661. Appeals from decision of building official.

(a) The aggrieved party, against whom the decision of the building official is made, may have a review of the decision by petition for a common law writ of certiorari, addressed to either the city law court or chancery court. Such petition shall be filed within 60 days from the date the decision or order of the building official is made and written notice thereof given the aggrieved party.

(b) Immediately upon the grant of the common law writ of certiorari and service thereof, the building official shall cause to be made, certified, and forwarded to such court a complete transcript of the proceedings in the cause by the building official.

(c) The action may be reviewed by the court in which the petition for certiorari is filed and shall be heard solely upon the transcript of the proceedings before the building official, and neither party shall be entitled to introduce new evidence in such court.

(d) Any party dissatisfied with the decree of the court hearing the cause may, upon giving bond as required by law, take an appeal, as is made and provided by law, where the case shall be heard upon the transcript of the record from the court in which the cause is heard.

Sec. 114-662. Rules.

The board of mayor and aldermen may make rules and regulations necessary for the administration and enforcement of this article.

Sec. 114-663. Penalty and enforcement.

Any person violating any section of this article shall be guilty of an offense and upon conviction shall be penalized not less than \$1.00 and not more than \$50.00 for each offense. Each day a violation continues shall constitute a separate offense. The imposition of a penalty under this section shall be supplemental to any other action or penalty and shall not prevent the revocation of any permit or license, the taking of any remedial or injunctive action, or seeking any other legal or equitable relief or enforcement.

Sec. 114-664. Powers conferred are supplemental.

Nothing in this article shall be construed to abrogate or impair the powers of the city with regard to the enforcement of the provisions of its Charter or any other ordinances or regulations, nor to prevent or punish violations thereof, and the powers conferred by this article shall be in addition and supplemental to the powers conferred by the Charter and other laws. Nothing contained within this article shall diminish the power of the city to declare a building unsafe or a violation of any building or housing code of the city.

SECTION II. That this ordinance shall take effect from and after the date of its passage and publication, as the law directs, the public welfare of the City of Kingsport, Tennessee requiring it.

PATRICK W. SHULL, Mayor

ATTEST:

ANGELA MARSHALL
Deputy City Recorder

APPROVED AS TO FORM:

RODNEY B. ROWLETT, III, City Attorney

PASSED ON 1ST READING: March 19, 2024

PASSED ON 2ND READING: April 2, 2024

Property Inspection Report

217 W Wanola Ave
Kingsport, TN 37660

Owners of Record: NEELEY ROY E & MILDRED J
MARK FRANKLIN

Electric: CURRENT
Water: CURRENT

Date of Report: 02 APRIL 2025

Report By: HANNAH CINCBOX, BUILDING INSPECTOR

This report has been prepared by the City of Kingsport's Building Division for the use to document and assess the property's condition and aid in determining if the property in question is deteriorating to a point where it poses a threat to public safety or undermines the character of its established historic district. Any and all violations of the codes used by the City of Kingsport are included, regardless of whether they are specifically mentioned in this report.

Codes cited and used:

1. Tennessee Code Annotated 13-21-102, et seq;
2. Kingsport Code of Ordinances
3. International Building Code (IBC) 2018 ICC
4. International Residential Code (IRC) 2018 ICC
5. International Property Maintenance Code (IPMC) 2018 ICC
6. International Existing Building Code (IEBC) 2018 ICC

History of Project and General Description

The property was referred to the Building Department by the Historic Zoning Commission on 17 FEBRUARY 2025. The Historic Zoning Commission received a citizen complaint concerning the property's code violations. There is record of eight citizen complaints concerning this property dating back to 2016. There is record of two roof permits and one plumbing permit being obtained, but no inspections. The current complainant claims no one has occupied the unit for at least ten years if not more.

This property is the middle unit of a triplex, sharing walls with the complainant's residence. Access inside the unit has not been obtained; however, exterior inspections have revealed multiple concerns.

The door knob for the front door is not secure and fell off when I knocked. The gutters are damaged, with sections falling, more than likely contributing to water-related issues. Squirrels have been observed entering and exiting two different windows during inspections. Additionally, a nest has been found between a window and its screen. Some of the windows appear to be damaged to the extent that they cannot be properly closed. The rear door and window frames are deteriorated causing a loss of shape and form.

The roof is missing shingles, specifically around the chimney. It can be assumed that this is causing water damage inside the unit. Ineffective waterproofing and weather protection is more than likely causing interior decay. From the back door, one room is visible and the ceiling appears to be failing due to water damage, and the flooring is bubbled. It is in a state of total disarray. Water damage leads to wood rot, accelerating structural failure. The current state of the home is a fire hazard considering the home was built in 1920 and there is no record of any electrical or mechanical updates. The power is on, there is visible water damage and the electrical/mechanical conditions could be outdated and/or damaged.

The registered owners, Mildred Neeley passed away 25 APRIL 2006 and Roy Neeley passed away 09 MARCH 2010. Mark Franklin is the grandson of Mr. and Mrs. Neeley. I left a voicemail for Mr. Franklin and sent him a notice on 18 February 2025. Mr. Franklin returned my call on 19 February 2025. He informed me that he is dealing with family health concerns and that his property manager had lost his wife recently. His intent is to fix it up and sell it, but did not provide a timeline.

On 20 MARCH 2025 the property manager called the Building Department and informed me he would get everything squared away by the end of the week. There has been two exterior inspections since that date and there has been no improvements made nor permits purchased.

Overall Condition

The exterior features of 217 W Wanola Avenue, located in The Park Hill Historic District, are not being preserved against decay and deterioration, nor is it being kept free from structural defects. It shall be unlawful and an offense for owners or parties in interest of buildings, in established historic districts, to allow any of the following defects to exist and the owner or parties in interest shall repair such exterior features if they are found to be deteriorating, or if their condition is contributing to deterioration. This property includes but is not limited to the following defects:

- U 1) Deterioration of exterior walls or other vertical supports rendering such components incapable of carrying imposed load, or that causes leaning, sagging, splitting, listing or buckling.
- Y 2) Deterioration of roofs, roof supports, joists or other horizontal components rendering such components incapable of carrying imposed loads, or that causes leaning, sagging, splitting, listing or buckling.
- U 3) Deterioration, leaning or settling of chimneys.
- Y 4) Deterioration or crumbling of exterior stucco, mortar or masonry surfaces.
- Y 5) Deterioration of exterior stairs, porches, handrails, window and door frames, cornices, entablatures, wall facings and architectural details that causes delamination, instability, loss of shape and form, or crumbling.
- Y 6) Ineffective waterproofing of exterior walls, roofs or foundations, including broken windows or doors.
- Y 7) Defective protection or lack of weather protection for exterior wall and roof coverings, with apparent evidence of deterioration.
- Y 8) Rotting, holes, and other forms of decay.
- Y 9) Unsafe electrical or mechanical conditions constituting a fire or safety hazard.
- Y 10) Deterioration of any component so as to create a hazardous condition that could lead to a claim that demolition is necessary for public safety.
- Y 11) Deterioration of any exterior features so as to create or permit the creation of any hazardous or unsafe condition to life, health, or other property.

Code Violations

IPMC 304.1 Exterior Structures The exterior of a structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety, or welfare.

IPMC 304.5 Foundation Walls All foundation walls shall be maintained plumb and free from open cracks and breaks and shall be kept in such condition so as to prevent the entry of rodents and other pests.

IPMC 304.7 Roofs and Drainage The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Roof drains, gutters and downspouts shall be maintained in good repair and free from obstructions.

IPMC 305.1 Interior Structure The interior of a structure and equipment therein shall be maintained in good repair, structurally sound and in sanitary condition.

IPMC 504.1 Plumbing Systems and Fixtures All plumbing fixtures shall be properly installed and maintained in proper working order, and shall be kept free from obstructions, leaks, and defect and be capable of performing the function for which such plumbing fixtures was designed. All plumbing fixtures shall be maintained in a safe, sanitary, and functional condition.

IPMC 604.1 Electrical Facilities Required Every occupied building shall be provided with an electrical system in compliance with the requirements of this section and Section 605.

IPMC 604.1 Electrical Equipment Installation All electrical equipment, wiring and appliances shall be properly installed and maintained in a safe and approved manner

Conclusion

Due to its current state, the structure is a hazard to the safety, health and well-being of the surrounding neighborhood.

Hannah Cincebox

Hannah Cincebox
Building Inspector

03 APRIL 2025

Date

State of Tennessee,
Sullivan County and **At Large**

Before me, Amanda Sakellar, on this day personally appeared Hannah Cincebox, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 3rd day of APRIL 2025.

(Personalized Seal)



Amanda Nicole Sakellar

Notary Public's Signature

11-21-26

Commission Expires



Steve
Kurt Plumbing
JUN 29 2015

ENERGYGUIDE

s 263

242

















Item IV1.





Item IV1.



Item IV1.



Item IV1.



Item IV1.





Item IV1.











Item IV1.







Item IV1.







Item IV1.



Item IV1.









Item IV1.









Item IV1.





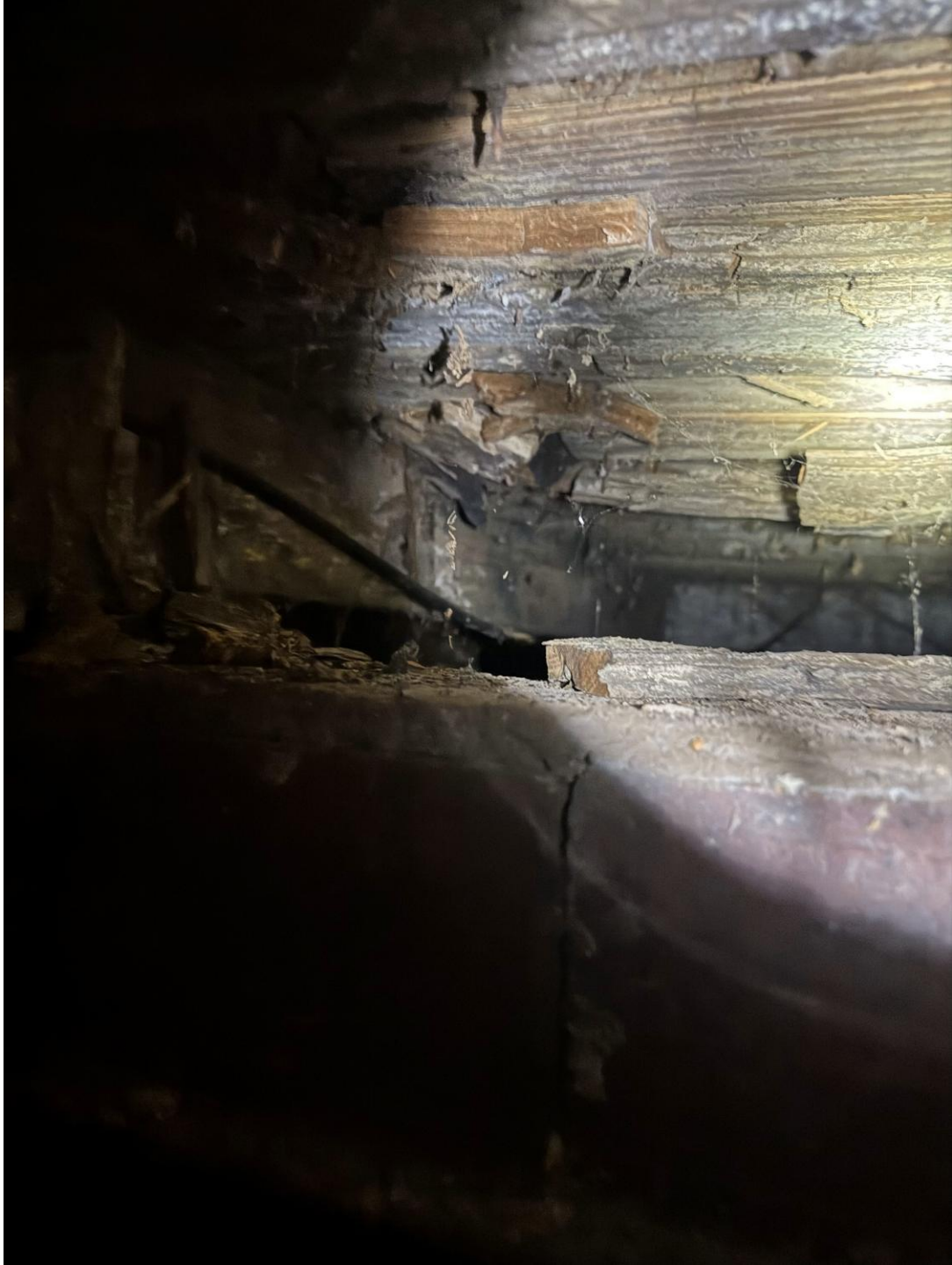
Item IV1.







Item IV1.



Item IV1.



Item IV1.



Item IV1.



Item IV1.





Item IV1.



Item IV1.



Item IV1.





Item IV1.



Item IV1.



Item IV1.

Kingsport Historic Zoning Commission

Project Number: HISTRC25-0162

Item V1.

Property Information			
Address		242 E. Main Street	
Tax Map, Group, Parcel		046P C 002	
Civil District		11 th	
Overlay District		Main Street	
Land Use Plan Designation		Retail/Commercial	
Acres		+/- 0.07	
Existing Use		Retail/Commercial	Existing Zoning B-2
Proposed Use		No Change	Proposed Zoning No change
Owner Information			
Name: Jamie D Dove Address: 130 Rex McCurry Road City: Limestone State: TN Zip Code: 37681 Email: Phone Number: Representative: Martin Bagwell		Request: Replace second story windows and add a sign to the outside of the building's façade .	
Points for Consideration			
<p>Request: Owner is requesting to replace the second story windows and add a sign on the front of the business façade.</p> <p>When considering this request:</p> <p>Window Replacement: 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>Signage: For signage within historic districts, signs should be pedestrian-oriented and clearly visible to street traffic. Projecting signs must not extend more than 36 inches from the building façade.</p> <p>Staff recommends: Approval of both proposed projects as they both meet the district's guidelines.</p>			
Planning Tech:		Lori Pyatte	Date: 06/18/2025
Historic Zoning Commission Action		Meeting Date:	07/14/2025
Approval:			
Denial:		Reason for Denial:	
Deferred:		Reason for Deferral:	

Historic Guidelines:

Chapter 7- Rehabilitation Guidelines 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.

Historic Guidelines:

Chapter 9- 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.

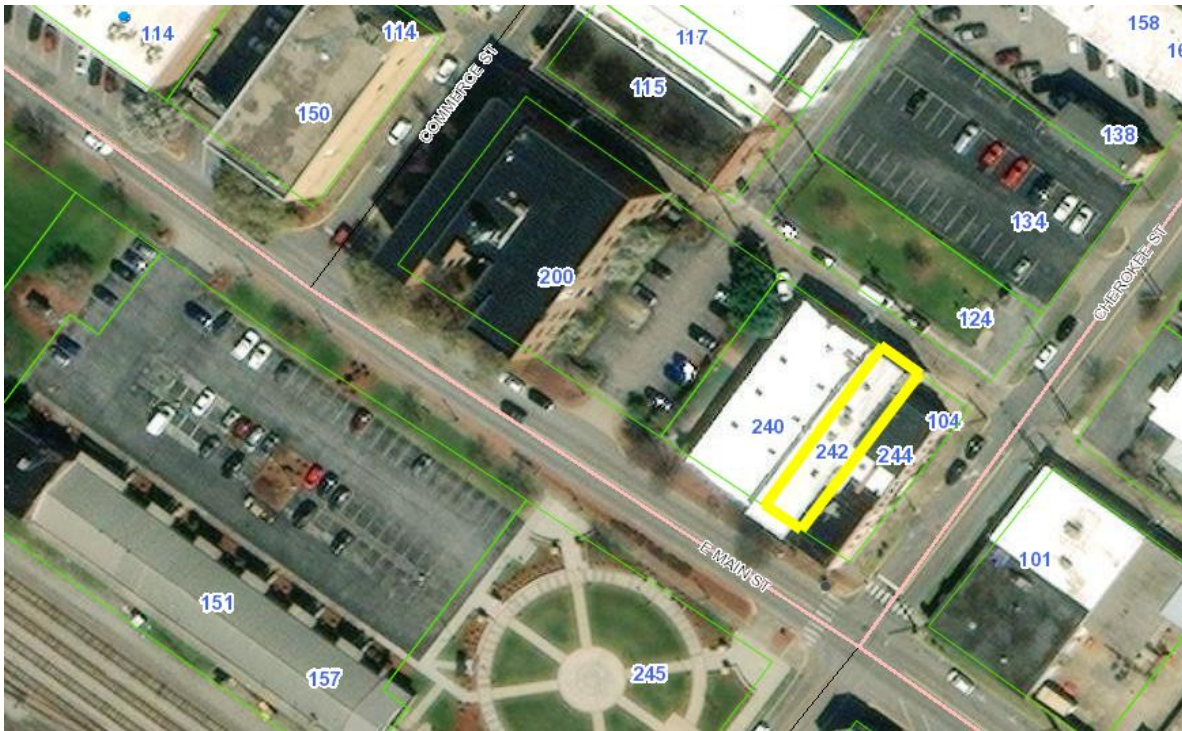
1.4 Window Signs

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).

Aerial View:



Google Earth View:



Kingsport Historic Zoning Commission

Project Number: HISTRC25-0162

Item V1.

Application:



HISTORIC ZONING COMMISSION APPLICATION

APPLICANT INFORMATION:

Last Name Bagwell First Walter M.I. L. Date 6/17/25
 Street Address 1932 Fleetwood Dr. Apartment/Unit #
 City Kingsport State TN ZIP 37660
 Phone 427-967-7742 E-mail Address wbagwell42@gmail.com

PROPERTY INFORMATION:

Tax Map Information Tax map 040P Group: C Parcel 002 Lot: 11
 Street Address 242 E Main St Apartment/Unit #
 Name of Historic Zone Main Street
 Current Use Vacant- previous restaurant

REPRESENTATIVE INFORMATION:

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

REQUESTED ACTION:

Replac second story windows with
Commercial grade window, double pane glass.
Hang blade sign

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:

W.B.

Date:

6/17/25

Signed before me on this _____ day of _____, 20____,

a notary public for the State of _____

County of _____

Notary _____

My Commission Expires _____

Proposed Idea:

Windows: the proposed is the 2 windows on the 2nd story

Southern Craft - Fascia - Kingsport, TN

Wooden trim-out around windows



BERTWHITEDESIGN.COM
PRINT - DESIGN - DIGITAL - SIGNS

Proposed Idea:

Projecting Sign: on the front of the building's façade

Southern Craft - Signage - Kingsport, TN



BERTWHITEDESIGN.COM
PRINT - DESIGN - DIGITAL - SIGNS

Proposed Idea:

Design of the sign

Southern Craft - Signage - Kingsport, TN



SPECIFICATIONS:

Flagmount -Non Lighted HDU
2'-8" x 2'-0" x 4" Hand carved hand painted

PLATE:
6" x 6" x 1/4" Steel with 1.5" Gussets on two sides

BERTWHITEDESIGN.COM
PRINT - DESIGN - DIGITAL - SIGNS

Site Visit Photos



Kingsport Historic Zoning Commission

Project Number: HISTRC25-0162

Item V2.

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 Yarkin 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

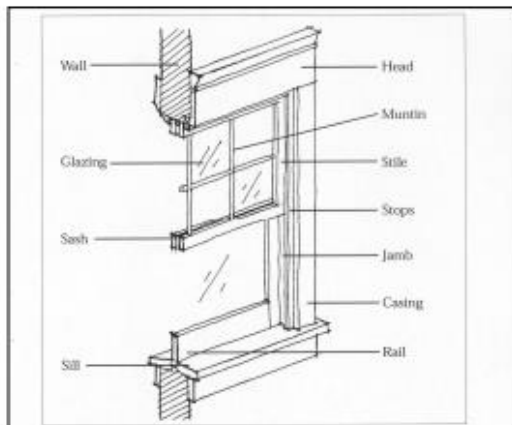
12.0 Windows (Cont.)

*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.

Aerial View:



Google Earth View (Street):



Kingsport Historic Zoning Commission

Project Number: HISTRC25-0162

Item V2.

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



Proposed Windows:

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



Current Windows:



Current Windows:

