



## **HISTORIC ZONING COMMISSION MEETING AGENDA**

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

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**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.](#) Minutes from March 10th, 2025 Regular Meeting

### **IV. OLD BUSINESS**

### **V. NEW BUSINESS**

- [1.](#) 2016 Netherland Inn Road- Demolition and New Construction of Townhomes (HISTR25-0067)
- [2.](#) 134 W. Center Street- Nomination for State of Tennessee National Register (HISTR25-0068)
- [3.](#) Historic Sign Placement-Review for approval (HISTR25-0069)
- [4.](#) 217 W. Wanola Ave-Demolition by Neglect (HISTR25-0082)

### **VI. OTHER BUSINESS**

1. In-House Approvals:

\* 240 E. Main Street- Replace windows in garage door, add storefront trim, and tint to the windows on garage door.

2. 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

March 10<sup>th</sup>, 2025

1:30 p.m.

**Members Present:**

Jewell McKinney  
Dineen West  
Jack Edwards  
Chip Millican  
Lindsey Nieuwland  
Bob Grygotis

**Members Absent:**

Joe Cross

**Staff Present:**

Lori Pyatte  
Ken Weems

**Visitors Present:**

Jay Foster  
Marvin Egan  
Derick Miller  
Mike Stewart

Chairman Jewell McKinney called the meeting to order at 1:29 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 Lindsey Nieuwland 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 regular meeting on February 17th, 2025. Commissioner Jack Edwards made a motion to approve the minutes, which was seconded. The motion passed unanimously with a vote of 6-0.

**Old Business:**

***1236 Watauga Street- Demolition, Addition to Accessory Structure, New Accessory Structure, and Privacy Fence (HISTR24-0228)***

Homeowner Jay Foster addressed the commission regarding this item. He explained that he and Mr. Egan had previously presented a different version of the plan at the November meeting. In response to neighborhood concerns, they carefully reconsidered their approach and developed the current proposal.

Mr. Foster stated that the revised plans retain the existing carriage house with modifications. Specifically, they plan to replace the current two-door configuration with a single door and add a 10-foot extension to the back. Currently, a 5-foot shed sits at the rear of the structure, which they intend to remove to accommodate the new addition. Additionally, updates will be necessary due to framing rot and other damage.

He also shared that they are requesting approval to build a cabana in the pool area to provide shade. While the plans currently place the cabana on the far side of the pool, they would like to maintain some flexibility in its exact placement until they see how the garage addition takes shape. Furthermore, they plan to replace the existing concrete with pavers and extend the privacy fence around the pool area, consistent with the approval granted in

November.

Chairman McKinney inquired whether Mr. Egan had any additional comments. Mr. Egan stated that Mr. Foster had covered everything comprehensively.

Chairman McKinney then opened the floor for commissioner questions. No commissioners had any inquiries. However, Vice Chairman West took a moment to thank both Mr. Foster and Egan's Construction for their efforts and the improvements they brought back to the commission.

Following this, Chairman McKinney called for a motion. Commissioner Lindsey Nieuwland moved to approve the item, which was seconded. The motion passed unanimously with a 6-0 vote.

### **New Business:**

#### ***2244 Netherland Inn Terrace- Demolition (HISTC25-0043)***

Staff provided an update to the commission on a property that has been discussed multiple times in recent months. The structure is a single-level home built in 1958, approximately 400 square feet in size. On February 20, 2025, the Building Department conducted a dilapidation hearing and determined that the structure poses a safety hazard and must be razed.

Staff informed the commission that all reports, including the Building Officials' Findings of Fact, Conclusion, and Order from the dilapidation hearing, were included in the packet for review. At this time, the Building Official anticipates demolition will take place between June and July 2025.

Staff presented the item to the commission to seek approval for demolition. Chairman McKinney clarified that staff was requesting approval so that the matter could be referred back to the City of Kingsport for necessary action.

During the discussion, Commissioner Jack Edwards recalled a family member previously inquiring about the property. Staff confirmed that a female relative had spoken with them in January but had not followed up since.

Commissioner Chip Millican asked whether the demolition costs would be applied as a lien on the property. Staff confirmed that the city would indeed place a lien for the associated costs.

Commissioner Bob Grygotis noted that the property appeared to be very close to the railroad tracks. Staff confirmed this was accurate.

Commissioner Jack Edwards inquired about the status of utilities at the property. Staff reported that the house has had no water service since 2009, no sewer connection, and its power has been deactivated. Additionally, both city and county taxes on the property are delinquent.

Following the discussion, Chairman McKinney called for a motion. Vice-Chairman West moved to approve the item, which was seconded. The motion passed unanimously with a 6-0 vote.

### **Other Business:**

#### ***In-House approvals:***

#### ***418 W. Sullivan Street (HISTC25-0036)***

Staff provided an update on the property, noting that it had previously been discussed due to work being completed without prior approval. It has since been granted approval for the replacement of the porch guardrail and the installation of a new fence around the back of the property.



**418 Shelby Street:**

Staff reported that the applicant requested approval to install a library box outside their business, aiming to provide free books to the community while the Kingsport Public Library undergoes renovations. The request has been approved.

**Staff Reports:****217 West Wanola Avenue:**

Staff provided an update regarding concerns raised at the last meeting by Ms. Kilgore, a neighbor to the property in question. She previously expressed issues with the adjacent unit, prompting Building Code Enforcement to conduct an inspection. Their findings confirm that the unit is in a dilapidated state and currently vacant.

Code Enforcement has issued the first notice to Mark Freeman, the property owner, who resides in Bethlehem, GA. Staff noted that the windows are open and, based on photos included in the packet, there appears to be water damage inside. However, the full extent of any impact on Ms. Kilgore's property remains unclear.

Mr. Freeman has been given 30 days to address the violations, as outlined in the notice. Staff also reported that Code Enforcement has spoken with him by phone, during which he acknowledged the situation but cited family illnesses and recent deaths as reasons for his delay in addressing the matter.

Commissioner Chip Millican commented that this situation could potentially develop into a demolition by neglect case.

**Historic Signage:**

Staff provided an update regarding historic district signage following a comment made by Ms. Kilgore at last month's meeting. She noted that there was no historic district sign on her side of West Wanola Avenue. In response, staff conducted research on historic district signage throughout the city by reviewing Google Maps and consulting with the City Traffic Department.

**Findings on Historic District Signage:**

Rotherwood – No signage indicating it is a historic district.

Boatyard – Two signs: one on Brunswick Street near the cemetery and another on Netherland Inn Road. No additional signage in the district.

Old Kingsport Presbyterian Church & Cemetery – One sign at the church property; the sign at the cemetery has not been replaced.

Park Hill – Two signs: one on Hammond Avenue and another at West Wanola Avenue/Holston Street.

Main Street – One sign at East Main Street near the intersection of Cherokee Street.

Watauga Street – Three signs:

1418 Watauga Street (but the historic district begins at 1402 Watauga Street).

1149 Watauga Street (but the district begins at 1110 Watauga Street).

One at the intersection of Oak Street and Watauga Street.

White City – Two signs, both well-placed within the district.

Exchange Place – No signage found within the district.

Broad Street – Two signs.

Church Circles – Four signs: three near churches and one on Commerce Street near City Hall (staff recommends removing this sign).

Staff proposed installing a new sign on the other side of West Wanola Avenue near Ms. Kilgore's property. Chairman McKinney inquired about the cost of signage, and staff reported that each sign costs \$26.35, as reflected in the work orders included in the meeting packet. The packet also contains a map of the historic district highlighting current sign locations.

Staff sought guidance from the commission on whether to add new signage, remove or relocate existing signs, or replace outdated signs.

Chairman McKinney suggested that the Watauga Street signs be corrected to align with the actual district boundaries. She also noted that several historic locations lack proper signage and should be addressed.

Commissioner Chip Millican then made a motion for staff to finalize the proposal and return with a recommendation for sign placements. The motion was seconded and passed unanimously with a 6-0 vote.

Commissioner Lindsey Nieuwland inquired whether there is a designated time when the City of Kingsport publishes reminders about its historic districts. She emphasized that these districts are a unique aspect of the city, yet many residents are unaware of their existence. Commissioner Nieuwland noted that when discussing her role on the commission, she often finds that people are unfamiliar with Kingsport's rich historic heritage. She suggested finding ways to highlight the commission's work and the significance of the city's historic areas.

Staff responded that while the city's communications team previously published a blog about each commission and its responsibilities—primarily aimed at those interested in joining—it is not something that is widely promoted and would require individuals to actively seek it out.

Vice-Chairman West then asked if information about the Historic Zoning Commission is featured on the city's website. Staff clarified that while the webpage includes commissioner names, applications, maps, guidelines, and other resources, it does not provide a dedicated section highlighting the commission's role or the city's historic aspects.

Chairman McKinney asked if anyone had any final comments regarding historical matters. If there were no further discussions, she stated she would proceed with adjourning the meeting.

Vice-Chairman West requested to make a comment. After reviewing the sign approval guidelines for historic districts, she expressed that certain revisions may be necessary. Chairman McKinney added that the guidelines should also address signage content. Staff acknowledged these concerns and stated they would review the guidelines with the City Attorney and provide an update at the next meeting.

Commissioner Chip Millian asked if staff has an update on building at the corner of W Market Street and Broad Street end of 100 Block Street. Commissioner Chip Millian said he knew that was the first

demolition of neglect. Staff advised we would have an update for the commission on the next meeting.

Commissioner Jack Edwards asked if staff has an update on the Patton Store on Netherland Inn Road. Staff advised we would have an update for the commission on the next meeting.

Staff announced that the next meeting is scheduled for April 14, 2025, to review a demolition request and a proposal for new townhouse construction on Netherland Inn Road.

With no further business, the Chairman adjourned the meeting at 2:09 p.m.  
Respectfully Submitted,

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Jewell McKinney, Chairman

# Kingsport Historic Zoning Commission

Project Number: HISTRC25-0067

Item V1.

<b>Property Information</b>			
<b>Address</b>		2016 Netherland Inn Road	
<b>Tax Map, Group, Parcel</b>		045K C 030.00	
<b>Civil District</b>		12 <sup>th</sup>	
<b>Overlay District</b>		Historic- Boatyard	
<b>Land Use Plan Designation</b>		Single Family	
<b>Acres</b>		+/- 0.78	
<b>Existing Use</b>	Vacant House	<b>Existing Zoning</b>	PVD
<b>Proposed Use</b>	Townhomes	<b>Proposed Zoning</b>	No change
<b>Owner Information</b>			
<b>Name:</b> Michael Bare <b>Address:</b> 550 New Beason Well Road <b>City:</b> Kingsport <b>State:</b> TN <b>Zip Code:</b> 37660 <b>Email:</b> <a href="mailto:mike@bdm-construction.com">mike@bdm-construction.com</a> <b>Phone Number:</b> 423-930-3150 <b>Representative:</b> Michael Bare		Request: Demolish the existing structure on the property and build an 8-unit townhome structure.	
<b>Points for Consideration</b>			
<p><b>Request:</b> The property owner is proposing to demolish the existing structure on the property and build an 8-unit townhome structure</p> <p><b>When considering this request:</b> <u>Demolition:</u> If the building has lost its architectural and historical integrity and its removal will not adversely affect a district's historic character. If the public safety and welfare requires the removal of a structure of building. <u>New Construction:</u> The new construction of a primary dwelling should maintain the existing historic pattern of a neighborhood in terms of characteristics such as setbacks, distance between homes, scale, materials, window size and placement, and colors. New dwellings must be oriented towards the major street fronting the parcel. New dwellings constructed in the historic district should not exceed two stories, not including the space within the roof. Brick, stucco, and concrete are appropriate materials for materials for the foundation, foundation piers, chimneys, and column piers.</p> <p><b>Board of Zoning Appeals:</b> Applicant did apply for a front yard variance with the Board of Zoning Appeals. This meeting will be held on April 3<sup>rd</sup> 2025</p> <p><b>Planning Commission:</b> Applicant has also submitted a preliminary zoning development plan to the Planning Commission for approval. This meeting for approval will be held on April 17<sup>th</sup> 2025</p> <p><b>Dilapidation hearing:</b> Scheduled for April 22<sup>nd</sup>, 2025</p> <p><b>Staff recommends:</b> approval based upon conformance with the design standards</p>			
<b>Planning Technician:</b>		Lori Pyatte	<b>Date:</b> 03/19/2025
<b>Historic Zoning Commission Action</b>		<b>Meeting Date:</b>	<b>04/14/2025</b>
<b>Approval:</b>			
<b>Denial:</b>		<b>Reason for Denial:</b>	
<b>Deferred:</b>		<b>Reason for Deferral:</b>	

**Kingsport Historic Zoning Commission**  
**Project Number: HISTRC25-0067**

Historic Guidelines: Relocation and Demolition

**CHAPTER 10 - GUIDELINES FOR RELOCATION AND DEMOLITION**

**Policy:**

Relocation of a historic building is a last-resort alternative to demolition or a means of placing the building in a more compatible environment. Relocation is time-consuming, expensive, and difficult to accomplish. If relocation is approved, every effort should be made to move the building as a single, intact unit. When reviewing requests for demolition, the Commission will consider the proposed demolition's effect on adjacent historic properties and the overall character of the district. The Commission will also consider: the building's contribution to the historic character of the district, whether the property could be adapted to meet the owner's needs; whether the property could be sold to someone whose needs it would meet; whether the building could be relocated; and what use is being proposed for the site that will compensate for the loss of the structure. The property owner must submit a proposed site plan at the same time demolition is requested.

**1.0** Relocate a building within a historic district only if the building is determined to be architecturally compatible with adjacent buildings based on design guidelines for new construction and if the relocation will not diminish the overall character of the historic district.

**2.0** A proposed site plan for the new site must be submitted to the Commission showing all site changes, including landscaping, driveways, parking areas and site lighting.

**3.0** Prior to the relocation, document the historic structure on its original site through photographs and site plan drawings.



*Relocation of historic buildings should only be undertaken as an alternative to demolition or if moving the building is part of a broader development plan. This dwelling was moved to make way for new development and relocated to an appropriate historic district.*

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Kingsport Design Review Guidelines

Guidelines for Signage

**GUIDELINES FOR RELOCATION AND DEMOLITION, continued...**

In most cases the Commission will allow demolition only under the following circumstances:

**4.0** If a building has lost its architectural and historical integrity and its removal will not adversely affect a district's historic character.

**5.0** If the denial of the demolition will result in an unreasonable economic hardship on the applicant as determined by the Commission.

**6.0** If the public safety and welfare requires the removal of a structure or building.

**7.0** If the structural stability or deterioration of a property is demonstrated through a report by a structural engineer or architect.

Such a report must clearly detail the property's physical condition, reasons why rehabilitation is not feasible, and cost estimates for future rehabilitation versus demolition. In addition to this report there should be a separate report which details future action on the site.

**8.0** Property owners are encouraged to work with the Commission and other interested parties to salvage usable architectural features and materials.

Kingsport Design Review Guidelines

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# Kingsport Historic Zoning Commission

## Project Number: HISTRC25-0067

### Historic Guidelines: New Construction of Primary Dwellings

*New Residential Construction*

#### 2.0 NEW CONSTRUCTION OF PRIMARY DWELLINGS

##### Policy:

New construction of primary dwellings should maintain the existing historic pattern of a neighborhood in terms of characteristics such as setback, distance between homes, scale, materials, window size and placement, and colors. New dwellings buildings should also follow the residential guidelines for fencing and site features.

##### DESIGN GUIDELINES FOR NEW CONSTRUCTION

###### 2.1 Maintain existing historic patterns.

Historic patterns of setback, materials, height, width, scale, and proportions of dwellings in the historic district should inform these characteristics of infill projects. The roof shape of new dwellings should also match.

###### 2.2 Orientation towards the street.

New dwellings must be oriented towards the major street fronting the parcel or lot.

###### 2.3 Maintain existing patterns of building height

New dwellings should be compatible with adjacent dwellings in terms of height. New dwellings constructed in the historic district should not exceed two stories, not including the space within the roof.



*New construction should be compatible with dwellings along the block in height and width.*

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Kingsport Design Review Guidelines

*New Residential Construction*

#### 2.0 NEW CONSTRUCTION OF PRIMARY DWELLINGS, continued...

###### 2.4 Maintain existing scale along the street.

New dwellings should be compatible with adjacent dwellings in terms of scale and proportions.

###### 2.5 Maintain existing patterns of roof form.

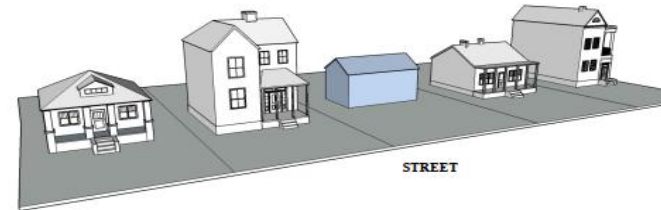
New dwellings should be compatible with adjacent dwellings in terms of roof form.

###### 2.6 Match materials of surrounding dwellings.

New dwellings should be compatible with other dwellings in the district in terms of materials. Appropriate materials for the historic district include the following:

Brick, stucco, and concrete: Within the historic districts brick, stucco, or concrete are appropriate materials for the foundation, foundation piers, chimneys, and column piers.

Siding: Siding materials should be of wood or simulate the appearance of wood. Vinyl siding is discouraged but allowed with appropriate trim and fascia details (to simulate wood) in the historic districts. Siding shall not protrude beyond the face of door and window frames and frieze boards.



*New construction should be compatible with dwellings along the block in setbacks from the street.*

Kingsport Design Review Guidelines

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**Kingsport Historic Zoning Commission**  
**Project Number: HISTRC25-0067**

Item V1.

Historic Guidelines: New Construction of Primary Dwellings cont.

*New Residential Construction*

**2.0 NEW CONSTRUCTION OF PRIMARY DWELLINGS, continued...**

**Windows and Doors:** Materials for windows and doors should be wood or simulate the appearance of wood. Window types should be hung windows (double, single, etc.) with a 2:1 height to width ratio minimum.

**Porches:** New dwellings (except garages and accessory buildings) should have front porches. Porches should be at least two-thirds the total width of the primary façade. The front porch should be at least 6'0" in depth. Any side/back porches may have a minimum depth of 4'0".

**Porch Columns:** Porch columns shall be wood or simulate the appearance of wood. Column types may include turned or rounded, rectangular, or square and may have chamfered (beveled) corners and be fluted, and should be in the character of the main structure.

**Chimneys:** Building materials should be masonry (brick, stucco, etc.) or the same material as the dwelling exterior. Chimneys that are not masonry should be finished with the same material as the house exterior, up to, but not beyond the point of roof penetration.

**Roofs:** Appropriate materials shall be metal (low-profile strong back, corrugated, V-crimp), slate, or asphalt composition shingles. Roof pitch shall be 8:12 minimum. Roof types should be Gable, or Hip with a dormer at the front façade if desired.



*New construction should maintain roof forms predominant in the historic districts such as hipped and gable.*

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Kingsport Design Review Guidelines



Aerial View:



Google Earth:





# Kingsport Historic Zoning Commission

Project Number: HISTRC25-0067

Item V1.

## Application



### HISTORIC ZONING COMMISSION APPLICATION

#### APPLICANT INFORMATION:

Last Name Bare	First Michael	M.I. D	Date 1/30/2025
Street Address 550 New Beason Well Rd		Apartment/Unit #	
City Kingsport	State TN	ZIP 37660	
Phone 423-930-3150	E-mail Address Mike@bdm-construction.com		

#### PROPERTY INFORMATION:

Tax Map Information	Tax map: 045K Group: C	Parcel: 030.00 Lot:
Street Address 2016 Netherland Inn Rd		Apartment/Unit #
Name of Historic Zone Boatyard District		
Current Use	Residential Multi-Family	

#### REPRESENTATIVE INFORMATION:

Last Name Bare	First Michael	M.I. D	Date 1/30/2025
Street Address 550 New Beason Well Rd		Apartment/Unit #	
City Kingsport	State TN	ZIP 37660	
Phone 423-930-3150	E-mail Address Mike@bdm-construction.com		

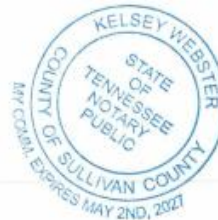
#### REQUESTED ACTION:

Review for New Construction Design

#### 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: 1-30-25
Signed before me on this 30 day of Jan., 2025	
a notary public for the State of TN.	
County of Sullivan	
Notary Kelsey Webster	
My Commission Expires May 2nd, 2027	



**Kingsport Historic Zoning Commission**  
**Project Number: HISTRC25-0067**

Item V1.

Concept Idea 1 (main idea at this time)



**Kingsport Historic Zoning Commission**  
**Project Number: HISTRC25-0067**

Item V1.

Concept Idea 2



**Kingsport Historic Zoning Commission**  
**Project Number: HISTRC25-0067**

Item V1.

**Concept Idea 3**



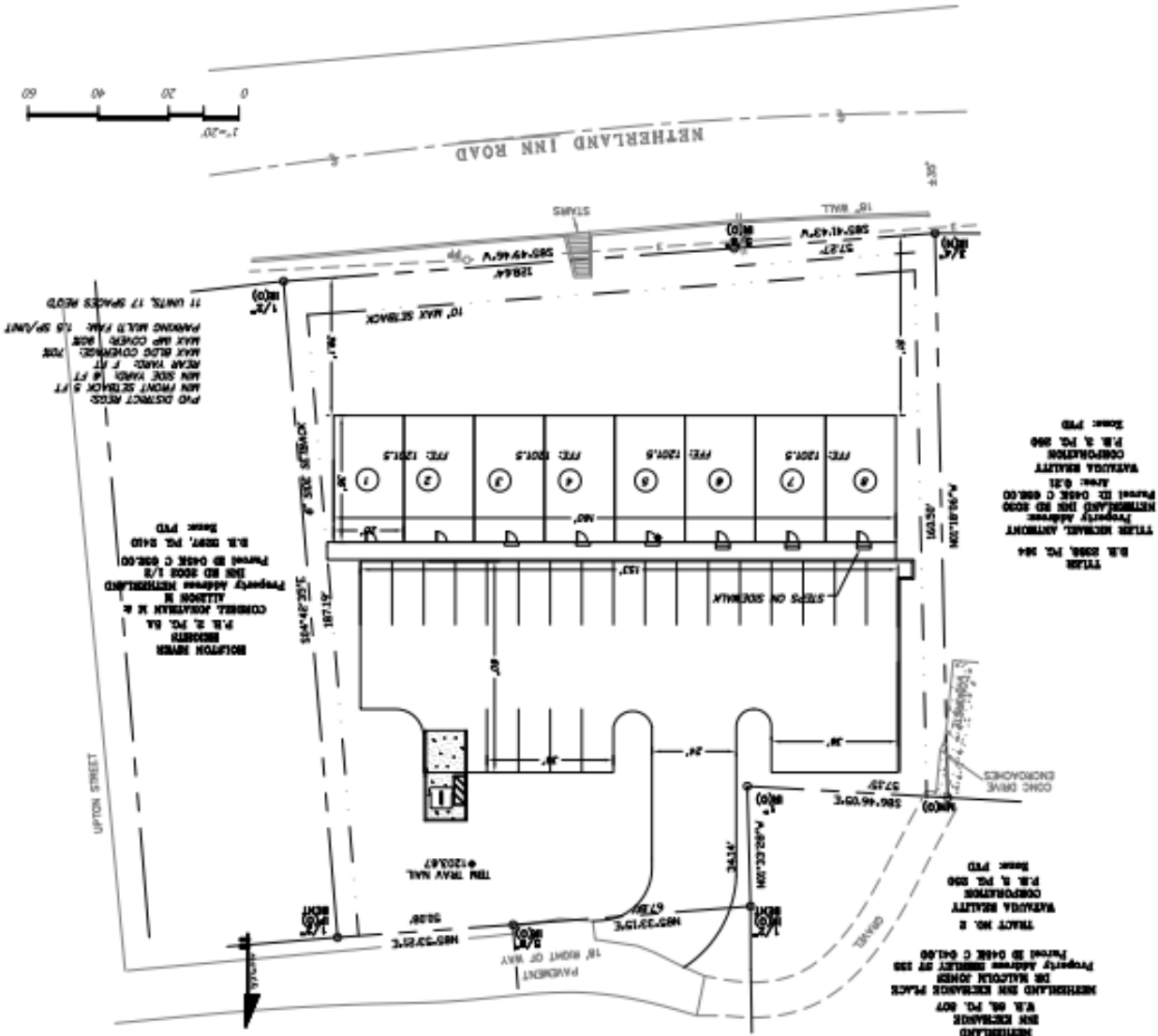


**Kingsport Historic Zoning Commission**  
**Project Number: HISTRC25-0067**

Item V1.

**Concept Idea 4**





Survey of property with the concept idea:

Project Number: HISTRC25-0067

Kingsport Historic Zoning Commission

# SHEET INDEX

- C 1.1 HARDSCAPE PLAN
- C 2.1 EXISTING AND INITIAL PHASE E&S CONTROL PLAN
- C 2.2 INTERMEDIATE PHASE E&S CONTROL PLAN
- C 2.3 FINAL PHASE E&S CONTROL PLAN
- C 3.1 UTILITIES PLANS
- C 4.1 E&S DETAILS
- C 4.2 UTILITY DETAILS
- C 4.3 UTILITY DETAILS
- C 4.4 CONSTRUCTION DETAILS

SURVEYOR:  
Alley & Associates Inc  
422 E Market St, Kingsport, TN 37660  
423-392-8896

OWNER:

NOTES:  
-ANY GRADE WORK PERFORMED IN THE FLOOD PLAIN MUST BE BALANCED. IF ANY CUT IS TAKEN FROM THIS ZONE THEN THE SAME FILL VOLUME MUST BE USED WITHIN THE DELINEATED AREA.  
-THE BASINS WILL STAY ABOVE THE 100 YEAR FLOOD LEVEL OF THE CREEK. IF THE BASINS FINAL ELEVATIONS FALL BELOW THE 100 YEAR FLOOD LEVEL A BACKFLOW PREVENTION DEVICE ON THE BASIN OUTLETS WILL BE ADDED.  
-ALL DOWNSPOUTS WILL BE DIRECTED TOWARDS PROPOSED STREETS.

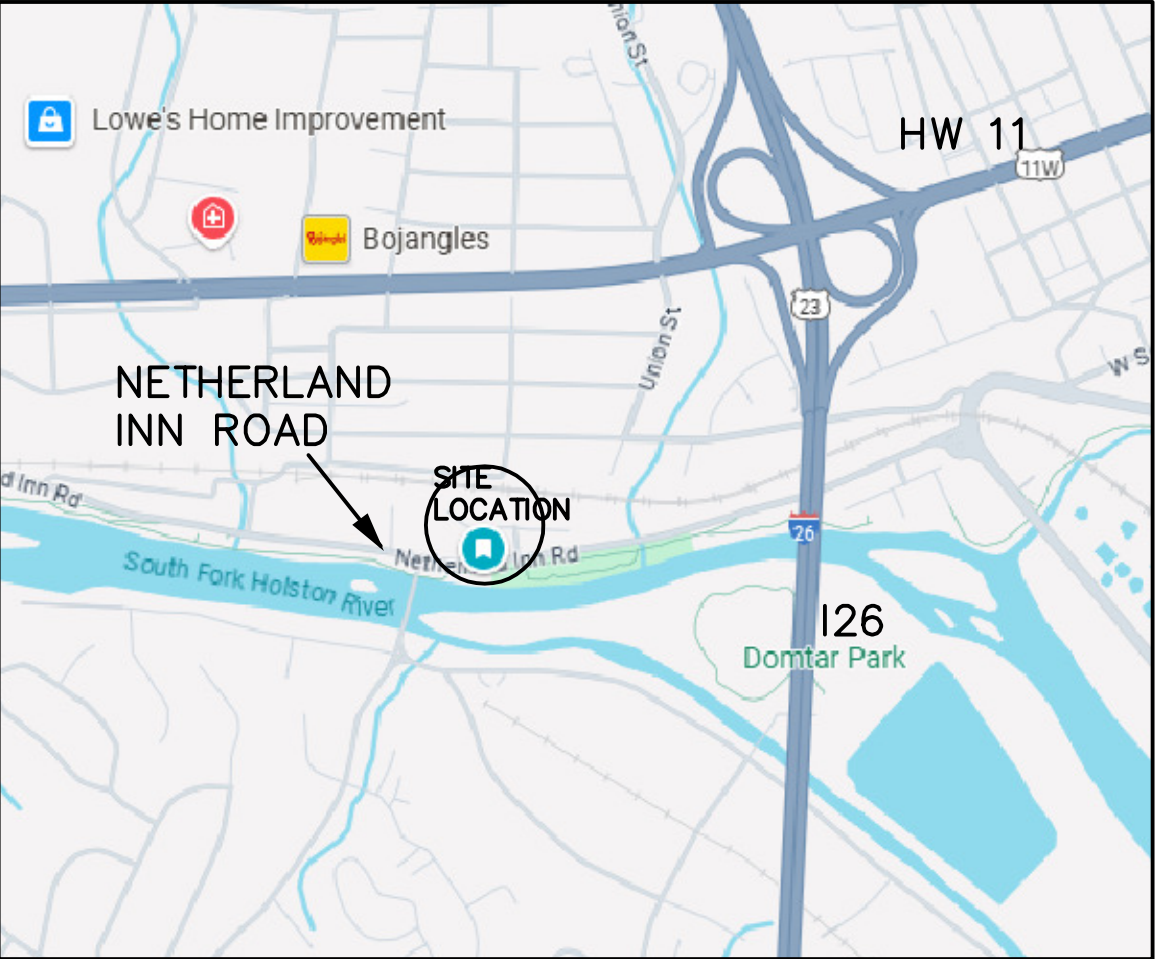
OVERALL CONSTRUCTION SEQUENCE:

1. INSTALL CONSTRUCTION ENTRANCE, AND SILT FENCE
2. BEGIN EARTHWORK BY PILING ALL TOPSOIL TO ONE LOCATION. OPERATIONS DIRECTION DISTURBED AREA RUNOFF TO STORMWATER DEVICES.
3. INTALL STORMWATER PIPES AND STRUCTURES, PROVIDE ALL INLETS AND OUTLETS WITH PROTECTION WHICH DESCRIBED IN THE DETAIL SHEETS
4. INSTALL UTILITIES, CONSTRUCT BUILDINGS, APPLY PAVEMENT TO PARKING LOT
5. ONCE FINAL GRADES ARE ESTABLISHED FINISH THE AREAS STABILIZATION BY ADDING 2"-4" OF TOPSIOL TO ALL AREAS TO BE SEEDED.
6. ONCE THE SITE HAS STABILIZED AND APPROVED, BEGIN REMOVE SILT FENCE

TOWNHOUSE DEVELOPMENT  
CONSTRUCTION PLAN SUBMITAL FOR  
**NETHERLAND INN ROAD  
TOWNHOUSES**  
**KINGSPORT TN**  
SUBMITTAL 3/5/25

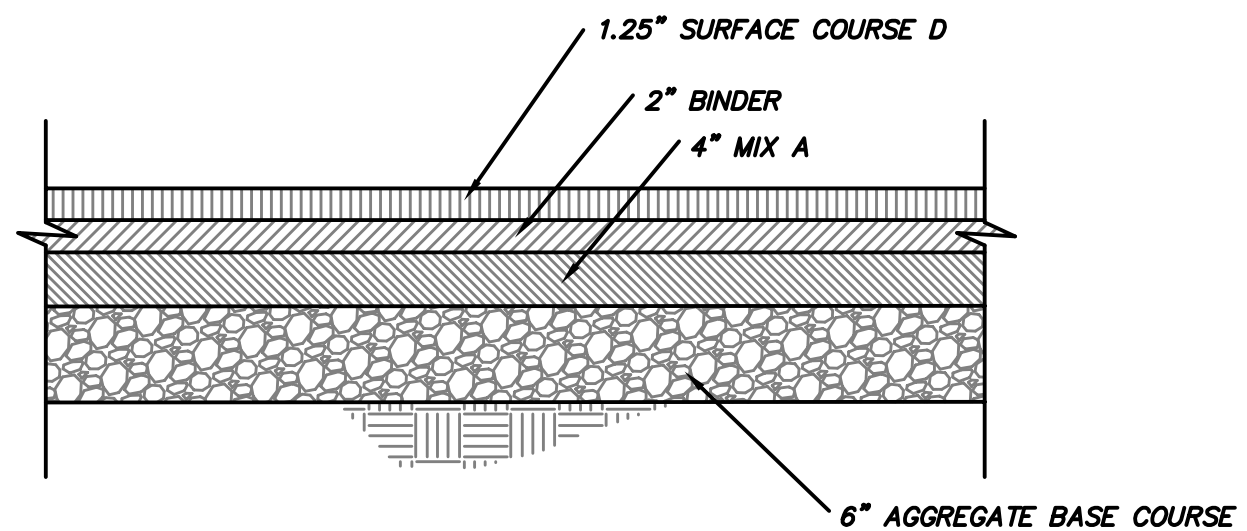


**BUNDY**  
**ARCHITECTURE AND ENGINEERING**  
190 E. MAIN STREET ABINGDON, VIRGINIA 24210  
276-628-1067 FAX 276-628-2475

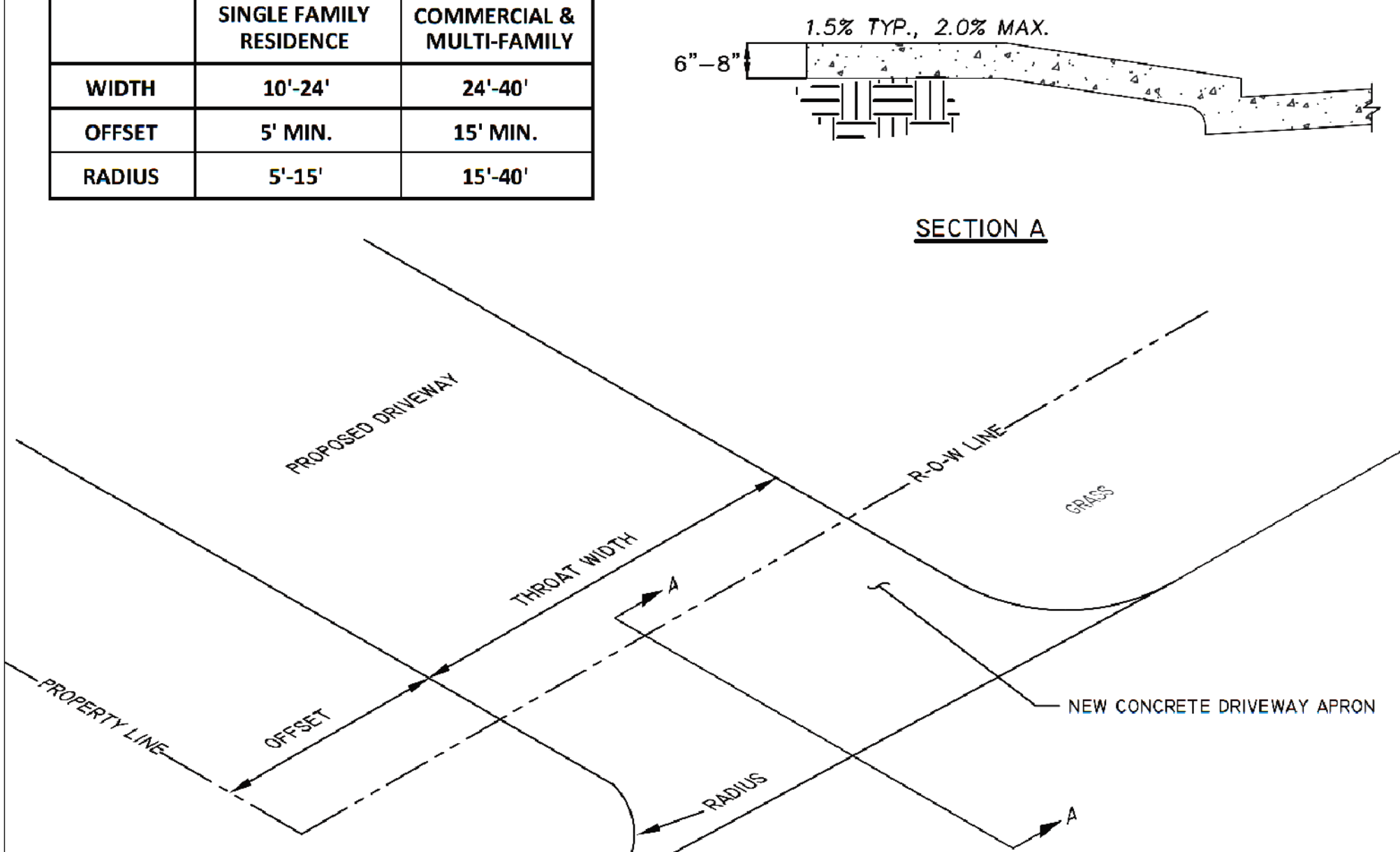


VICINITY MAP  
NTS

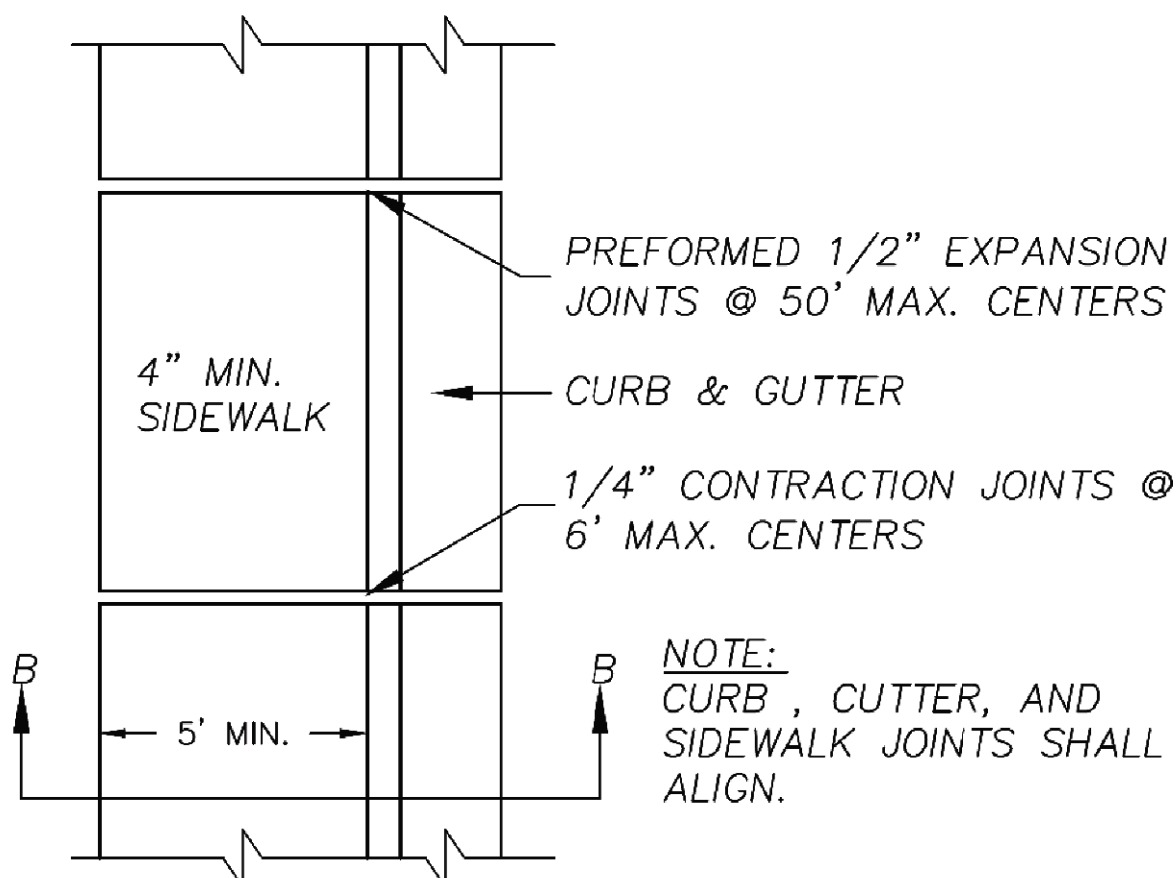




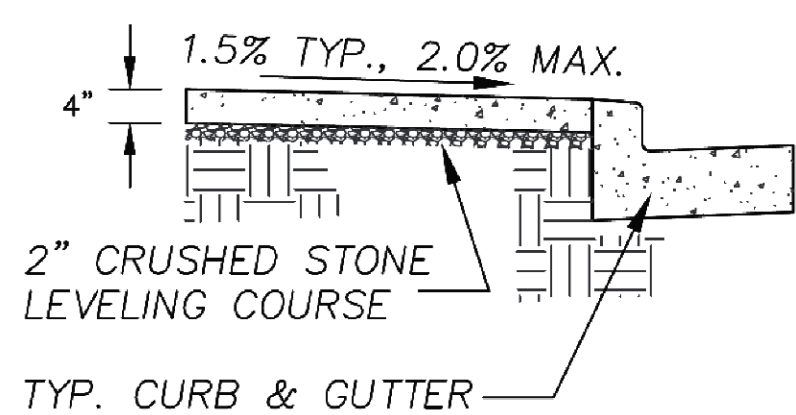
DIMENSION KEY		
	SINGLE FAMILY RESIDENCE	COMMERCIAL & MULTI-FAMILY
WIDTH	10'-24'	24'-40'
OFFSET	5' MIN.	15' MIN.
RADIUS	5'-15'	15'-40'



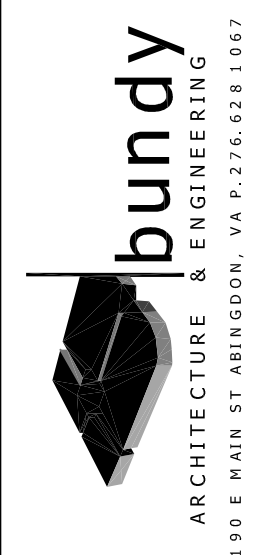
**NOTE:**  
SEE TDOT STANDARD DRAWINGS  
RP-D-15 AND RP-D-16 FOR ALL  
DRIVEWAYS THAT INCLUDE SIDEWALKS



NOTE:  
CURB , CUTTER, AND  
SIDEWALK JOINTS SHALL  
ALIGN.

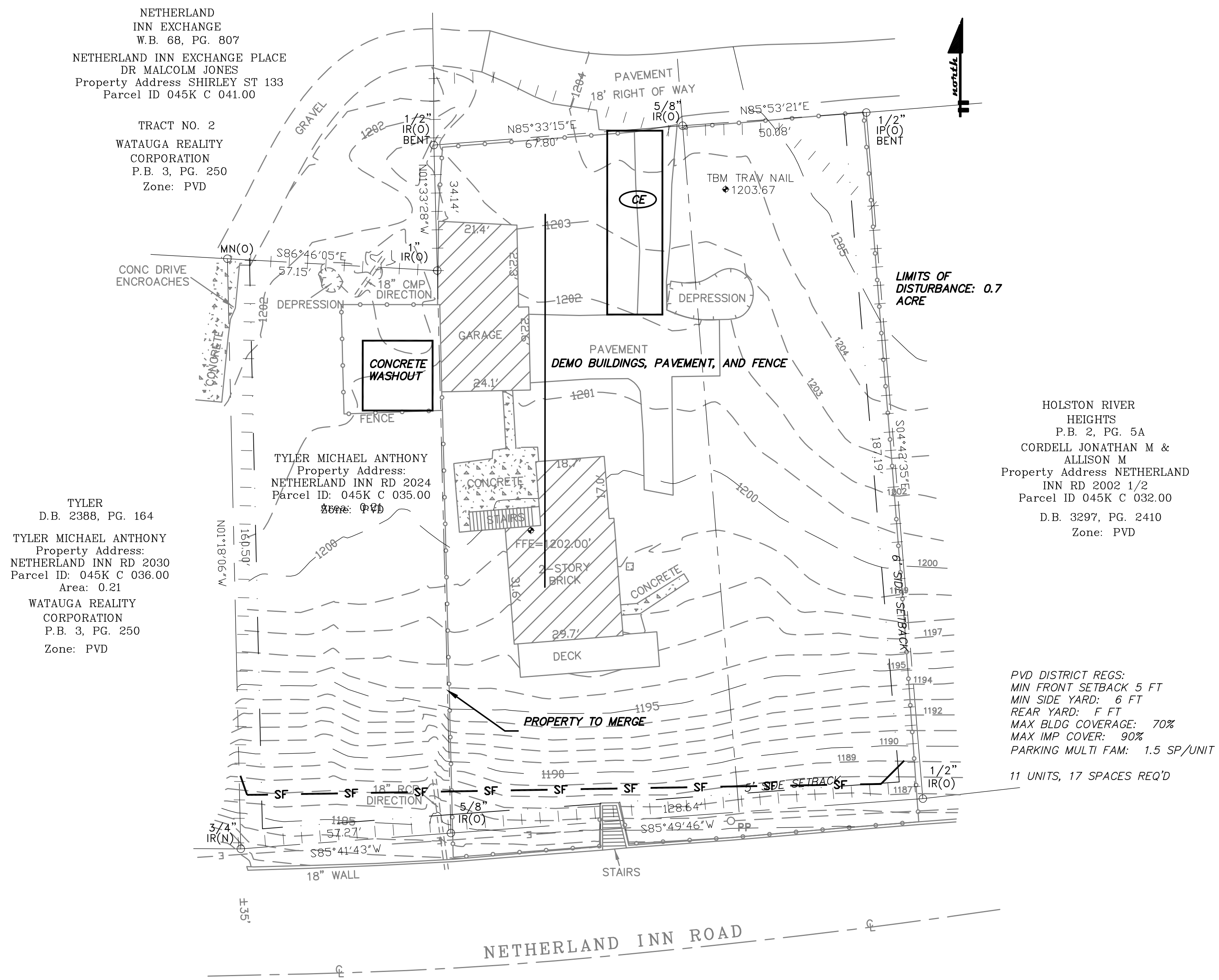




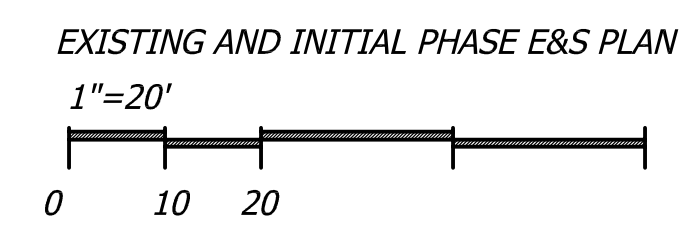


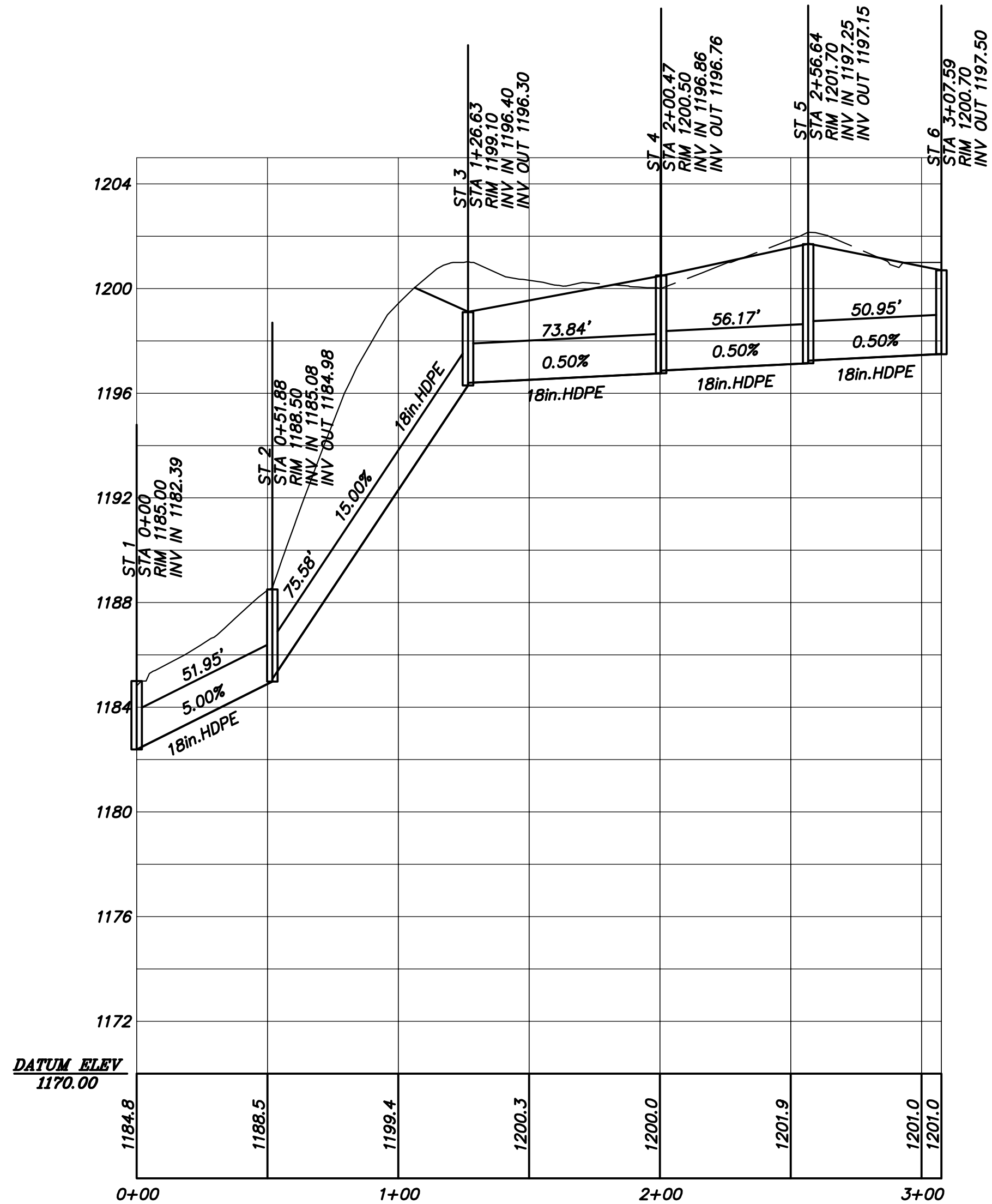
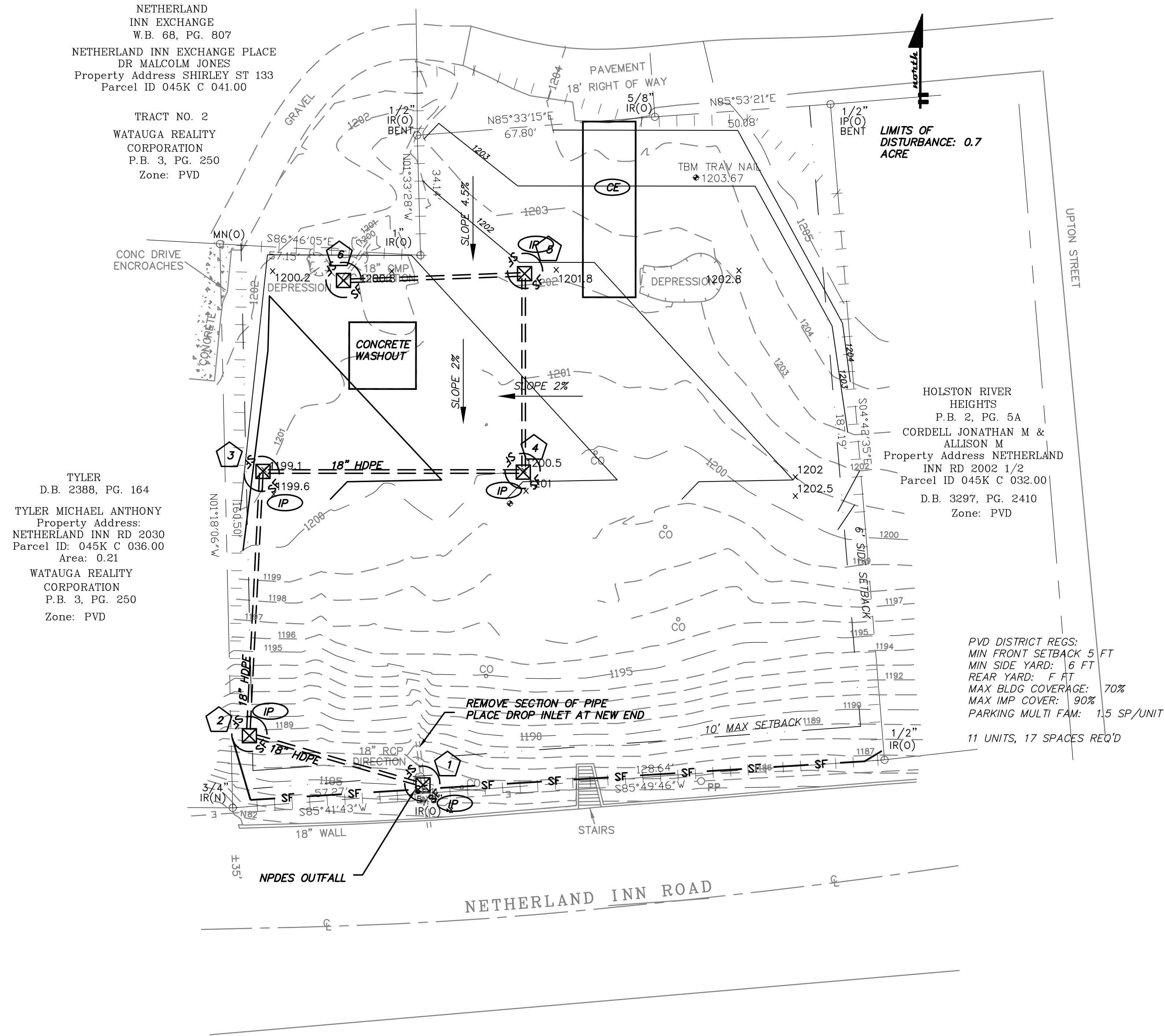
Date: 2/3/25  
Description: SITE PLANS

NETHERLAND INN ROAD  
TOWNHOUSES  
KINGSFORT, TN



- E AND S LEGEND
- |       |                       |    |                         |
|-------|-----------------------|----|-------------------------|
|       | LIMITS OF DISTURBANCE | OP | OUTLET PROTECTION       |
| CE    | CONSTRUCTION ENTRANCE | PS | PERMANENT SEEDING       |
| ---   | EXISTING CONTOURS     | MU | MULCHING                |
| SF-SF | SILT FENCE            | BM | SLOPE STABILITY BLANKET |
| IP    | INLET PROTECTION      |    |                         |

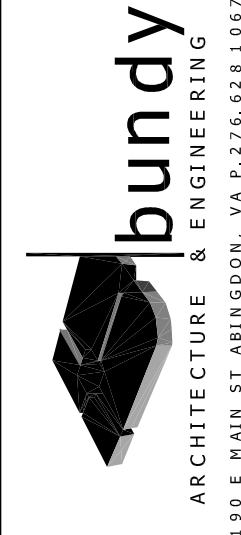
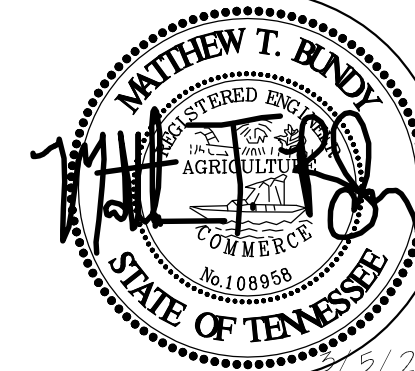
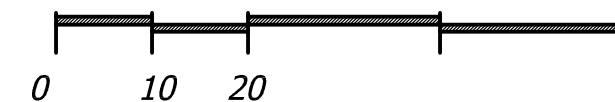




- E AND S LEGEND
- |       |                       |    |                         |
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|       | LIMITS OF DISTURBANCE | OP | OUTLET PROTECTION       |
| CE    | CONSTRUCTION ENTRANCE | PS | PERMANENT SEEDING       |
| ---   | EXISTING CONTOURS     | MU | MULCHING                |
| SF-SF | SILT FENCE            | BM | SLOPE STABILITY BLANKET |
| IP    | INLET PROTECTION      |    |                         |

INTERMEDIATE PHASE E&S PLAN

1"=20'



Date: 3/5/25  
Description: SITE PLANS

NETHERLAND INN ROAD  
TOWNHOUSES  
KINGSFORT, TN

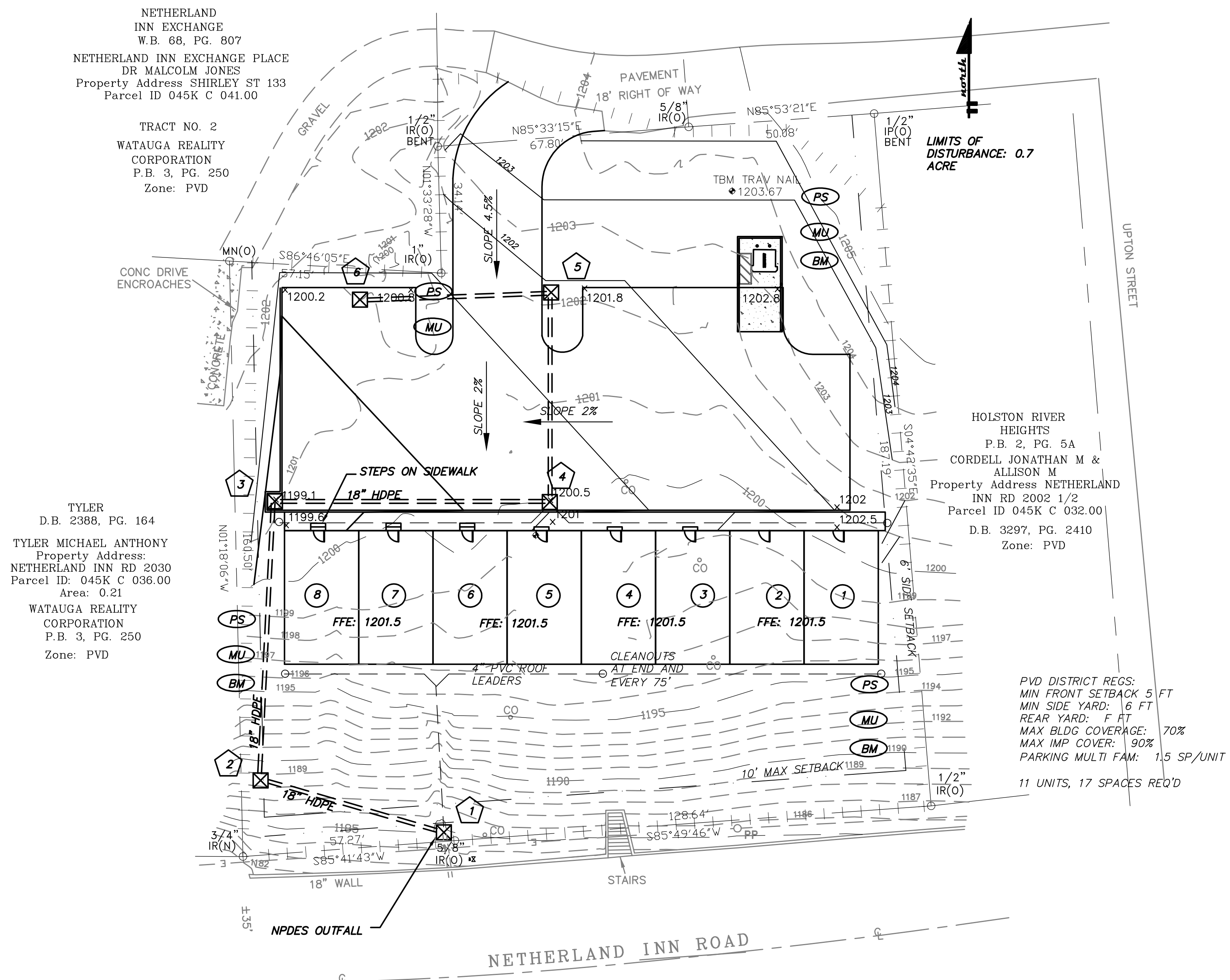
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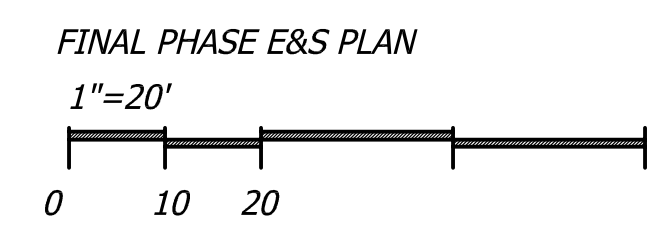
**bundy**  
ARCHITECTURE & ENGINEERING  
100 E MAIN ST AUSTIN, GA 30607

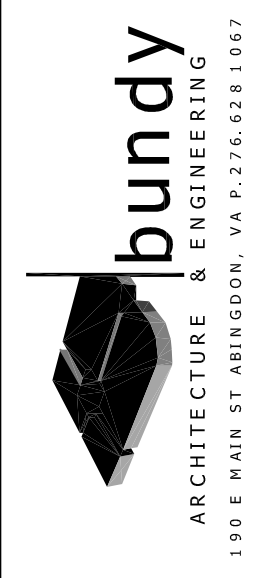
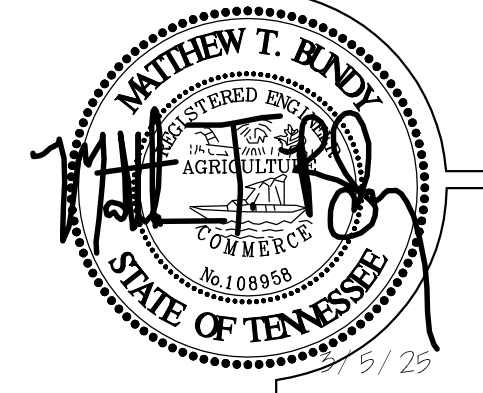
Date: 3/5/25  
Description: SITE PLANS

# NETHERLAND INN ROAD TOWNHOUSES KINGSFORT, TN



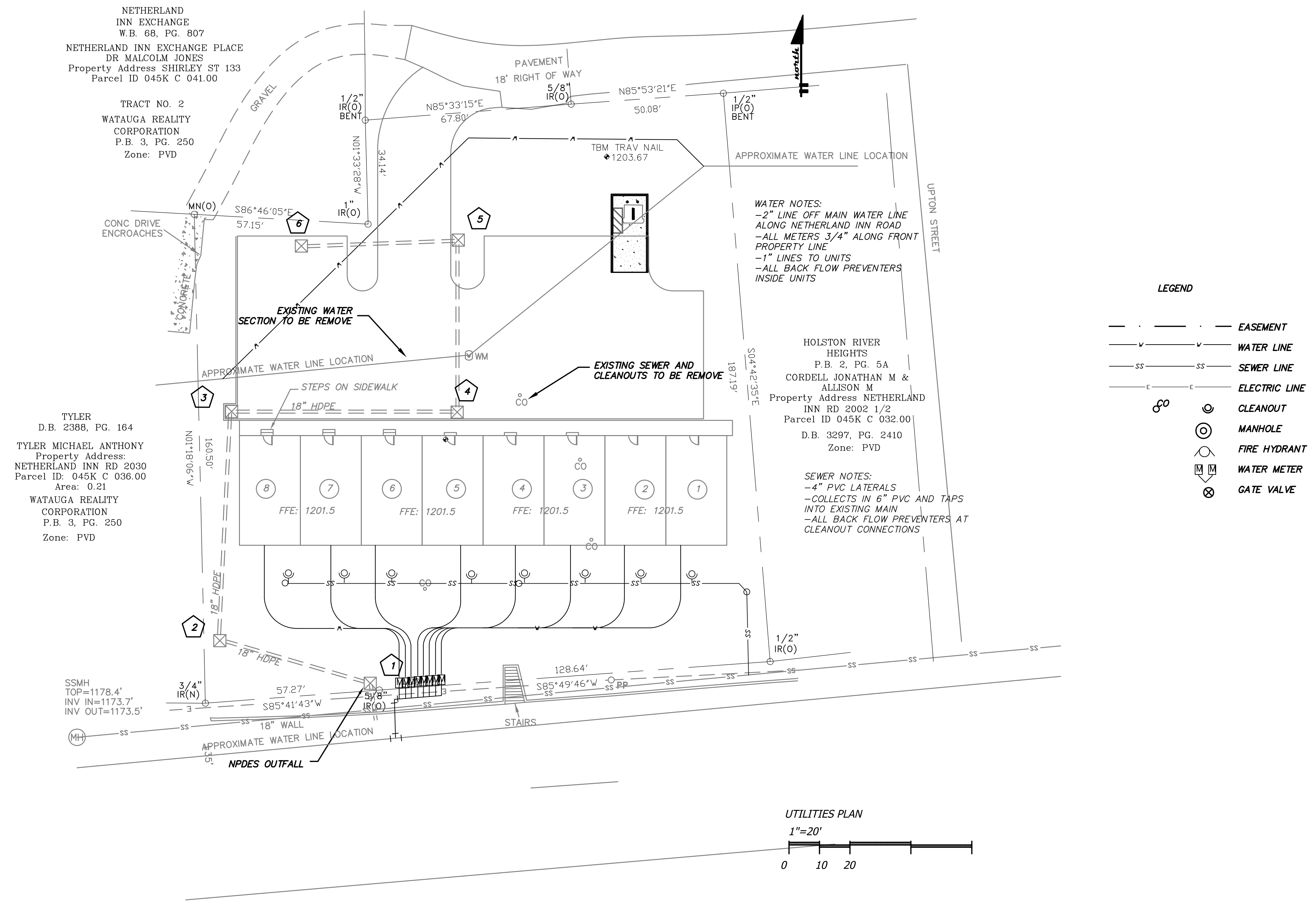
- E AND S LEGEND
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|     | LIMITS OF DISTURBANCE | OP | OUTLET PROTECTION       |
| CE  | CONSTRUCTION ENTRANCE | PS | PERMANENT SEEDING       |
| --- | EXISTING CONTOURS     | MU | MULCHING                |
| SF  | SILT FENCE            | BM | SLOPE STABILITY BLANKET |
| IP  | INLET PROTECTION      |    |                         |





Date:	Description
3/15/25	SITE PLANS

NETHERLAND INN ROAD  
TOWNHOUSES  
KINGSFORT, TN







~ 255 ~







- NOTES:
1. PRIVATE PROPERTY WILL NOT BE LEFT IN A DISTURBED MANNER FOR A PERIOD LONGER THAN 30 CALENDAR DAYS. THERE WILL BE A CHARGE OF \$100.00 PER DAY PER OCCURANCE FOR DAMAGES.
  2. ALL EXISTING UTILITY LOCATIONS ARE TO BE VERIFIED BY THE CONTRACTOR WITH THE APPROPRIATE AGENCY AND PROTECTED UNLESS OTHERWISE NOTED OR SHOWN ON THE PLANS.
  3. ALL SURPLUS ITEMS (SUCH AS PUMP STATIONS) THAT ARE REMOVED/REPLACED AS A RESULT OF CONSTRUCTION ARE TO BE DELIVERED TO AND BECOME THE PROPERTY OF THE CITY OF KINGSPORT.
  4. ALL SIGNING FOR TRAFFIC CONTROL SHALL BE DONE IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES - LATEST EDITION.
  5. ALL UTILITY CUTS IN A ROADWAY SHALL BE SAW CUT AND BACKFILLED WITH MINERAL AGGREGATE BASE COMMONLY REFERRED TO AS PUG MILL. THE BACKFILLING SHALL BE IN LIFTS WITH SUFFICIENT COMPACTION TO PASS 83% OF SOLID ROCK AS DETERMINED BY AASHTO-T85 (APPROXIMATELY 140 P.C.F.). IN A TIMELY MANNER, 4" OF ASPHALTIC BINDER SHALL BE PLACED IN THE TRENCH BRINGING THE TOP FLUSH WITH THE EXISTING PAVEMENT.
  6. REPAIR OF WATERLINE BREAKS ARE THE RESPONSIBILITY OF THE CONTRACTOR.
  7. TO COMBAT DUST PROBLEMS, THE CONTRACTOR SHALL INTRODUCE EITHER 1.54 LBS. OF CALCIUM CHLORIDE IN THE FLAKE FORM OR 1.32 LBS. OF CALCIUM CHLORIDE IN THE PELLET FORM TO EACH SQUARE YARD OF ROADWAY WHERE THE ASPHALT HAS BEEN REMOVED. THE CALCIUM CHLORIDE WILL BE THOROUGHLY MIXED WITH THE FINAL 3" OF PUG MILL IN THE TRENCH PRIOR TO COMPACTION. THIS CAN BE SPREAD AS A SOLID OR LIQUID. IF IN THE EVENT THE TRENCH HAS NOT BEEN PATCHED IN 45 CALENDAR DAYS, THE ABOVE PROCESS MUST BE REPEATED. IN ADDITION TO THE CALCIUM CHLORIDE, THE ROADWAY SHOULD BE WATERED TWICE DAILY.
  8. UTILITY POLE RELOCATION TO BE DONE BY OTHERS UNLESS SPECIFIED OTHERWISE IN THE CONTRACT.
  9. THE ENDS OF ALL LATERALS ARE TO BE MARKED WITH A 2"X2" CREOSOTE OR SALT TREATED STAKE EXTENDING 6" ABOVE THE GROUND AN A MINIMUM OF 4' IN LENGTH, WITH ALSO AN 18" #4 REBAR DRIVEN FLUSH WITH THE GROUND.
  10. TYPICALLY, EASEMENT WIDTHS ARE 15' PERMANENT EASEMENTS LOCATED 7.5' EACH SIDE OF THE SEWER CENTERLINE WITH AN ADDITIONAL 10' TEMPORARY CONSTRUCTION EASEMENT LOCATED ADJACENT TO EACH SIDE OF THE PERMANENT EASEMENT. CONTRACTOR IS RESPONSIBLE FOR WORKING WITHIN THE CONSTRAINTS OF THESE EASEMENTS UNLESS SHOWN DIFFERENTLY ON PLANS.
  11. DUCTILE IRON PIPE TO BE USED FOR FIRST 10' OF FORCE MAIN OUT OF DUPLEX PUMP STATIONS.
  12. MAGNETIC MARKING WIRE IS TO BE USED ON ALL FORCE MAIN PIPE AND IS TO BE INCLUDED IN THE PRICE OF THE PIPE. (SEE NOTE #26)
  13. ALL EXCESS ELECTRICAL WIRE IN PUMP STATIONS IS TO BE TRIMMED.
  14. PRICE FOR RESIDENTIAL PUMP STATIONS ARE TO INCLUDE ALL NECESSARY ELECTRICAL CONNECTIONS.
  15. NO PLUMBING IS TO BE PLACED SO THAT RESIDENTIAL PUMP STATIONS CANNOT BE REMOVED.
  16. THE CITY WILL NO LONGER PURCHASE UNUSED MATERIALS AT THE END OF THE JOB, UNLESS IT IS THE RESULT OF A DEVIATION FROM THE PLAN. THE RESTOCKING COST IS NOT A PAY ITEM.
  17. ALL CHECK VALVES 4" OR LARGER SHALL HAVE STAINLESS STEEL HINGE PINS.
  18. STONE BACKFILL AROUND MANHOLES WILL BE PAID FOR AT 2.64 TONS PER VERTICAL FOOT OF DEPTH.
  19. 6" LATERAL PIPE WILL BE PAID FOR BY LINEAL FEET MEASURED FROM THE CENTERLINE OF THE MAIN SEWER TO THE CENTERLINE OF THE CLEANOUT CAP. TEES, WYES, FITTINGS, RISER PIPE, AND CAPS AT THE END OF THE LATERAL PIPE WILL BE PAID AS ONE UNIT (CLEANOUT ASSEMBLY).
  20. TRANSDUCERS WILL BE USED IN ALL PUMPING STATIONS INSTEAD OF FLOATS.
  21. ANY DAMAGE TO ROADWAY CAUSED BY BLASTING WILL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
  22. NO FLAT TOP MANHOLES ARE TO BE INSTALLED IN STREETS.
  23. IN CONCRETE FORMING, EXPANSION PAPER IS TO BE USED AROUND ALL EXISTING STRUCTURES. THIS COST IS NOT A SEPARATE PAY ITEM, AND WILL BE INCLUDED IN THE COST OF THE CONCRETE.
  24. ON SEWERLINES WITH STEEP SLOPES, A MECHANICAL JOINT BEND WILL BE REQUIRED TO CONNECT THE SEWER WITH THE MANHOLE. PAYMENT FOR THIS BEND WILL BE INCLUDED WITH THE MANHOLE, AND IS NOT A SEPARATE PAY ITEM.
  25. IT IS THE CONTRACTORS RESPONSIBILITY TO CLEAR ALL TREES INSIDE THE PERMANENT EASEMENT AND TO PROTECT ALL TREES POSSIBLE INSIDE THE TEMPORARY CONSTRUCTION EASEMENT.
  26. COATED 14 GAUGE WIRE IS TO BE INSTALLED WITH THE FORCE MAIN PIPE. THE CONTRACTOR SHALL TEST CONTINUITY OF THE 14 GAUGE WIRE. THIS WILL BE PAID FOR AS PART OF THE FORCE MAIN AND IS NOT A SEPARATE PAY ITEM.
  27. ALL TRENCHES IN ROADWAY ARE TO BE PAVED WITHIN 3 DAYS.
  28. PROVIDE EROSION CONTROL AS NECESSARY TO MEET REQUIREMENTS OF THE TENNESSEE EROSION AND SEDIMENT CONTROL HANDBOOK, LATEST EDITION. THIS HANDBOOK IS AVAILABLE AT LOCAL T.D.E.C. OFFICE.
  29. KEEP CLEARING AND GRUBBING TO NECESSARY MINIMUM FOR GRADING AND PIPELINE INSTALLATION.
  30. STAGE CONSTRUCTION IN PHASES AS NECESSARY TO MINIMIZE CLEARED SURFACE AREA EXPOSURE TIME.
  31. EROSION CONTROL MEASURES MUST BE IN PLACE AND FUNCTIONAL BEFORE CLEARING AND GRUBBING OPERATIONS BEGIN. PROPERLY CONSTRUCT AND MAINTAIN THROUGHOUT CONSTRUCTION PERIOD. EROSION AND SEDIMENT CONTROL DEVICES SHOWN ON DRAWINGS ARE MINIMUM REQUIRED. PROVIDE ADDITIONAL EROSION CONTROL APPURTENANCES AS REQUIRED BY LOCAL, STATE, AND FEDERAL REGULATIONS.
  32. CHECK EROSION CONTROL MEASURES WEEKLY. CHECK DAILY DURING PROLONGED RAINFALL. REPAIR OR REPLACE AS REQUIRED.
  33. PRESERVE VEGETATIVE GROUND COVER UNLESS GRADE WORK IS TO BEGIN WITHIN 15 DAYS.
  34. APPLY TEMPORARY SOIL STABILIZATION WITH APPROPRIATE ANNUAL VEGETATION ON AREAS REMAINING UNFINISHED MORE THAN 7 CALENDAR DAYS.
  35. INSTALL STAKED AND ENTRENCHED SEDIMENTATION BARRIER ON CONTOUR, AT BASE OF ALL FILLS, CUTS AND STOCKPILES TO MINIMIZE SEDIMENT TRANSPORTATION. TURN ENDS OF SILT FENCING UP HILL TO POND SURFACE. WATER. REPLACE OR REPAIR SILT FENCE AT END OF WORK DAY OR PRIOR TO RAIN EVENT.
  36. DIVERT ALL SURFACE WATER AWAY FROM CONSTRUCTION USING DIVERSION DITCHES OR OTHER MEANS TO REDUCE EROSION POTENTIAL.
  37. PLACE INITIAL EROSION CONTROL MEASURES TO MINIMIZE EROSION POTENTIAL AND TRANSPORT. INSTALL CHECK DAMS AS NECESSARY.
  38. USE ONLY CLEAN, HARD ROCK CONTAINING NO SAND, DUST OR ORGANIC MATERIAL.
  39. INSTALL AND MAINTAIN EROSION AND SEDIMENT CONTROL DEVICES IN ACCORDANCE WITH TENNESSEE EROSION CONTROL HANDBOOK, LATEST EDITION.
  40. WATER AREAS SUBJECT TO DUST FORMATION TO RETARD DUST AND PREVENT WIND EROSION. INCLUDE COST FOR DUST CONTROL WITHIN BID PRICE FOR EROSION AND SEDIMENT CONTROL.
  41. TOPSOIL, SEED, FERTILIZE, AND MULCH ALL NEWLY GRADED AREAS WITHIN 14 DAYS AFTER GRADING ENDS. INSTALL TDOT TYPE II EXCELSIOR EROSION CONTROL MATTING AFTER FINAL SEEDING ON SLOPES 3:1 OR GREATER.
  42. DO NOT SEED DURING RAINFALL EVENTS OR WHEN HEAVY RAIN IS EXPECTED. DO NOT SEED DURING WINDY WEATHER OR WHEN GROUND SURFACE IS FROZEN, WET, OR OTHERWISE UNSUITABLE. DO NOT PERFORM PERMANENT SEEDING DURING DECEMBER AND JANUARY. TEMPORARY SEEDING MAY BE PERFORMED DURING WINTER MONTHS WITH EXPECTATIONS THAT ADDITIONAL SEEDING IS REQUIRED IN SPRING.
  43. PLACE MINIMUM OF 4" OF TOPSOIL AND SEED ON ALL NEWLY GRADED EARTHEN AREAS. MACHINE TRACK AND HYDROSEED ALL AREAS. AT A MINIMUM, APPLY KENTUCKY 31 FESQUE AT A RATE OF 7 LBS. PER 1,000 S.F. AND ANNUAL RYE AT A RATE OF 3 LBS. PER 1,000 S.F.
  44. PLACE A MINIMUM OF 2" OF AGGREGATE BASE COURSE TO STABILIZE ROADWAY SECTIONS.
  45. ALL STORM SEWER STRUCTURES SHALL BE NPDES II COMPLIANT AND MARKED "DUMP NO WASTE! DRAINS TO WATERWAY".
  46. SILT FENCING AND OTHER SEDIMENT AND EROSION CONTROL MEASURES SHALL BE PLACED WHERE NECESSARY AND AS REQUIRED BY THE PROJECT MANAGER TO CONTROL SEDIMENTS. THIS IS INCIDENTAL TO THE WORK AND IS NOT A PAY ITEM.
  47. PRIOR TO SUBMITTING HIS BID, THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR CONTACTING OWNERS OF ALL AFFECTED UTILITIES IN ORDER TO DETERMINE THE EXTENT TO WHICH UTILITY RELOCATIONS AND/OR ADJUSTMENTS WILL IMPACT THE SCHEDULE OF WORK FOR THE PROJECT. WHILE SOME WORK MAY BE REQUIRED "AROUND" UTILITY FACILITIES THAT WILL REMAIN IN PLACE, OTHER UTILITY FACILITIES MAY NEED TO BE ADJUSTED CONCURRENTLY WITH THE CONTRACTOR'S OPERATIONS. ADVANCE CLEAR CUTTING MAY BE REQUIRED BY THE ENGINEER AT ANY LOCATION WHERE CLEARING IS CALLED FOR IN THE SPECIFICATIONS AND CLEAR CUTTING IS NECESSARY FOR A UTILITY RELOCATION. ANY ADDITIONAL COST WILL BE INCLUDED IN THE UNIT PRICE BID FOR THE CLEARING ITEM SPECIFIED IN THE PLANS.
  48. MANHOLE, VALVE, & METER RISER RINGS SHALL BE MADE FROM A HIGH PERFORMANCE COPOLYMER POLYPROPYLENE AS MANUFACTURED BY TURNER COMPANY.
  49. THE MINIMUM HEIGHT OF RISER RINGS SHALL BE 2" RINGS AND THEY SHALL NOT BE STACKED HIGHER THAN 10". THERE SHALL BE NO MORE THAN 2 RINGS PER MANHOLE.
  50. SIDEWALK REPLACEMENT: WHEN EXISTING SIDEWALKS ARE ALTERED, ADA REQUIREMENTS SHALL BE MET. ANY EXISTING SIDEWALK THAT TOUCHES THE ROADWAY AND IS ALTERED SHALL BE REPLACED BY AN ADA COMPLIANT RAMP. DETAILS ARE INCLUDED IN THE CITY OF KINGSPORT CONSTRUCTION SPECIFICATIONS. ANY SUCH RAMPS WILL BE PAID AT THE SAME UNIT PRICE AS ALL OTHER SIDEWALKS.
  51. A GREEN COATED #14 SOLID CONDUCTOR COPPER TRACER WIRE SHALL BE PLACED OVER ALL NON-METALLIC PIPING IN THE TRENCH TO PROVIDE A MEANS OF DETECTION. THE DETECTION DEVICE SHALL BE OF SUFFICIENT SIZE AND TYPE TO BE LOCATED BY ANY STANDARD METAL DETECTOR OR PIPE FINDER. CONNECTIONS, SUCH AS SEWER LATERALS, SHALL HAVE THE TRACER WIRE CONNECT TO THE MAIN LINE TRACER WIRE (STRIPPED INSULATION COPPER TO COPPER) AND FOLLOW THE LATERAL AND TERMINATE IN THE CLEANOUT BOX FOR FUTURE LOCATING ABILITY. TERMINATION AT THE MANHOLES SHALL BE UNDER THE MANHOLE LID AND RUN BETWEEN THE MH CASTING AND CONE. THE WARNING TAPE SHALL BE BURIED ONE FOOT ABOVE THE UTILITY PIPE, AND THE TRACER WIRE BELOW THE WARNING TAPE - CLOSER TO THE UTILITY PIPE. THE PURPOSE OF THE WARNING TAPE IS TO WARN OF THE UTILITY PIPE BELOW BEFORE THE PIPE IS DAMAGED. THE COSTS FOR THE INSTALLATION OF THESE DETECTION MATERIALS SHALL BE INCLUDED IN THE UNIT PRICES FOR THE ASSOCIATED UTILITY PIPE. NO SEPARATE PAYMENT WILL BE MADE.

- SPECIFICATIONS, PROJECT MANAGEMENT AND INSPECTION
1. THE CONTRACTOR SHALL COMPLETE ALL CONSTRUCTION IN ACCORDANCE WITH THE CITY OF KINGSPORT ENGINEERING SPECIFICATIONS. THE PROJECT MANAGEMENT AND INSPECTION WILL BE DONE BY THE CITY OF KINGSPORT ENGINEERING DEPARTMENT.
- WATER LINE CONSTRUCTION
1. LOCATION OF ALL UTILITIES AND UNDERGROUND STRUCTURES SHOWN ARE APPROXIMATE AND ARE NOT NECESSARILY ALL OF THE EXISTING UTILITIES AND UNDERGROUND STRUCTURES. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXACT LOCATION AND EXISTENCE OF ALL UTILITIES AND UNDERGROUND STRUCTURES.
  2. THE CONTRACTOR SHALL DIG AND LOCATE ALL UTILITIES AND STRUCTURES IN ADVANCE OF THE PIPE LAYING TO ALLOW FOR ADJUSTMENTS DUE TO CONFLICTS WITH UTILITIES AND UNDERGROUND STRUCTURES IN THE VERTICAL AND HORIZONTAL LOCATION OF THE PIPELINE.
  3. THE CONTRACTOR SHALL CONTACT TENNESSEE ONE CALL 1-800-351-1111 AT LEAST THREE (3) WORKING DAYS PRIOR TO ANY EXCAVATION WORK. IT IS THE CONTRACTORS RESPONSIBILITY TO PAY FOR ANY DAMAGE TO AND FOR MAINTENANCE AND PROTECTION OF EXISTING UTILITIES AND STRUCTURES.
  4. ALL EXISTING VALVES ON EXISTING WATERLINES SHOWN OR NOT SHOWN TO BE ABANDONED SHALL BE ABANDONED BY CLOSING VALVE AND REMOVING VALVE BOX. IF CONNECTION IS ON OPPOSITE SIDE CUT & PLUG AT MAIN. REMOVE ALL VALVE BOXES ON ABANDONED LINES.
  5. TEMPORARY BLOW - OFF ASSEMBLIES AND AIR RELEASE VALVES FOR TESTING ARE THE CONTRACTORS RESPONSIBILITY AND ARE NOT SEPARATE PAY ITEMS.
  6. ALL LONG SERVICES FOR CONNECTIONS UNDER ROADS CAN BE MOLED (PIG). HOWEVER NONE SHALL BE UNDER ANY CIRCUMSTANCE BE OPEN CUT. IF CONTRACTOR CHOSES TO MOLE AND IS UNABLE TO CROSS WITHOUT DAMAGING ROADWAY, THE CONTRACTOR SHALL USE DIRECTIONAL BORE FOR CROSSING AT NO ADDITIONAL COST TO THE CITY OF KINGSPORT.
  7. ALL VALVES SHALL BE RESILENT WEDGE GATE VALVES.
  8. ON ALL PVC INSTALLATION, 14 GAUGE WIRE SHALL BE INSTALLED WITH THE PIPE FOR TRACING PURPOSES.
  9. ALL FIRE HYDRANTS SHALL BE SILVER COLORED.
  10. TEMPORARY WATERLINE CONNECTIONS SHALL BE USED WHERE SHOWN ON THE PLANS, AND WHERE NECESSARY. TEMPORARY CONNECTIONS ARE NOT A PAY ITEM.
  11. CONTRACTOR SHALL CONNECT ALL APPLICABLE SERVICES TO THE NEW WATERLINE(S).
  12. ALL EXISTING & ABANDONED FIRE HYDRANTS SHALL BE REMOVED AND DISPOSED OF.
  13. ALL EXISTING WATER METERS INSIDE FENCES TO BE RELOCATED OUTSIDE THE FENCES TO FACILITATE METER READING.
  14. TEMPORARY FIRE HYDRANT CONNECTIONS FOR FLUSHING: LINE ITEM FOR THIS CONNECTION WILL INCLUDE INSTALLATION OF HYDRANT, TEE AND VALVE FOR CONNECTION. ALSO HYDRANT WILL BE REMOVED AFTER FLUSHING USAGE AND GATE VALVE TO BE CLOSED AND A 6" CAP INSTALLED WITH CONCRETE THRUST BLOCKING. VALVE WILL BE PAID UNDER ITEM FOR 6" GATE VALVES.
  15. ALL DISINFECTION, FLUSHING, AND TESTING SHALL BE IN STRICT ACCORDANCE WITH ALL CITY AND TDEC RULES, REGULATIONS, STANDARDS, AND SPECIFICATIONS, AND STANDARD OPERATING PROCEDURES (DSOPs).
  16. A BLUE COATED #14 SOLID CONDUCTOR COPPER TRACER WIRE SHALL BE PLACED OVER ALL NON-METALLIC PIPING IN THE TRENCH TO PROVIDE A MEANS OF DETECTION. THE DETECTION DEVICE SHALL BE OF SUFFICIENT SIZE AND TYPE TO BE LOCATED BY ANY STANDARD METAL DETECTOR OR PIPE FINDER. CONNECTIONS, SUCH AS VALVES AND SERVICES, SHALL HAVE THE TRACER WIRE CONNECT TO THE MAIN LINE TRACER WIRE (STRIPPED INSULATION COPPER TO COPPER) AND FOLLOW THE LATERAL AND TERMINATE IN THE VALVE BOX FOR FUTURE LOCATING ABILITY. THE WARNING TAPE SHALL BE BURIED ONE FOOT ABOVE THE UTILITY PIPE, AND THE TRACER WIRE BELOW THE WARNING TAPE - CLOSER TO THE UTILITY PIPE. THE PURPOSE OF THE WARNING TAPE IS TO WARN OF THE UTILITY PIPE BELOW - BEFORE THE PIPE IS DAMAGED. THE COSTS FOR THE INSTALLATION OF THESE DETECTION MATERIALS SHALL BE INCLUDED IN THE UNIT PRICES FOR THE ASSOCIATED UTILITY PIPE. NO SEPARATE PAYMENT WILL BE MADE.
- CONSTRUCTION WORK ZONES AND TRAFFIC CONTROL
1. CONSTRUCTION SIGNING AND TRAFFIC CONTROL SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES MILLENNIUM EDITION. THE CONTRACTOR THAT IS AWARDED BID SHALL DEVELOP AND SUBMIT A MAINTENANCE OF TRAFFIC PLAN TO THE PROJECT MANAGER ON THE DAY OF THE PRECONSTRUCTION MEETING. A COPY OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES CAN BE OBTAINED FROM THE PROJECT MANAGER PRIOR TO THE PRECONSTRUCTION MEETING.
  2. THE CONTRACTOR SHALL NOT STORE EQUIPMENT OR MATERIALS ON PRIVATE PROPERTY WITHOUT WRITTEN APPROVAL.
  3. ADVANCED WARNING SIGNS SHALL NOT BE DISPLAYED MORE THAN FOURTY- EIGHT (48) HOURS BEFORE PHYSICAL CONSTRUCTION BEGINS. SIGNS MAY BE ERECTED UP TO ONE WEEK BEFORE NEEDED, IF THE SIGN FACE IS FULLY COVERED.
  4. IF THE CONTRACTOR MOVES OFF THE PROJECT, HE SHALL COVER OR REMOVE ALL UNNEEDED SIGNS AS DIRECTED BY THE PROJECT MANAGER. COSTS ASSOCIATED WITH THE REMOVAL, COVERING OR REINSTALLING SIGNS SHALL BE THE CONTRACTORS RESPONSIBILITY.
  5. USE OF BARRICADES, PORTABLE BARRIER RAILS, VERTICAL PANELS AND DRUMS SHALL BE LIMITED TO THE IMMEDIATE AREAS OF CONSTRUCTION WHERE A HAZARD IS PRESENT.
  6. ACCESS TO DRIVEWAYS AND SIDESTREETS SHALL BE MAINTAINED AT ALL TIMES.

- DRIVEWAYS AND STREETS
1. CONTRACTOR SHALL ASSUME THAT STREETS ARE ASPHALT UNLESS OTHERWISE SHOWN ON THE PLANS. STREET CROSSINGS AND STREET TRENCHES CONSTRUCTED OF ASPHALT SHALL BE REPLACED WITH THE SPECIFIED DEPTH OF BINDER AND/OR TOPPING. THOSE AREAS OF CONCRETE STREET OR DRIVEWAYS SHALL BE REPAIRED WITH CONCRETE MATCHING EXISTING DEPTH AND WIDTH.
  2. ALL UTILITY CUTS IN DRIVEWAYS AND STREETS SHALL BE SAW CUT AND BACKFILLED WITH MINERAL AGGREGATE BASE COMMONLY REFERRED TO AS PUG MILL. THE BACKFILLING SHALL BE IN LIFTS WITH SUFFICIENT COMPACTION TO PASS 83% OF SOLID ROCK AS DETERMINED BY AASHTO-T85 (APPROXIMATELY 140 P.C.F.). MAKE TEMPORARY PAVEMENT RESTORATION WHEN IT IS NOT FEASIBLE TO IMMEDIATELY REPLACE PAVEMENT AFTER THE PLACEMENT AND COMPACTION OF BACKFILL. A TEMPORARY ASPHALT PATCH SHALL BE REQUIRED WITHIN 3 DAYS AFTER FINAL BACKFILL. AFTER SUCCESSFUL PRESSURE TESTING OF INSTALLED LINES CONTRACTOR SHALL INSTALL FINAL CONCRETE AND OR ASPHALT FLUSH WITH EXITING SURFACE. FOR EXISTING ASPHALT SURFACES THE CONTRACTOR IS TO INSTALL 4" OF ASPHALT BINDER FLUSH AND SMOOTH WITH THE EXISTING SURFACE. FOR CONCRETE SURFACES THE CONTRACTOR SHALL INSTALL CONCRETE EQUAL TO THE EXISTING DEPTH FLUSH WITH THE EXISTING SURFACE.
  3. ANY DRIVEWAY OR STREET CROSSING THAT HAS SETTLEMENT OF CONCRETE AFTER INSTALLATION BY CONTRACTOR WILL BE REQUIRED TO HAVE CONCRETE REMOVED AND STONE COMPACTED AND NEW CONCRETE INSTALLED AT THE CONTRACTORS EXPENSE.
  4. TO COMBAT DUST PROBLEMS, THE CONTRACTOR SHALL INTRODUCE EITHER 1.54 POUNDS OF CALCIUM CHLORIDE IN THE FLAKE FORM OR 1.32 POUNDS OF CALCIUM CHLORIDE IN THE PELLET FORM TO EACH SQUARE YARD OF ROADWAY WHERE ASPHALT HAS BEEN REMOVED. THE CALCIUM CHLORIDE WILL BE THOROUGHLY MIXED WITH THE FINAL 3" OF PUG MILL IN THE TRENCH PRIOR TO COMPACTION. THIS CAN BE SPREAD AS A SOLID OR LIQUID. IF IN THE EVENT THE TRENCH HAS NOT BEEN PATCHED IN 45 CALENDAR DAYS, THE ABOVE PROCESS MUST BE REPEATED. IN ADDITION TO THE CALCIUM CHLORIDE, THE ROADWAY SHALL BE WATERED TWICE DAILY.
  5. ANY DAMAGE CAUSED TO ANY ROADWAY BY BLASTING OR OTHERWISE SHALL BE REPAIRED AT THE CONTRACTORS EXPENSE. CONTRACTORS EXPENSE SHALL INCLUDE, BUT NOT BE LIMITED TO BACKFILL STONE, CONCRETE AND TOPPING.
  6. OVERLAY OF 3/4" ASPHALT TOPPING ON ALL ROAD CROSSINGS, 5' EACH SIDE OF TRENCH.

- SIDEWALKS
1. ALL SIDEWALK REPLACEMENT SHALL BE 4" THICK CONCRETE AND 2" LEVELING COURSE STONE INCLUDED IN PRICE OF SIDEWALK REPLACEMENT. SIDEWALK REPLACEMENT SHALL MATCH EXISTING WIDTH. SIDEWALK TRENCHING THROUGH DRIVEWAYS SHALL BE BACKFILLED WITH STONE AND COMPACTED. ALL TRENCHING UNDER SIDEWALKS SHALL BE COMPACTED.
  2. SIDEWALK REPLACEMENT: WHEN EXISTING SIDEWALKS ARE ALTERED, ADA REQUIREMENTS MUST BE MET. ANY EXISTING SIDEWALK THAT TOUCHES THE ROADWAY AND IS ALTERED MUST BE REPLACED BY AN ADA COMPLIANT RAMP. DETAILS ARE INCLUDED IN THE CITY OF KINGSPORT CONSTRUCTION SPECIFICATIONS. ANY SUCH RAMPS WILL BE PAID AT THE SAME UNIT PRICE AS ALL OTHER SIDEWALKS.
- CITY OF KINGSPORT SOP HIGHLIGHTS
1. 1" AIR RELEASE VALVES - TO BE A R.I. S-050 ONE-WAY-OUT ONLY.
  2. ANY METER BOX/VAULT 17"X30" OR LARGER IS TO BE TIER IS RATED, AT MINIMUM, BUT AT ALL TIMES APPROPRIATELY RATED FOR ANTICIPATED TRAFFIC.
  3. ALL METER/VALVE VAULTS ARE TO BE PRE-CAST, WITH A 30" DOOR, MINIMUM. OTHER ITEMS TO CONSIDER ARE, AGAIN, TIER RATING, NO MASONRY(BLOCK/BRICK).
  4. ALL PRESSURE REDUCING VALVES/FLOW-CONTROL VALVES/PRESSURE SUSTAINING VALVES ARE TO BE "CLA-VAL".
  5. SEWER IS, I BELIEVE, WORKING ON A NEW "TRANSFER FORM" THAT WILL REFLECT THE, NOW REQUIRED, CONTRACTOR CCTV TESTING.
  6. WHERE PREFERRED, CONTRACTORS MAY NOW USE FORD 70-80/EQUAL LINE SETTERS (VERTICAL INLET - DUAL CHECK EQUIPPED) (3/4"-2").
  7. RISERS (SEWER) LARGER THAN 32" MAY BE USED, EVEN ON MATERIAL AGREEMENTS, THOUGH WE WILL NOT ACCEPT THE LARGER ONES BACK INTO STOCK IF THEY ARE NOT USED.
  8. REDUCED PRESSURE BACKFLOW ASSEMBLIES ARE THE ONLY ASSEMBLIES APPROVED FOR MAIN LINE TESTING.
  9. NO PRESSURE TESTING AFTER THE BACTS HAVE BEEN COLLECTED.
  10. ANYTIME A MAIN LINE IS TURNED OFF FOR 30 DAYS+, NEW LINE DISINFECTION/TESTING MUST BE PERFORMED IN ORDER TO PLACE THE LINE BACK INTO SERVICE.

- MISCELLANEOUS
1. WHILE WORKING IN THE LIMITS OF EASEMENTS THE CONTRACTOR SHALL CLEAR ANY TREES INSIDE THE PERMANENT EASEMENTS AND PROTECT ALL TREES POSSIBLE INSIDE TEMPORARY CONSTRUCTION EASEMENTS. CONTRACTOR SHALL NOT HAVE EQUIPMENT OR MATERIALS OUTSIDE EASEMENT LIMITS.
  2. THE CITY WILL NOT PURCHASE ANY UNUSED MATERIALS AT THE END OF THE JOB. THE RESTOCKING COST IS NOT A PAY ITEM.
  3. THE CONTRACTOR SHALL NOTIFY THE PROJECT MANAGER IMMEDIATELY UPON CONFLICTING FIELD SITUATIONS RESULTING IN DELAYS.
  4. NOTHING IN THE GENERAL NOTES OR SPECIAL PROVISIONS SHALL RELIEVE THE CONTRACTOR FROM HIS RESPONSIBILITIES TOWARD THE SAFETY AND CONVENIENCE OF THE GENERAL PUBLIC AND THE RESIDENTS ALONG THE PROPOSED CONSTRUCTION AREA.
  5. THE CONTRACTOR SHALL BE REQUIRED TO RESET IN CONCRETE MAILBOXES AND SIGNS THAT HAVE BEEN REMOVED.
  6. ALL EXISTING FENCES REQUIRED TO BE REMOVED DUE TO CONSTRUCTION ACTIVITIES SHALL BE RECONSTRUCTED AT R.O.W.
  7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AND FOLLOWING ANY AND ALL APPLICABLE PERMITS.
  8. THE CONTRACTOR SHALL USE ONLY RUBBER Tired OR RUBBER TRACK EXCAVATION EQUIPMENT ON THIS PROJECT.
  9. SEEDING WITH MULCH SHALL BE PLACED IN ALL DISTURBED GRASSSED AREAS AND IS NOT A PAY ITEM ON THIS PROJECT.
  10. SOIL & EROSION CONTROL MEASURES SHALL BE UNDERTAKEN AS DEEMED NECESSARY BY THE PROJECT MANAGER AND ARE NOT A PAY ITEM.
  11. ANY PROPERTY PINS REMOVED BY CONTRACTOR SHALL BE SET AND REPLACED TO ORIGINAL POSITION BY REGISTERED LAND SURVEYOR.
  12. VARIOUS METER SERVICE LOCATIONS HAVE EXISTING M LOGGERS (LEAK DETECTION DEVICES). THE CONTRACTOR SHALL REINSTALL / RECONNECT THESE DEVICES AT EXISTING LOCATIONS WHERE FOUND. NO SEPARATE PAYMENT SHALL BE MADE FOR THIS WORK.
  13. CONTRACTOR SHALL FOLLOW ALL CITY OF KINGSPORT DISTRIBUTION & COLLECTION DIVISION STANDARD OPERATING PROCEDURES (DSOPs).







**Site Visit Photos**

**Front of House:**



**Side of the house facing west:**

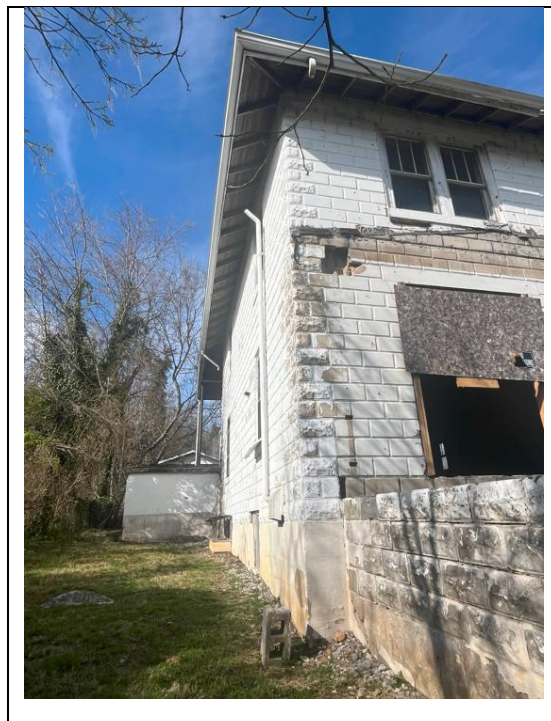


**Site Visit Photos**

**Back entrance area:**



**Side of house facing eastward:**





Current Garage on property:



Backyard area on property:





Property next to 2016 Netherland Inn Road

Mr. Bare has proposed a walkable rooftop design. While this is not commonly seen, the neighboring property features a similar rooftop where people can sit. Additionally, the proposed roof pitch does not appear to be 8:12.



# Kingsport Historic Zoning Commission

Project Number: HISTRC25-0068

Item V2.

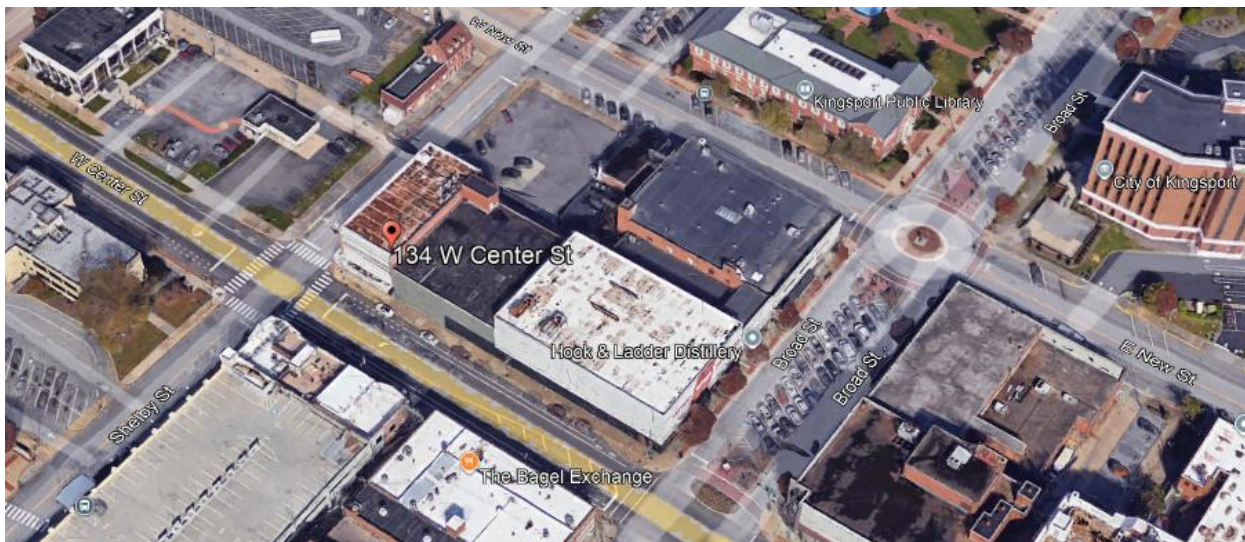
<b>Property Information</b>			
<b>Address</b>		134 W Center Street	
<b>Tax Map, Group, Parcel</b>		046I E 020.00	
<b>Civil District</b>		11 <sup>th</sup>	
<b>Overlay District</b>			
<b>Land Use Plan Designation</b>		Retail/Commercial	
<b>Acres</b>		+/- 0.13	
<b>Existing Use</b>		Retail/Commercial	<b>Existing Zoning</b> B-2
<b>Proposed Use</b>		No Change	<b>Proposed Zoning</b> No change
<b>Owner Information</b>			
<b>Name:</b> HREH LLC <b>Address:</b> P.O. Box 3066 <b>City:</b> Johnson City <b>State:</b> TN <b>Zip Code:</b> 37604 <b>Email:</b> <b>Phone Number:</b> <b>Representative:</b>		Historic Commission to give a positive recommendation for this property to be considered by The State of Tennessee National Registry.	
<b>Points for Consideration</b>			
<p><b>Request:</b> Historic Commission to give a positive recommendation for this property to be considered by The State of Tennessee National Registry.</p> <p><b>When considering this request:</b> Earles Drug Store is a three-story modern commercial building constructed in 1956, situated at the prominent corner of West Center Street and Shelby Street in downtown Kingsport. Featuring a flat roof and two primary facades, the building became home to Earles Drug Store in 1960. Upon its opening, the drugstore introduced a groundbreaking innovation—Kingsport's first-ever prescription drive-thru window.</p> <p>The first floor housed the drugstore, a cafeteria, and a charming luncheonette, making it a convenient gathering place for locals. The second and third floors provided office spaces, establishing the building as a vital hub for business and community life. Spanning 15,900 square feet, the building now offers a mix of apartments and commercial spaces, continuing its legacy as a cornerstone of downtown Kingsport.</p> <p><b>Staff recommends:</b> sending a positive recommendation to the Board of Mayor and Alderman to sign for the property to be considered.</p>			
Planning Technician:		Lori Pyatte	Date: 03/18/2024
<b>Historic Zoning Commission Action</b>		<b>Meeting Date:</b>	<b>04/14/2024</b>
Approval:			
Denial:		Reason for Denial:	
Deferred:		Reason for Deferral:	



Aerial View:



Google Earth View:



Site Visit Photos:









## Keep Kingsport Beautiful – Beautification Award Selection Form

**PURPOSE:** Recognize properties which set positive examples for beautification and cleanliness. (Is it: litter-free, well maintained, well-groomed, good example in neighborhood?)

**Name of Judge:** Jessica McMurray **Territory:** \_\_\_\_\_

**Nominated for month of:** June 2024

**Property Address:** 134 W. Center Street **Zip:** 37660

**Property Phone No.:** 423-533-8331 **Property Type:** Residence: \_\_\_\_\_ Church: \_\_\_\_\_ Business: ☒

**Homeowner** – Name to go on Certificate: HREH Properties

(Please check to see if should be listed as Mr. & Mrs. or first names, etc.)

**Contact name for business or church:** Jennifer Hyder

**Directions to property:** (give complete directions to property) \_\_\_\_\_

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### Landscape Description and Comments:

(To assist photographer with write up, please describe landscape features, name plants, trees, flowers whenever possible. Select 3-4 points to highlight in brief “bullet” form.)

Former Earles Drug Store

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Originally constructed in 1941, this landmark building has witnessed the evolution of the cityscape over decades. From its early days as a thriving hub of commerce to periods of neglect and decay, its walls echo with the stories of generations past. However, in recent years, a concerted effort has been made to reclaim its former glory.

While honoring its storied past, the revitalized building now offers a blend of old-world charm and contemporary convenience. The interior spaces have been transformed into vibrant hubs of activity, housing a diverse array of businesses. The building's facades, once weathered and worn, now gleam with fresh coats of paint, inviting pedestrians to explore its corridors.

In an age of rapid urbanization and change, the revitalized building stands as a beacon of hope and renewal. Through careful preservation and thoughtful design, it serves as a reminder of the enduring value of our built heritage. As it continues to evolve with the times, this downtown gem remains a timeless symbol of the city's past, present, and future.





**Pyatte, Lori**

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**From:** Rebecca Schmitt <Rebecca.Schmitt@tn.gov>  
**Sent:** Monday, March 17, 2025 11:13 AM  
**To:** Montgomery, Paul  
**Cc:** Pyatte, Lori; Ethan Holden; Lane Tillner  
**Subject:** EXTERNAL: Draft National Register of Historic Places Nomination for Earles Drug Store  
**Attachments:** SRB-TN\_Sullivan County\_Earles Drug Store.pdf; CLG NR Review Form-Mayor.pdf

**CAUTION: This email originated from outside of the city. DO NOT click links or open attachments unless you recognize and/or trust the sender. Contact the IT Dept with any questions or concerns.**

Good morning Mayor Montgomery,

I am pleased to provide a draft National Register of Historic Places nomination for Earles Drug Store. The property is located within the jurisdiction of the Kingsport Certified Local Government. The Certified Local Government Program requires that the historic zoning commission and the chief local elected official review all National Register nominations within the city before they are presented to the State Review Board. The nomination is scheduled to be presented at the May 16, 2025 State Review Board meeting.

A copy of the draft has also been sent to Lori Pyatte in the Planning Department. Lori is the city contact for the Certified Local Government Program.

Please complete the enclosed form and return it to me by May 16, 2025.

If you have any questions regarding the Certified Local Government program or the National Register, please do not hesitate to contact me.

Best,  
 Rebecca



Rebecca Schmitt, Ph.D. | Coordinator, National Register of Historic Places Program  
 State Historic Preservation Office  
 Tennessee Historical Commission  
 2941 Lebanon Pike  
 Nashville, TN 37214  
 p. 615-770-1086  
[Rebecca.Schmitt@tn.gov](mailto:Rebecca.Schmitt@tn.gov)  
<https://www.tn.gov/historicalcommission.html>

# CERTIFIED LOCAL GOVERNMENT NATIONAL REGISTER REVIEW

Item V2.

**CLG:** Kingsport  
**PROPERTY:** Earles Drug Store  
**ADDRESS:** 134 W Center Street

## CHIEF ELECTED OFFICIAL EVALUATION

**NAME OF COMMISSION:**  
**DATE OF MEETING:**  
**HOW WAS THE PUBLIC NOTIFIED OF THE MEETING?**  
☐ **ELIGIBLE FOR THE NATIONAL REGISTER**  
☐ **NOT ELIGIBLE FOR THE NATIONAL REGISTER**

**REASONS FOR ELIGIBILITY OR NON-ELIGIBILITY:**

**SIGNATURE:**  
**TITLE:**

**DATE:**

## THC STAFF EVALUATION

☒ **ELIGIBLE FOR THE NATIONAL REGISTER**  
☐ **NOT ELIGIBLE FOR THE NATIONAL REGISTER**

**REASONS FOR ELIGIBILITY OR NON-ELIGIBILITY:**

Earles Drug Store is locally significant under Criterion A in the area of Commerce for its contribution to the commercial development of Kingsport. Built in 1960, the Earles Drug Store became known for its innovative business model, which provided a one-stop shop for patrons who utilized the services of medical professionals on the upper levels and picked up their prescriptions or stopped for lunch on the first level. Earles Drug Store featured Kingsport's first drive through window, which allowed them to innovatively serve motorists at a time when changing transportation patterns was contributing to changing business patterns. The business's owner, Janie Earles, was an active voice in local and state politics, including serving on national committees recommending policy improvements for elderly Americans. Within Kingsport, she served on the board of the local hospital and provided job opportunities for local women in her store. The Period of Significance begins in 1960 with the building's construction and ends in 1976 when Earles Drug Store moved to a new location.

**SIGNATURE:**   
**TITLE:** Historic Preservation & National Register Specialist

**DATE:** March 17, 2025

**PLEASE COMPLETE THIS FORM AND RETURN BEFORE: May 16, 2025**

**RETURN FORM TO:**

**REBECCA SCHMITT**  
**TENNESSEE HISTORICAL COMMISSION**  
**2941 LEBANON PIKE**  
**NASHVILLE, TENNESSEE 37214**  
[REBECCA.SCHMITT@TN.GOV](mailto:REBECCA.SCHMITT@TN.GOV)



# National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions.

## 1. Name of Property

Historic name Earles Drug Store  
Other names/site number Professional Medical Building  
Name of related multiple property listing N/A  
(Remove "N/A" if property is part of a multiple property listing and add name)

## 2. Location

Street & Number: 134 West Center Street  
City or town: Kingsport State: TN County: Sullivan  
Not For Publication: ☐ N/A Vicinity: ☐ N/A Zip: 37660

## 3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this \_\_\_ nomination \_\_\_ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property \_\_\_ meets \_\_\_ does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

☐ national ☐ statewide ☐ local

Applicable National Register Criteria: ☐ A ☐ B ☐ C ☐ D

Signature of certifying official/Title:

Date

Deputy State Historic Preservation Officer, Tennessee Historical Commission

State or Federal agency/bureau or Tribal Government

In my opinion, the property \_\_\_ meets \_\_\_ does not meet the National Register criteria.

Signature of Commenting Official:

Date

Title:

State or Federal agency/bureau or Tribal Government

Earles Drug Store  
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#### 4. National Park Service Certification

I hereby certify that this property is:

- ☐ entered in the National Register  
☐ determined eligible for the National Register  
☐ determined not eligible for the National Register  
☐ removed from the National Register  
☐ other (explain:) \_\_\_\_\_

Signature of the Keeper

Date of Action

#### 5. Classification

##### Ownership of Property

(Check as many boxes as apply.)

Private ☒  
Public – Local ☐  
Public – State ☐  
Public – Federal ☐

##### Category of Property

(Check only **one** box.)

Building(s) ☒  
District ☐  
Site ☐  
Structure ☐  
Object ☐

##### Number of Resources within Property

(Do not include previously listed resources in the count)

Contributing	Noncontributing	
1	0	buildings
0	0	sites
0	0	structures
0	0	objects
1	0	Total

Number of contributing resources previously listed in the National Register 0



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## 6. Function or Use

### Historic Functions

(Enter categories from instructions)

Commerce/Trade: Specialty Store

Commerce/Trade: Business

### Current Functions

(Enter categories from instructions)

Commerce/Trade: Specialty Store

Commerce/Trade: Business

## 7. Description

### Architectural Classification

(Enter categories from instructions.)

Modern Movement

### Materials: (enter categories from instructions.)

Principal exterior materials of the property:

Brick; Metal: Aluminum; Stucco; Synthetics: Rubber

### Narrative Description

Earles Drug Store is a 1956 Modern commercial building with three full floors and a partial mezzanine level between the first and second floor. Located at the corner of West Center and Shelby Streets in downtown Kingsport, Tennessee, the flat-roofed building has two primary facades whose upper levels are defined by curtain walls of anodized aluminum framed windows and panels, as well as corner expanses of red brick veneer. A curved cantilevered canopy shelters the first level storefronts and retail spaces on the southwest façade. An entrance on the northwest façade provides access to a stairwell to the upper-level offices, as it did historically. The rear northeast elevation is entirely covered by a brick veneer and features a drive thru lane with the first level and mezzanine windows recessed below the second and third levels. The property retains integrity to convey its historical significance.

### Site and Setting

Earles Drug Stores covers almost the entirety of its urban lot. The building's concrete foundation is not visible from the street, nor is its flat rubber membrane roof. The property sits at the corner of two streets, West Center and Shelby in downtown Kingsport. West Center Street is a four-lane street that also functions as State Highway 36. It is a major connection between major transportation routes, residential areas, and the downtown district. Shelby Street serves as a side street connecting to the Church Circle Historic District (NR

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Listed 4/11/1973) to the northeast. Directly to the rear of the building on the North end is a parking lot. Adjacent to the Drug Store's east elevation is a multistoried building, that is currently vacant.

### **Southwest Façade**

The southwest façade is defined primarily by its upper levels, consisting of curtain walls with a regularly spaced grid of anodized aluminum-framing members infilled with alternating horizontal bands of opaque panels and single-light windows. Two continuous louvered architectural awnings occurring directly above the bands of windows are mounted to the aluminum grid at the same horizontal rhythm as that of the grid's vertical members and are constructed of matching anodized aluminum. Brick veneer walls extend slightly from the northwest façade and southeast elevation to match the extension of the awnings.

Between the first level and mezzanine level, a flat-roof curved cantilevered canopy extends across the entirety of the southwest and northwest façades. Historic photos of the building taken shortly after construction show that the cantilevered canopy was originally constructed to feature backlit signage panels in a frame finished and segmented in proportions complimentary to those of the surviving aluminum curtain grid above. The historic photos also show the entire area of southwest façade below the canopy was originally composed of a glazed storefront wall, which has since been replaced with a framed infill wall of largely finished in painted stucco punctured by smaller storefronts corresponding to the separate commercial tenant spaces that now occupy what was originally one large drug store on the ground floor. Similar to the upper levels, stucco covered walls extend from the side elevations, resulting in the storefront area appearing to be recessed. A narrow strip of terrazzo flooring in the sidewalk in front of the building marks where the original storefronts stood, indicating that the current storefronts are recessed further than originally designed.

### **Northwest Façade**

The northwest façade has a similar appearance to the southwest. The upper levels are primarily defined by the aluminum grid of panels and windows with louvered awnings. The main point of difference from the other façade is that the grid is bookended at the north and south ends by sections of running bond red brick veneer.

The stuccoed cantilevered canopy extends across the majority of the northwest façade. Historic photos show the first level was always a wall finished in paint and/or stucco, similar to its current finish. There were originally four square single-light display windows centered vertically in the space below the canopy and spread out horizontally at regularly spaced intervals, which no longer remain. At the north end of the first level are two large display windows and a recessed single-leaf metal and glass entrance door with single-light sidelight and transom.

### **Northeast Elevation**

The northeast elevation is clad entirely in red running bond brick. The first level and mezzanine are recessed while the second and third levels are supported by two columns, also covered in a red brick veneer with metal plates at ground level. A concrete drive thru lane with replacement single-light service window is located along the first level, below the second level. Adjacent is a metal three-light single-leaf service entrance door as well as electrical panels and HVAC equipment.

This is the only elevation in which the mezzanine level is clearly visible through a series of four irregularly spaced single-light windows and two narrow three-light metal windows, one of which has been covered. The

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second and third levels have three regularly spaced single-light windows. Narrow metal louvered vents are located above each window on the third level.

### **Southeast Elevation**

The southeast elevation is almost entirely obscured by an adjacent multistory commercial building. The top of the second level is visible and is clad entirely in red brick veneer.

### **Interior**

#### **First Floor**

The south end of the first floor's interior is currently divided into two separate tenant spaces. A law office has occupied the west side since the drug store relocated. A retail tenant space makes up the other half, which has seen multiple occupants move in and out over the intervening years.

Throughout the law office suite, wood-framed interior partitions finished in painted gypsum wallboard and trimmed out with painted wood base, chair rail, and door frame moldings break the space up into distinct offices, copy/storage, and restrooms. There are no windows into any portion of the law office, though some light filters into the reception/waiting area from W. Center Street through fully glazed storefront doors on each side of the entrance vestibule. An original terrazzo floor in excellent condition remains exposed throughout the ground floor of the law office. A painted gypsum ceiling resides over the vestibule and waiting/reception areas. Suspended grid acoustical tile ceilings hang below mechanicals over all other spaces.

From the law office's reception/waiting area, a double-loaded corridor stretches back toward a mostly unrenovated storage/utility space in the rear of the building. There, evidence remains of an interior pharmacy service counter in the same rear area of the building from which the pharmacy's drive-through window once operated. A pharmacy work area that was elevated one step above the public drug store floor appears to have been separated from the public by the (now absent) service counter. The ghost of a counter can be sensed where the step up in floor elevation follows a path similar to that of a corresponding bulkhead above, which was also demolished at some point, though a trace remains of where the bulkhead once was. A remnant of a stair that once led up to the pharmacy office on a mezzanine level remains, though the opening in the mezzanine floor was filled in at some point since the drug store moved out and the stair does not currently provide communication between lower and mezzanine levels.

The eastern half of the ground level is occupied by a retail tenant space, which is currently divided up into smaller spaces via wood-framed interior partitions finished in painted gypsum wallboard. The sales floor adjacent to Center Street enjoys a visual connection to the pedestrian and streetscape outside through a wall-to-wall storefront of about 8 feet in height. This is a newer storefront, not insignificant in size but nowhere near as tall or as wide as the original. Except for where this newer storefront incorporates an entrance door, the majority of its black anodized frame sits atop a low wall that elevates the storefront about 16" above the sidewalk outside. An elevated display area several feet deep and of matching height sits directly behind the low wall inside. The surfaces of the display area are covered in a low pile carpet that matches carpeting installed over the original terrazzo floor throughout this entire tenant space. What little of the original terrazzo remains visible here suggests that on this half of the ground level, the floor has not been as meticulously maintained as it has been in the law office. A suspended grid acoustical tile ceiling hangs below mechanical ductwork at about ten feet above the finished floor. This suspended ceiling is considerably lower

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than the height of the second-floor structure above, which is high enough to permit the previously mentioned full height mezzanine level once associated with the drug store pharmacy office further back toward the rear of the building. Two small dressing rooms and a single occupancy restroom separate the sales floor from a storeroom in the rear below the mezzanine. The mezzanine cannot be accessed from inside this retail tenant space.

### **Mezzanine**

The building's original mezzanine level still remains over what was once the ground floor pharmacy area, though this mezzanine is now only accessible through the stair toward the rear of the building on the Shelby Street side. An abandoned attempt to renovate this space into an apartment in recent years has left its integrity compromised to the point that there's no sense left of what the original pharmacy office may have looked like, save for where four windows remain looking out over the old drive-thru onto the parking lot behind the building. Anodized bronze window frames indicate the windows themselves are not original, since all of the building's other remaining original window frames suggest a clear anodized finish was universally employed. The space is broken up into rooms divided by wood framed interior partitions faced with partially finished drywall. The rooms that were started remain unpainted and without wall base or trim. A concrete floor has been stripped of any historically significant floor finish before being halfway covered in ceramic tile. No finished ceilings are present and the steel bar joists and beams that support the original concrete second story floor above are presently exposed to view, though it is clear that these were never intended to be a visible feature of the building's interior.

A mezzanine level to the law office, adjacent but unconnected to the old pharmacy office mezzanine toward the rear of the building, was added in the late 1970s when all the rest of the law office's interior partitions were added. This newer mezzanine is accessed via a wood framed stair covered in low pile carpet at the rear of the law office's ground floor corridor. Offices on the law firm's mezzanine level also occur on either side and at the end of a double-loaded corridor. A mechanical/electrical room serving both ground floor tenants, including the law office mezzanine itself is accessed via this upper corridor. Spaces on this mezzanine are separated from one another with partitions matching the construction and finish of those encountered below. The floor of the law office mezzanine is finished with a low pile carpet over a plywood subfloor supported by wood joists that are carried by the ground level's interior partition walls. Ceilings over all law office mezzanine spaces are constructed of suspended grids of acoustical tile hung below the original steel bar joists and beams that support the concrete second story floor above.

### **Second and Third Floor**

Upper floors of the building are accessed exclusively via a stairway toward the rear of the building that provides direct access from Shelby Street and also serves as a rear lobby with an elevator that opens directly into the stair enclosure on the lower and mezzanine levels. The elevator travels to the second and third floors but opens into a corridor on those levels. The enclosure around this vertical circulation hub features solid walls of painted brick and plaster and/or drywall on three sides. An exposed portion of exterior curtain wall immediately adjacent to the stair on the Shelby Street side provides the fourth wall of the stair enclosure. The curtain wall is fully glazed on the ground level and is comprised of alternating horizontal bands of opaque and glazed infill panels above the ground floor. This places a large amount of glazing immediately adjacent to the stair, making the stair is a visible feature from outside while also providing expansive views to the exterior and access to natural light from within. Treads and landings are all formed by precast geometric volumes of concrete with an exposed terrazzo finish, which is in excellent condition. Each terrazzo stair tread is a triangular wedge in section and is supported in concealed fashion by a pair of rectangular painted



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steel stringers left open to view from below. Open risers, stringers inset from the edges of treads and landings on either side, and a narrow gap at each adjacent wall give every walking surface an individual character as each part of the stair seems to float in space to some degree. Two circular parallel sections of clear anodized aluminum at either side of each stair run perform double duty as both guard and handrail and are supported by similar circular sections of aluminum with tapered ends that are fascia-mounted onto the support stringers below.

The second and third floors are almost identical to one another in layout and are accessed from below via either the elevator, which opens directly into the corridor on each level, or the stairway toward the rear of the building on the Shelby Street side, which is separated from the corridor on each level by a framed wall finished in painted drywall. A painted wood door with a closer but no latch and wire glass in three horizontal panels occupying the upper half of the door connects the stairwell to each upper floor corridor opposite the elevator doors. The second and third floors are each laid out with seven office suites of various sizes and support spaces on either side of a central double-loaded corridor leading to a second enclosed stairway at the southeast corner of the building. This second stair is a concrete and metal pan stair enclosed by four inch CMU walls finished in painted plaster. Finished concrete treads and landings remain exposed and show no signs of ever having been covered with any other floor finish. Exposed textured metal nosings and a simple round wall-mounted wood handrail reinforce the notion that this has always been treated as a service stair with no frills and only a utilitarian level of finish. It connects the second and third floors to one another but does not extend down to the ground floor. Nothing about the stair's construction or second floor slab upon which it sits suggests that this stair may have even extended further down to provide communication with the ground level at this corner of the building. A short run of stairs extends further upwards beyond the third-floor landing at the top to an exterior exit door that discharges onto the roof of an adjacent property.

The second and third floors are constructed of reinforced poured concrete. Floors in the corridors are covered in vinyl composition tile. Floors in tenant suites are variously finished in similar tile, low pile carpet, or wood-look vinyl plank in some more recently renovated spaces. Corridor walls are finished in painted drywall on the corridor side and feature large horizontal bands of fixed frosted/textured pattern glass offering diffused views into tenant suites. These corridor windows are composed of wood frames with painted wood trim at both sides of all heads, jambs, and sills that divide the bands of glazing into individual panes of a regular vertical dimension and fairly consistent horizontal size that maintain a generally square proportion at each individual windowpane. Single-leaf doors into tenant suites are incorporated into the rhythm of framed glazing and most of these tenant entrance doors feature matching frosted/textured pattern glazing in their upper halves such that the glass panels in the doors are in line with the windows to which they are adjacent. Many of the glazed panels on tenant doors feature painted or applied vinyl lettering to indicate tenants' business names and/or suite numbers.

All interior walls around individual tenant suites on either side of the upper-level corridors are defined by wood framed partitions. Individual tenant spaces are further subdivided by wood-framed walls into spaces serving various office functions. Three suites on the second floor have their own small single-occupant restrooms, but each upper level is provided with separate double-occupant men's and women's restrooms accessed from the corridor. Each floor also has a janitor's closet grouped with the restrooms that are situated next to the Shelby Street stairwell. On the opposite side of the corridor on each level is a mechanical/electrical room. The interior wall surfaces of office suites are variously finished in wood paneling and painted drywall.

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Some walls feature an inconsistent variety of painted wood moldings around doors as well as at the top and base of walls. Other spaces have vinyl cove wall bases and/or lower profile functional trims to match wood paneling on the walls. All feature a consistent treatment of painted wood trim around the openings facing the corridor.

Three of the four office suites on each upper level are situated adjacent to the curtain walls of the Shelby Street and Center Street facades. As in the case of the rear stair where it is situated next to a curtain wall, these suites all enjoy access to copious amounts of natural light and generous views through the glazed infill panels of the curtain walls. Unlike in the stairwell, however, portions of unglazed curtain wall coinciding with the lower half of exterior walls on the second and third floors are obscured on the interior by furred out finished walls below the glazed panels. Another two of the seven office suites on each upper level feature large square fixed windows in anodized bronze aluminum frames windows looking out onto the parking lot behind the building. The remaining two office suites on each floor are not adjacent to exterior walls so they have no windows to the outside. Ceilings throughout the upper levels are variously finished with either painted gypsum/plaster or painted mineral fiber surface-mount ceiling tile.

### **Integrity**

The Earles Drug Store building located at 134 West Center Street remains where it has always been. The building retains its overall integrity, even as it has endured changes to its occupancy and some features. Exterior modifications have been limited to the street level below the cantilevered canopy that wraps around the building's two principal facades (fronting Center and Shelby Streets). The canopy itself has been retained in its original overall size and streamlined shape, though having been covered with stucco, it no longer maintains the character of a framework for backlit signage. The defining curtain wall and louvered architectural awning features of the building's two principal facades, which were critical to establishing its bona fides as a prominent statement of Mid-Century Modern ideals in downtown Kingsport, remain intact above the canopy in all locations as well as below the canopy in front of the Shelby Street entrance stair closer to the rear of the building. These essential elements of Earles Drug Store's modern design remain unaltered since the building's original construction.

As a mid-century modern retail space designed with clean lines and an open floor plan, the preserved terrazzo floor on the ground level accounts for a significant portion of the material palette that helped the original Earles Drug Store building stand out in the community. Historical photos show the interior of the store was finished with a sleek and simple character composed of open space surrounded by smooth unembellished surfaces. While the current carved up state of the interior ground level space makes it difficult to appreciate, most of what defined the original store's modern character is still present. The upper levels, which historically housed offices for professionals, retains the corridor configuration with windows, as well as the stairwell. Given all of these features, Earles Drug Store clearly conveys its association with historical development of commerce in Kingsport and retains integrity of feeling.

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## 8. Statement of Significance

### Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- ☒ A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- ☐ B Property is associated with the lives of persons significant in our past.
- ☐ C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- ☐ D Property has yielded, or is likely to yield, information important in prehistory or history.

### Criteria Considerations

(Mark "x" in all the boxes that apply.)

Property is:

N/A

- ☐ A Owned by a religious institution or used for religious purposes.
- ☐ B removed from its original location.
- ☐ C a birthplace or grave.
- ☐ D a cemetery.
- ☐ E a reconstructed building, object, or structure.
- ☐ F a commemorative property.
- ☐ G less than 50 years old or achieving significance within the past 50 years.

### Areas of Significance

(Enter categories from instructions.)

Commerce

### Period of Significance

1960-1976

### Significant Dates

N/A

### Significant Person

(Complete only if Criterion B is marked above.)

N/A

### Cultural Affiliation

N/A

### Architect/Builder

Dryden, Allen N.

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### **Statement of Significance Summary Paragraph**

Earles Drug Store is locally significant under Criterion A in the area of Commerce for its contribution to the commercial development of Kingsport. Built in 1960, the Earles Drug Store became known for its innovative business model, which provided a one-stop shop for patrons who utilized the services of medical professionals on the upper levels and picked up their prescriptions or stopped for lunch on the first level. Earles Drug Store featured Kingsport's first drive through window, which allowed them to innovatively serve motorists at a time when changing transportation patterns was contributing to changing business patterns. The business's owner, Janie Earles, was an active voice in local and state politics, including serving on national committees recommending policy improvements for elderly Americans. Within Kingsport, she served on the board of the local hospital and provided job opportunities for local women in her store. The Period of Significance begins in 1960 with the building's construction and ends in 1976 when Earles Drug Store moved to a new location.

### **Narrative Statement of Significance**

#### **Early Contextual History of Kingsport**

The modern city of Kingsport, Tennessee originated as a planned community following the 1908 construction of the Carolina, Clinchfield, and Ohio Railroad. In the earlier years, local communities relied on commerce generated by their location on the Great Road between Nashville and Washington, DC, as well as their position as the farthest upstream point on the Holston River from which flatboats could be launched. For its role in local river commerce, an area just west of modern Kingsport, was commonly called Boatyard (NR Listed 12/12/1973). As flatboats and long-distance road transportation were replaced by steamboats and railroads, the area became isolated. The Holston River was not navigable for steamboats, and the railroad built through eastern Tennessee in 1859 was routed well south of the town. Following the Civil War, Kingsport went into steady decline.<sup>1</sup>

In 1908, the decline was reversed when George L. Carter, owner of the Carolina, Clinchfield, and Ohio Railroad (CC&O), had tracks constructed to connect Kingsport with Virginia's coal deposits. This new rail access empowered Kingsport to become an industrial center and rapid growth took place between 1910 and 1915. Taking advantage of this growth, John B. Dennis and J. Fred Johnson established the Kingsport Improvement Company in 1915. Their actions resulted in "the first thoroughly diversified, professionally planned, and privately financed city in twentieth-century America."<sup>2</sup>

Dennis and Johnson selected Dr. John Nolen of Cambridge, Massachusetts to plan the physical city. The Bureau of Municipal Research of the Rockefeller Foundation was chosen to help draw up a Charter. The Nolen Plan, as shown in Figure 1, included a main thoroughfare, Broad Street, with spurs that led to the residential areas. Broad Street ended at Church Circle (NR Listed 4/11/1973), where a series of concentric rings radiated out to the north. Although dozens of neighborhoods and section designs as well as street

<sup>1</sup> Stothart, Gray. "Clinchfield Railroad Station." In *SAH Archipedia*, edited by Gabrielle Esperdy and Karen Kingsley. Charlottesville: University of Virginia Press, 2012---. <http://sah-archipedia.org/buildings/TN-01-163-0017> (accessed June 5, 2020); Muriel C. Spoden, "Boatyard Historic District," National Register of Historic Places Nomination Form (Washington, DC: U.S. Department of the Interior, National Park Service, 1973).

<sup>2</sup> Margaret Ripley Wolfe. *Kingsport, Tennessee: A Planned American City*. Lexington, KY: University of Kentucky, 1987. 1



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layouts were drawn in Cambridge, the 1919 General Map of Kingsport, Tennessee, identified as Plan No. 75, is the cumulative expression of the physical ideas generated in Nolen's office.<sup>3</sup>

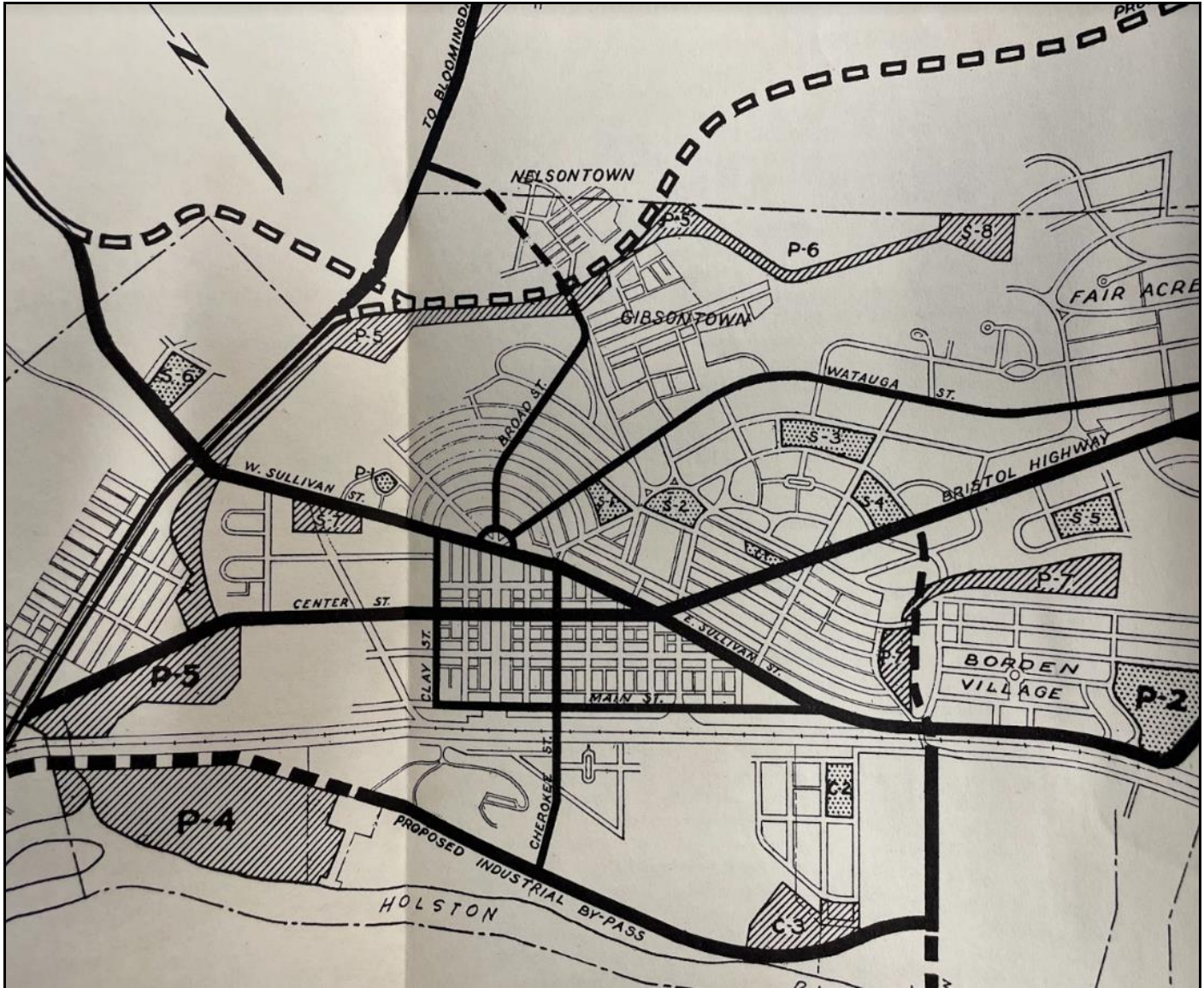


Figure 1. General map of Kingsport, Tennessee, John Nolen, 1919. Archives of the City of Kingsport, Kingsport, TN.

The plan, although not completely utilized, set the blueprint for commercial, education, and housing design. The layout of the commercial district and planned neighborhoods closely followed the original plan. Site choices for a bank and a post office, for example, were among those not adhered to by the locals, and two

<sup>3</sup> Wolfe, *Kingsport, Tennessee: A Planned American City*, 68.

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blocks for a park bordering the intersection of Broad, Center and New streets were not retained.<sup>4</sup> One of these lots later became the site for the Earles Drug Store.<sup>5</sup>

Industrialization was key for Kingsport's growth, and key to that was the development of Kingsport Hosiery Mill (NR Listed 11/16/2020), Corning Glass Company, and Kingsport Press. All were major employers and contributed to the city becoming known as a center of industry. Perhaps the most important of these industrial employers was the Tennessee Eastman Company, whose plants were located south of the city center and on both sides of the Holston River, including extensive plants on the Long Island of the Holston (NHL 8/9/1960; NR 10/15/1966), an island that was sacred to the Cherokee people. During World War II, the Eastman Company constructed and operated the Holston Ordnance Works (now known as Holston Defense and Holston Army Ammunition Plant), which became one of the world's largest explosives manufacturers. In the postwar era, Eastman continued to manufacture a wide variety of products including plastics, textile fibers, and adhesives. By 2000, the company was the fifth largest private employer in Tennessee.<sup>6</sup>

With the addition of these employment opportunities came the need for housing and service-oriented businesses. Connecting the industrial section of the town to the commercial section enabled the city to grow intentionally, which was enabled by the further development of the city's street grid and infrastructure, including Center Street. By the mid-1920s, Center Street was completed only one block to the west and two blocks to the east. Center Street, from both the point of view of its location and its construction, is one of the most important streets in the business section. According to a 1926 *Kingsport Times* newspaper announcement for a new bank at the corner of Broad and Center Street:

As its name implies, [Center Street] is almost in the heart of the city, and it enters into the Lee Highway which will in the years to come turn floods of tourists into the city. That this street is destined to become a great business street goes unquestioned. Nor is there any question as to the importance of upper Broad Street—that is, Broad Street from Market to the Circle. The erection of the new First National Bank building marked the first milestone in the development of this part of Kingsport.<sup>7</sup>

An extension to West Center Street was not completed until early 1940s. And although the street was constructed, no growth occurred until the late 1950s when the United States Post Office site was chosen. By the late 1950s, the young city had an incorporated population of 24,540 people (1958), and urban area population of 71,345 (1959). The city had forty employers, with 28,000 people at work.<sup>8</sup>

<sup>4</sup> Wolfe, *Kingsport, Tennessee: A Planned American City*, 47.

<sup>5</sup> Wolfe, *Kingsport, Tennessee: A Planned American City*, 48.

<sup>6</sup> Martha Avaleen Egan, "Tennessee Eastman Company/Eastman Chemical Company," Tennessee Encyclopedia, March 1, 2018, <https://tennesseeencyclopedia.net/entries/tennessee-eastman-companyeastman-chemical-company/> (accessed March 16, 2025).

<sup>7</sup> "Retail Sections Constantly Keeping Pace with Advances Made in Other Parts of City," *Kingsport Times*. Kingsport, Tennessee. 28 February 1926, 17.

<sup>8</sup> Elery A Lay, *An Industrial and Commercial History of the Tri-Cities in Tennessee-Virginia* (Lay Publications, 1982), 98.

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### Early Healthcare in Kingsport

The quick expansion of manufacturing and related economic opportunities allowed for specialized industries and service-oriented businesses to develop. Important among them were those dedicated to healthcare, including drug stores. Kingsport Drug was the first drug store in the community. It was established in 1910 and opened in a new building at the corner of Main and Broad Street in 1915.<sup>9</sup>

Other Drug Stores followed including the Clinchfield Drug Store in 1917 on Main Street and Freels Drug Store in 1935 at the corner of Broad and Center Streets.<sup>10</sup> That same year, a ‘modern’ hospital, Holston Valley opened with sixty beds. Located seven blocks from downtown, the hospital was boasted to have the most modern equipment and ample space for treating specialized needs, such as maternity wards and isolation wards.<sup>11</sup>

Dr. George W. Earles and Dr. J.A. Flora opened Earles Drug Store in 1941. The drugstore was successful in its first location at 120 East Center Street and featured soda and luncheonette services on the first floor and a medical office on the second floor. George W. Earles was affiliated with the Kingsport and Holston Drug Companies. Earles was assisted by Dr. R.C. Badgett, a licensed pharmacist. When Earles died in 1953, his widow Janie Earles, along with sons George and Howard, continued to run the business.<sup>12</sup>

### New Location for Earles Drug

As the population grew in the early 1950s, there was an increased need for more healthcare services in the thriving city. Business was busy at Earles, and the drug store had outgrown the original building. Janie Earles, being a progressive-thinking woman according to her grandson Mike Earles, chose to have a large, modern building constructed that would expand her and her sons drug store, but also provide leasable space to the doctors and dentists needing office space.<sup>13</sup>

Earles hired well respected local architect Allen N. Dryden, Sr. to design the building. In many ways, Dryden is as synonymous with the early development of Kingsport as J. Fred Johnson and John Nolen. A native of Chicago, Dryden studied at the Art Institute of Chicago and the Illinois Institute of Technology. In 1919, he came to Kingsport to operate a branch office for Johnson City architect Donald Beeson. After observing Dryden’s style and methods, Johnson urged him to make a commitment to the town. Dryden soon occupied office space in the Kingsport Improvement Corporation building and began a successful career as the town’s principal architect.<sup>14</sup>

Dryden opened his architectural firm in Kingsport in 1921, believed to be the first professional architectural firm in the city. Dryden served as long term Secretary of the Kingsport Planning commission since its creation in 1941. Among his noteworthy projects was the restoration of Rocky Mount (NR Listed 2/26/1970)

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<sup>9</sup> “Kingsport Drug Established in Kingsport in 1910,” *Kingsport Times*, 31 May 1925.

<sup>10</sup> “Freels Formally Opens Tuesday,” *Kingsport Times*, 21 April 1935.

<sup>11</sup> *Kingsport Times*, 9 August 1935.

<sup>12</sup> “Earles Drug Store.” *Archives of the City of Kingsport*. 27 December 2011

<https://kingsportarchives.wordpress.com/2011/12/27/earles-drug-store/>

<sup>13</sup> Earles, Mike. Interview with Dianna Cantler, February 12, 2023. Over the phone.

<sup>14</sup> Wolfe. *Kingsport, Tennessee: A Planned American City*, 98; Joseph L. Herndon, “Architects in Tennessee until 1930: A Dictionary,” Thesis, Columbia University, 1975, 63.



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and the building of the Rocky Mount Museum, near Piney Flats. He also designed Allandale, the home of Harvey C. Brooks, which was later donated to the city. Some of his major architectural projects include the Kingsport Civic Auditorium, Kingsport Municipal Building, J. Fred Johnson Stadium, Kingsport Post Office, Broad Street Methodist Church, Mason & Dixon home office, and the National Bank of Sullivan County.<sup>15</sup>

Dryden's designs were typically in the Colonial Revival or Neoclassical Revival styles, but he expanded his design style when he designed the Kingsport Post Office, Dobyns-Bennett High School and Van Huss Dome, and the Earles Drug Store building, which were more modern in design.<sup>16</sup> Dryden's design for Earles featured a modern building with Terrazzo tile floors, open front windows and porcelain enameled panels, all of which stood out in the more traditional look of buildings in the Kingsport commercial area.

The drug store's new location on West Center Street gave Earles the opportunity to expand into a newly created thoroughfare leading from the main business corridor and was the first of much development to occur along that street. The post office opened in early 1959, with the Earles Drug Store as the first commercial business next in April of 1960. This development along West Center Street was followed by a car service station, Kingsport City Hall, and several banks and retail-oriented buildings.

In 1959, multiple articles in the *Kingsport Times News* proclaimed the growth occurring in Kingsport. An article in April highlighted multiple building projects in the city, including more than a million dollars in business buildings being constructed. Besides a new post office, bank and department store, the article also highlighted Earles Drug Store, stating, "Mrs. Janie Earles, owner of Earles' Drug Store, is building a \$200,000 store at Center and Shelby Streets. The three-story building, 50 by 109 feet, is planned for a drug store."<sup>17</sup> Later in August, the *Kingsport Times News* announced, "Building is Booming In Kingsport." Among the four commercial and public buildings highlighted was the new Earles Drug Store (see Figure 2).



Figure 2. *Business is Booming in Kingsport. Kingsport Times. 2 August 1959. Page 9.*

<sup>15</sup> "Death Claims Pioneer Kingsport Architect" *Kingsport Times*. Kingsport, Tennessee. 27 July 1970. (1,7).

<sup>16</sup> Wolfe. *Kingsport, Tennessee: A Planned American City*. 188.

<sup>17</sup> Rowland, Paula. "Construction Within City Now Exceeds Million Mark," *Kingsport Times*. 28 April 1959.



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The opening of the new location received much notice by the *Kingsport Press* on April 28, 1960. The headline was, "Earles Drug Opens In New Location On Center Street." The article reminded readers that the long-time drug store was in a new building, included the founder's history, and gave details about the food department and the drug and sundries area. Highlighted in the article was the feature of a drive-thru window allowing motorists to purchase both prescriptions and other drug items in a complete and convenient manner. The article also reported that the second and third floors were designed with sixteen offices, with the second floor designated for doctors and dentists.<sup>18</sup>



Figure 3. Photograph of Earles Drug Store, 1962, 6415-12-62, Thomas McNeer, Jr. Collection, Archives of the City of Kingsport, Kingsport TN.

<sup>18</sup>"Earles Drug Opens In New Location On Center Street" *Kingsport Times News*. 28 April 1960. Page 6.

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Part of the success of Earle's Drug Store in its new location was due to its ability to serve automobilists. In the 1950s, the personal use of automobiles had grown immensely. The American manufacturing economy switched from producing war-related items to consumer goods at the end of World War II, and by the end of the 1950s, one in six working Americans were employed either directly or indirectly in the automotive industry. The United States became the world's largest manufacturer of automobiles, and Henry Ford's goal of thirty years earlier, that any man with a good job should be able to afford an automobile, was achieved.<sup>19</sup> While business directly serving the automobile, including service stations, had existed since the automobile became popular among Americans in the early twentieth century, the postwar era brought a new generation of service businesses focusing on mobile customers, including drive-through or drive-in restaurants and theaters.

Like most communities, the growth of automobile usage contributed to changes in Kingsport, including the eventual movement of businesses further from the city center in the 1970s. Far ahead of its time, the new Earles Drug Store included the first drive-up window in Kingsport, which became an integral part of the store's operation and contribution to changing business patterns. The drive-in pharmacy window was first introduced in the United States in 1951, and although it is commonplace seventy years later, it was not widespread until the 1990s when Walgreens Pharmacies made it an integral part of the stores design. The Earles Drug Store drive-up window was a unique, progressive concept that contributed to the popularity and success for the business.<sup>20</sup>

There are several living grandsons of the original owners of Earles Drug Store, and they shared their memories of the building and business. Tim Earles remembered, "The drive thru window was always busy, and it was quite large. My brothers and I would sit in the window and wave at those in line, until my dad or uncle would move us out of the way."<sup>21</sup> Mike and Jeff Earles recalled the pharmacy office being on the mezzanine level and had a glass window enabling the pharmacists to see what was happening in the drug store below (see Figure 4.<sup>22</sup>

The store had a cafeteria and luncheonette on the ground level, which could seat 103 people. Mike Earles remembers that the cafeteria was a popular lunch spot for shoppers or people who were visiting one of the doctor's offices on the upper floors. The integration of medical professionals with a drug store created a 'one stop shop' for patrons. Its location on West Center Street, near city buildings and other new businesses, made it a popular spot. Kingsport resident and city employee Marianne Way remembered that she and her colleagues often went to Earles for lunch. She said, "You would go in and the place would be very crowded, businessmen, the mayor, young mothers with small children and seniors would all be there." She also noted that the dentists and doctor's offices on the upper floors were conveniently located for her to stop there, as it was for many other Kingsport residents.<sup>23</sup>

<sup>19</sup> Ikuta, Yasutoshi. *Cruise O Matic: Automobile Advertising of the 1950s*. MotorBooks International. p. 18.

<sup>20</sup> Cohen, Steven. "History of pharmacy, legacy of care." *Walgreens Boots Alliance*. 5 October, 2021.

walgreensbootsalliance.com/news-media/our-stories/history-pharmacy-legacy-care. 28 February 2023.

<sup>18</sup> Earles, Tim. Interview by Dianna Cantler, February 9, 2023. Over the phone.<sup>21</sup>

<sup>22</sup> Earles, Mike. Interview by Dianna Cantler, February 12, 2023. Over the phone.

<sup>23</sup> Marianne Way, Interview with Dianna Cantler, March 14, 2003.

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Figure 4. *Photograph of Earles Drug Store - interior, 1962, 6415-12-62, Thomas McNeer, Jr. Collection, Archives of the City of Kingsport, Kingsport TN.*

Earles Drug Store also had impacts in providing commercial occupations for women. During World War II, many women experienced new freedoms, particularly in the workforce as they held roles formerly held only by men, such as within wartime manufacturing industries. In the 1950s, while some women returned to traditional homemaker roles, others did not want to give up their new found opportunities. According to the U. S. Bureau of Labor and Statics, in 1957, 70% of working women held clerical positions, assembly lines or service jobs. 12 % held a profession and 6% held management positions. Those that held professional jobs worked as nurses and teachers.<sup>24</sup>

Janie Earle was a forerunner in woman-owned businesses and property in the 1950s and 1960s within Kingsport, and she gained recognition and was a contributor to healthcare reform on both the state and federal level. Longtime Kingsport resident Earlean Dean recalled, "I remember Mrs. Earles as a very important person in our community and the fact that she was in business herself, gave many young women a

<sup>24</sup> "Women's Roles in the 1950s." *American Decades*, vol. 6 (2001), 278-280. Gale Group, accessed July 16, 2008, <http://find.galegroup.com>.



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role model.” Dean, whose husband was the General Manager of J.C. Penney's in the 1950-70s in downtown Kingsport, a block away from Earles Drug, said she couldn't really think of any other business that was owned by a woman and definitely not one as large as Earles Drug Store.<sup>25</sup> Earle's grandsons, Mike and Jeff Earles, recalled that “Earles Drug Store provided a place for women to work outside the home, there were regularly 7-8 women employed by my grandmother in the cosmetics and luncheonette area.”<sup>26</sup>

Earles success as a businesswoman allowed her to lend her voice to healthcare advocacy including serving on the Tennessee State Commission on Health, Education and Welfare. In 1959, she was appointed by President Eisenhower to serve on the National Advisory Committee for the White House Conference on Aging, which Eisenhower hosted in 1961. The conference's purpose was to focus attention on problems faced by older Americans and in turn, recommend appropriate policies. The conference led to the passage of multiple pieces of legislation, including the 1961 Social Security amendments, the Senior Citizens Housing Act of 1962, the Community Health Services and Facilities Act of 1961, the Older Americans Act in 1965, and contributed to the creation of Medicare and Medicaid programs in 1965.<sup>27</sup>



Figure 5. “Mrs. Janie Earles with President Eisenhower” Photo from Earles Family collection.

<sup>25</sup> Dean, Earlean. Interview with Dianna Cantler, March 14, 2023. In person.

<sup>26</sup> Earles, Mike. Interview by Dianna Cantler, February 12, 2023. Over the phone.

<sup>27</sup> *Around the Area*. The Knoxville News-Sentinel. 2 June, 1959. Page 15; White House Conference on Aging,” Wikipedia, [https://en.wikipedia.org/wiki/White\\_House\\_Conference\\_on\\_Aging](https://en.wikipedia.org/wiki/White_House_Conference_on_Aging) (accessed March 16, 2025).



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In addition to her work in healthcare, Earles was an active participant in the Republican party. She ran for statewide office multiple times and participated in many civic organizations, including serving as First District president of the V.F.W. Auxiliary, Honorary Sergeant-At-Arms of the Tennessee House of Representatives in 1971, and as a board member for the Holston Valley Community Hospital. In the 1960s, she was listed in *Who's Who in American Women*, a publication that highlighted women who had made important contributions to their community.<sup>28</sup>

### **Relocation of Downtown Business**

In the mid-1970s, retail trade in the downtown withered due to construction of the new Fort Henry Mall five miles from downtown. Major downtown department stores such as Penney's, Parks-Belk, and Millers relocated to the new shopping area when it opened. This proved especially damaging for the old commercial district. Within five years of the department stores relocating, the downtown experienced many vacant storefronts.<sup>29</sup>

In 1976 Earles Drug Store moved to a smaller location on Center Street, thus ending its association with the nominated property. The Earles Drug Store building was purchased by the law firm Todd and Dossett in 1977. A portion of the first floor was remodeled into office space, while keeping a portion for retail. Although renovation occurred on the first floor, the drive-in window, mezzanine and second and third floors remained in their original condition. The upper floor offices were used less by the medical profession in the 1980s as the need for larger offices grew, but tenants continued to include small professional, financial, and technology firms. Today, the Earles Drug Store is poised for new life. An ongoing rehabilitation using funding from the Federal Historic Tax Credit and Tennessee Historic Development Grant Program is planned to rehabilitate the property while retaining its character-defining features that convey the important role the property played in Kingsport's commercial history.

<sup>28</sup> "Outstanding Service Earns Janie Earls Recognition," *Kingsport News*, 19 March 1971.

<sup>29</sup> Wolfe. *Kingsport, Tennessee: A Planned American City*, 206

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Previous documentation on file (NPS):		Primary location of additional data:	
<input checked="" type="checkbox"/>	preliminary determination of individual listing (36 CFR 67 has been requested)	<input checked="" type="checkbox"/>	State Historic Preservation Office
<input type="checkbox"/>	previously listed in the National Register	<input type="checkbox"/>	Other State agency
<input type="checkbox"/>	previously determined eligible by the National Register	<input type="checkbox"/>	Federal agency
<input type="checkbox"/>	designated a National Historic Landmark	<input type="checkbox"/>	Local government
<input type="checkbox"/>	recorded by Historic American Buildings Survey #	<input type="checkbox"/>	University
<input type="checkbox"/>	recorded by Historic American Engineering Record #	<input checked="" type="checkbox"/>	Other
<input type="checkbox"/>	recorded by Historic American Landscape Survey #	Name of repository: Archives of Kingsport	
Historic Resources Survey Number (if assigned): N/A			

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## 10. Geographical Data

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**Acreage of Property** 0.13 **USGS Quadrangle** Kingsport, Tenn-VA 188-SE

### Latitude/Longitude Coordinates

Datum if other than WGS84: NAD1983

A. Latitude: 36.548087 Longitude: -82.560757

B. Latitude: 36.548335 Longitude: -82.560530

C. Latitude: 36.548254 Longitude: -82.560392

D. Latitude: 36.548004 Longitude: -82.560615

### Verbal Boundary Description

The National Register Boundary corresponds to the legal boundary of Sullivan County Parcel 046I E 020.00. The boundary is depicted on the enclosed boundary maps.

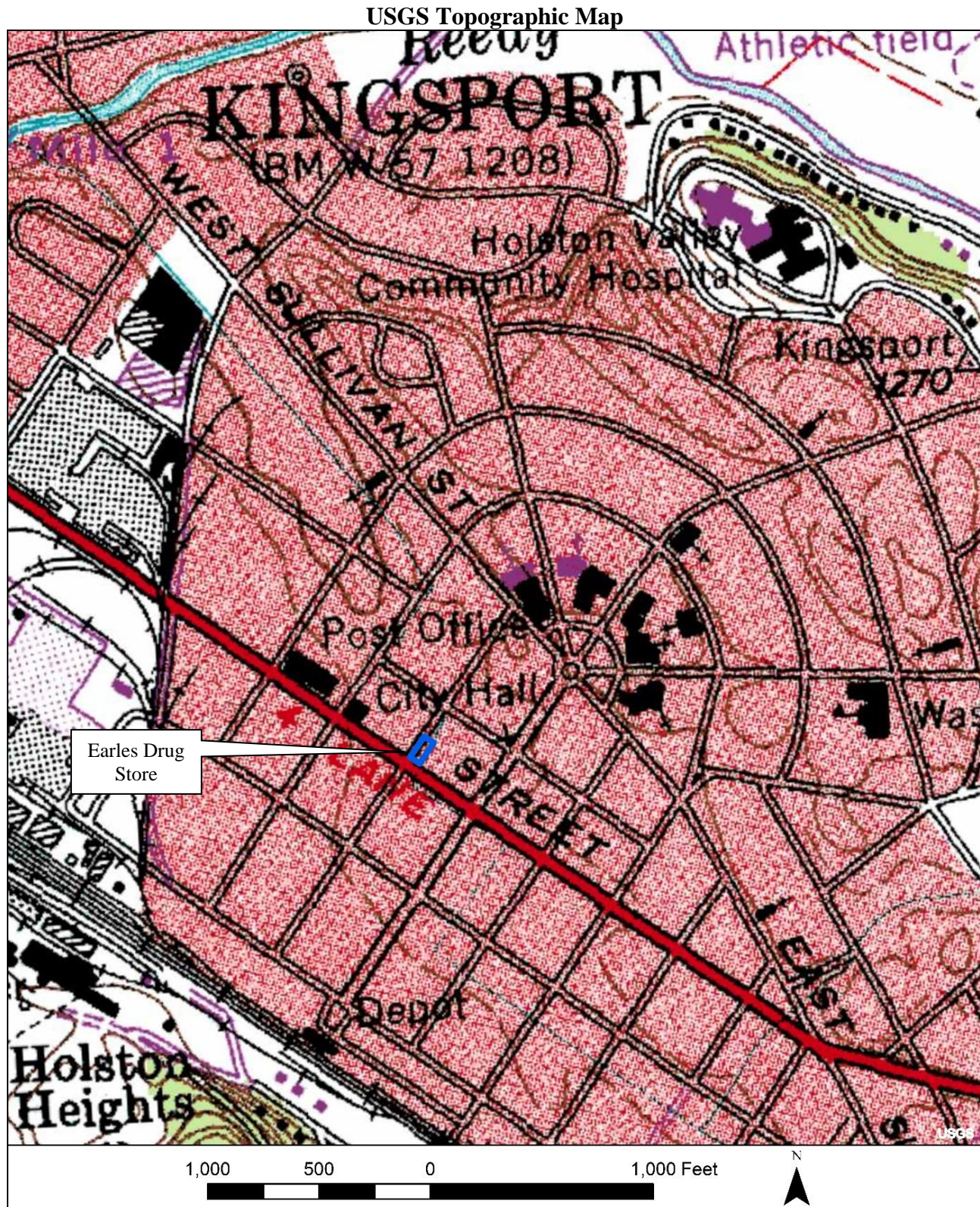
### Boundary Justification

The Boundary corresponds to the historic boundary during the Period of Significance.



Earles Drug Store  
Name of Property

Sullivan County, Tennessee  
County and State



The location of Earles Drug Store is indicated by the blue rectangle, overlaid on USGS Topographic Map, Kingsport, Tenn-VA Quadrangle 1959, photorevised 1991.



Earles Drug Store  
Name of Property

Sullivan County, Tennessee  
County and State

### Boundary Maps



The nominated property is indicated by the blue shaded rectangle in the center of the map. Map is courtesy of the State of Tennessee's Comptroller of the Treasury Property Viewer

Earles Drug Store  
Name of Property

Sullivan County, Tennessee  
County and State



The National Register Boundary is depicted by the red polygon, overlaid on ca. 2020 aerial imagery and parcel lines (thin white lines). Included are keys for the coordinates noted in Section 10 (A-D). Note that the southwest edge of the building appears outside of the boundary, but this is only due to first level awning and the slight angle of the imagery. The entirety of the building is included in the boundary. No better imagery is available.

Earles Drug Store  
Name of Property

Sullivan County, Tennessee  
County and State

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## 11. Form Prepared By

---

Name	Diane Cantler; Rebecca Schmitt		
Organization	Echoes C+C; Tennessee Historical Commission		
Street & Number	1911 Sherwood Drive	Date	March 2025
City or Town	Johnson City	Telephone	423-557-6869
E-mail	Cantler@echoescc.com; Rebecca.Schmitt@tn.gov	State	TN Zip Code 37601

### Additional Documentation

Submit the following items with the completed form:

- **Photographs** (refer to Tennessee Historical Commission National Register *Photo Policy* for submittal of digital images and prints. Photos should be submitted separately in a JPEG or TIFF format. Do not embed these photographs into the form)
- **Additional items:** (additional supporting documentation including historic photographs, historic maps, etc. can be included on a Continuation Sheet following the photographic log and sketch maps. They can also be embedded in the Section 7 or 8 narratives)

**Paperwork Reduction Act Statement:** This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

**Estimated Burden Statement:** Public reporting burden for this form is estimated to average 100 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.



Earles Drug Store  
Name of Property

Sullivan County, Tennessee  
County and State

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**Photo Log**

Name of Property: Earles Drug Store

City or Vicinity: Kingsport

County: Sullivan

State: Tennessee

Photographer: Rebecca Schmitt (Photos 1-5); Diana Cantler (Photo 6); Lane Tillner and Stevie Malenowski (Photos 7-22).

Date Photographed: October 11, 2023 (Photos 1-5); October 11, 2022 (Photo 6); October 28, 2024 (Photos 7-22)

Earles Drug Store was undergoing rehabilitation at the time of nomination. To best of the TN-SHPO staff's knowledge, all photos show current conditions.

Description of Photograph(s) and number, include description of view indicating direction of camera:

- 1 of 22. Oblique View of Southwest and Northwest Primary Elevations. View to the northeast.
- 2 of 22. Oblique View of Northeast and Northwest Elevations. View to the southeast.
- 3 of 22. Northeast Elevation, including view of drive thru. View to the southwest.
- 4 of 22. Southwest Elevation. View to the northeast.
- 5 of 22. View of First Level Storefront on Southwest Elevation. View to the northwest.
- 6 of 22. First Level, Commercial Space. View to the north.
- 7 of 22. First Level, Law Office Space. View to the north.
- 8 of 22. First Level, Law Office Corridor. View to the northeast.
- 9 of 22. First Level, Law Office with representative finishes. View to the northeast.
- 10 of 22. First Level, Mechanical/Electrical Room (former pharmacy). View to the north.
- 11 of 22. First Level, Stairwell at northwest corner of building. View to the southwest.
- 12 of 22. Mezzanine Level, Apartment. View to the southwest.
- 13 of 22. Mezzanine Level, Apartment. View to the northeast.
- 14 of 22. Mezzanine Level, Typical Law Office. View to the northwest.
- 15 of 22. Mezzanine Level, Typical Law Office. View to the northwest.
- 16 of 22. Stairwell, between Mezzanine and Second Levels. View to the northeast.

Earles Drug Store  
Name of Property

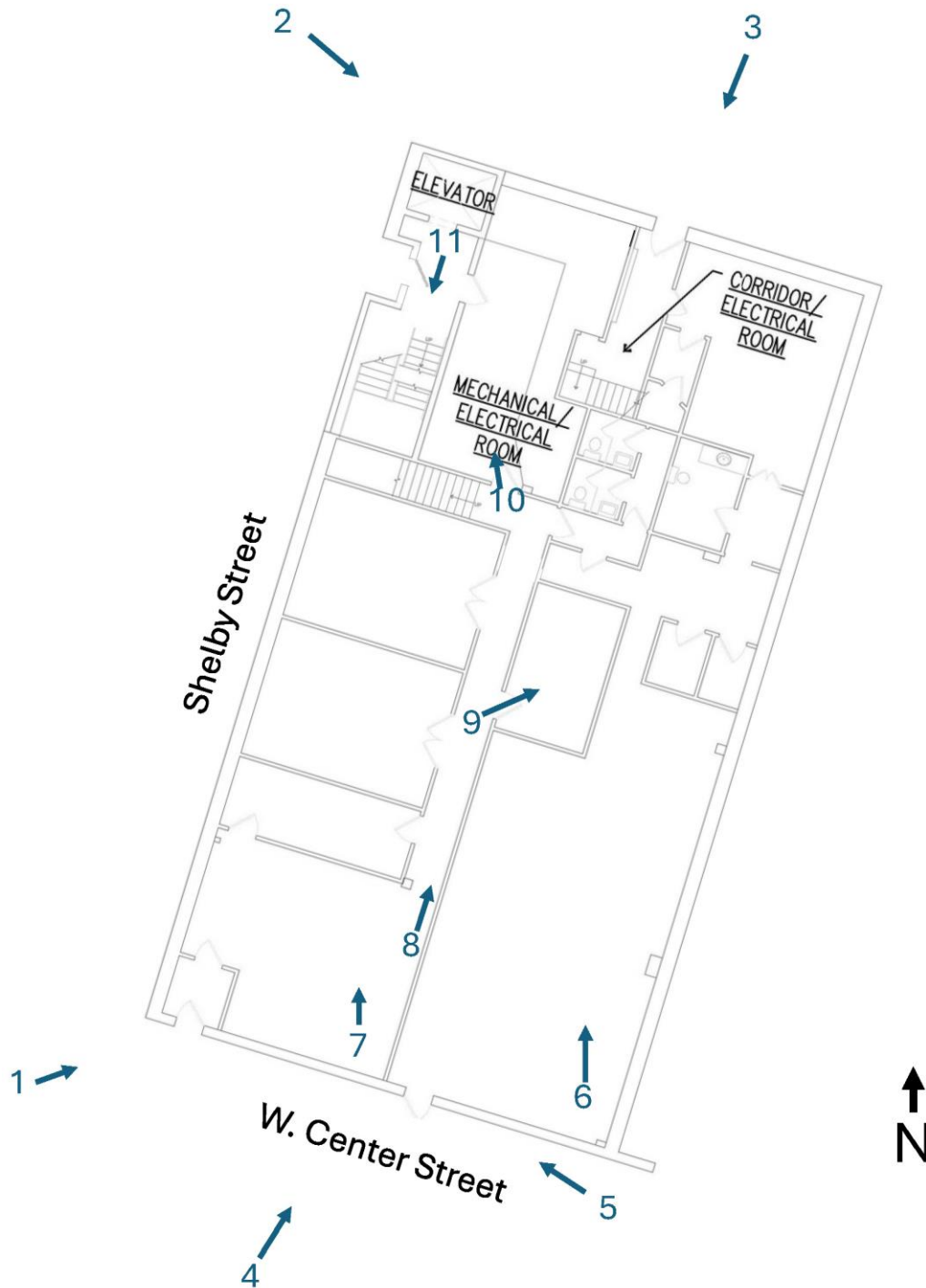
Sullivan County, Tennessee  
County and State

- 
- 17 of 22. Second Level, Typical Corridor of Upper Levels with Windows into Offices. View to the east.
- 18 of 22. Second Level, Typical Corridor of Upper Levels. View to the northeast.
- 19 of 22. Second Level, Office. View to the southeast.
- 20 of 22. Second Level, Office. View to the northwest.
- 21 of 22. Southeast Stairwell, View from Third Level to the southwest.
- 22 of 22. Third Level, Corridor. View to the northeast.

Earles Drug Store  
Name of Property

Sullivan County, Tennessee  
County and State

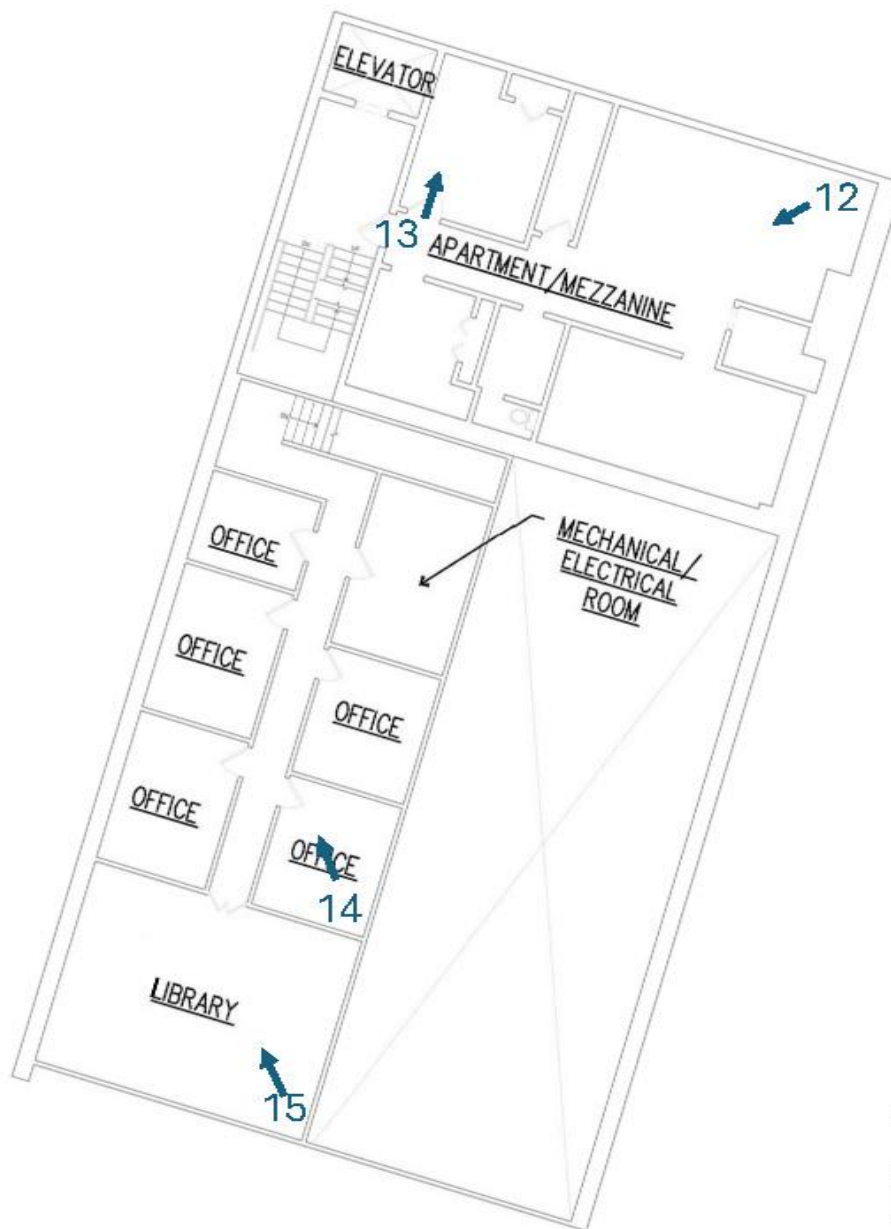
**Floor Plans with Photos Keyed**  
Not to Scale



**First Level**

Earles Drug Store  
Name of Property

Sullivan County, Tennessee  
County and State

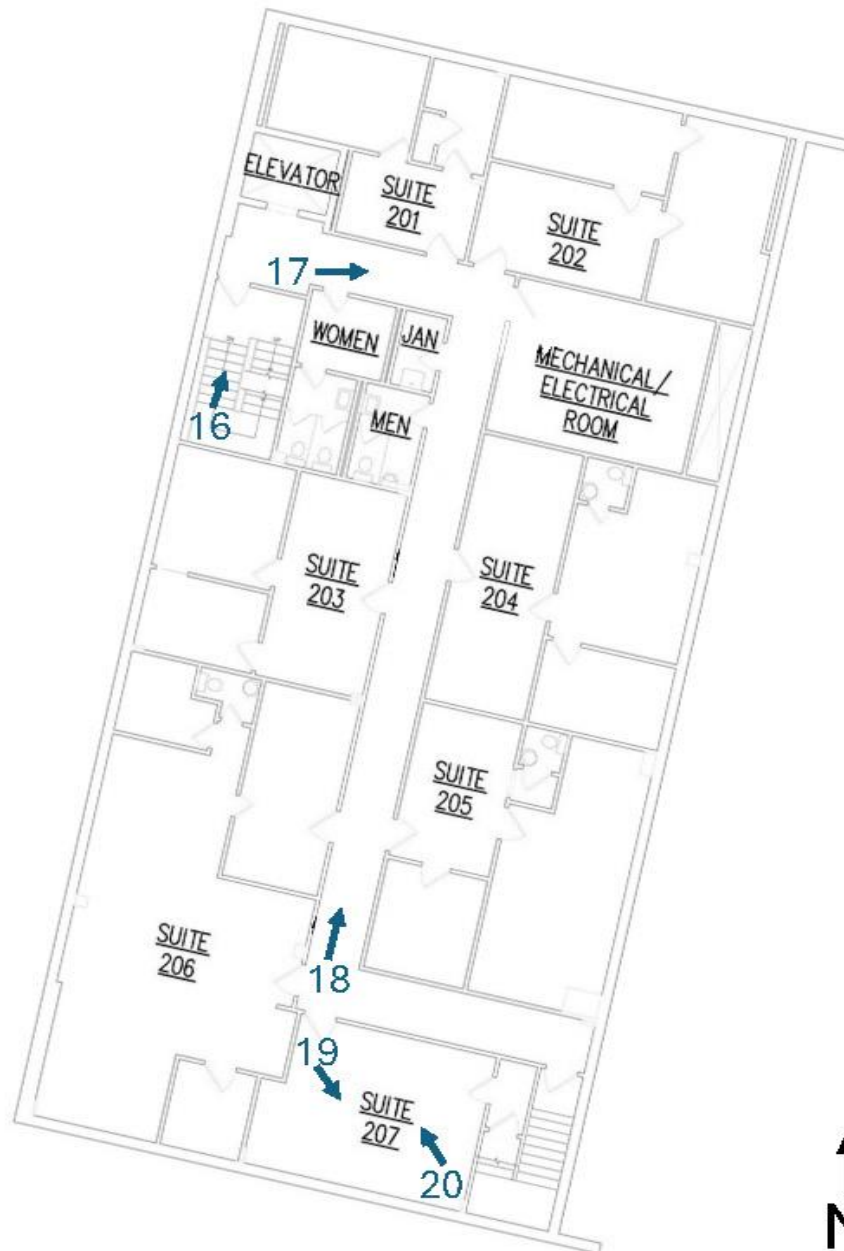


**Mezzanine**



Earles Drug Store  
Name of Property

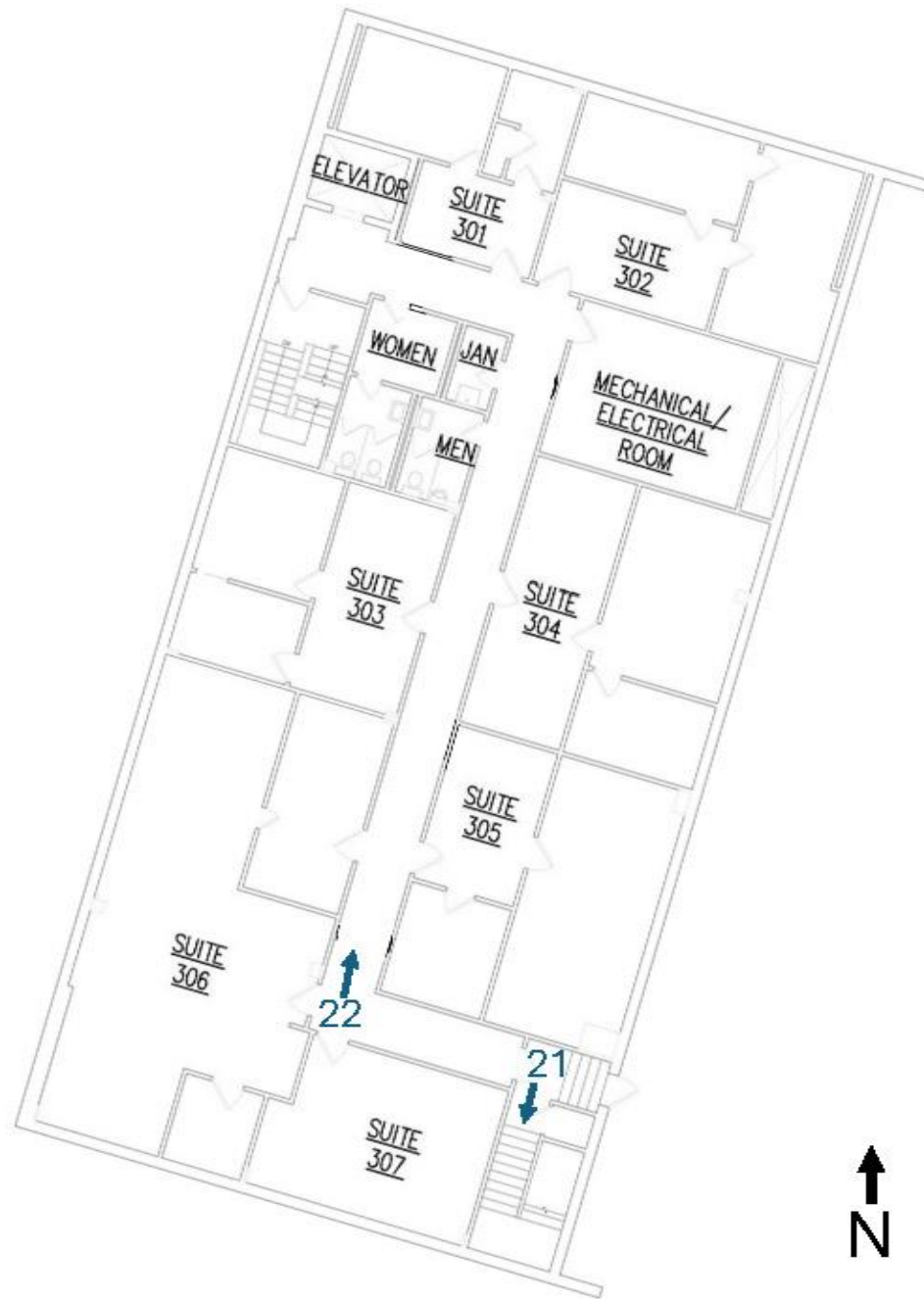
Sullivan County, Tennessee  
County and State



**Second Level**

Earles Drug Store  
Name of Property

Sullivan County, Tennessee  
County and State



**Third Level**

**Property Owner(s):**

(This information will not be submitted to the National Park Service, but will remain on file at the Tennessee Historical Commission)

Name Hyder Real Estate Holdings, LLC c/o Jennifer Hyder

Street & P.O. Box 3066 Telephone 423-588-8331

Number

City or Town Johnson City State/Zip TN/ 37604





1 OF 22

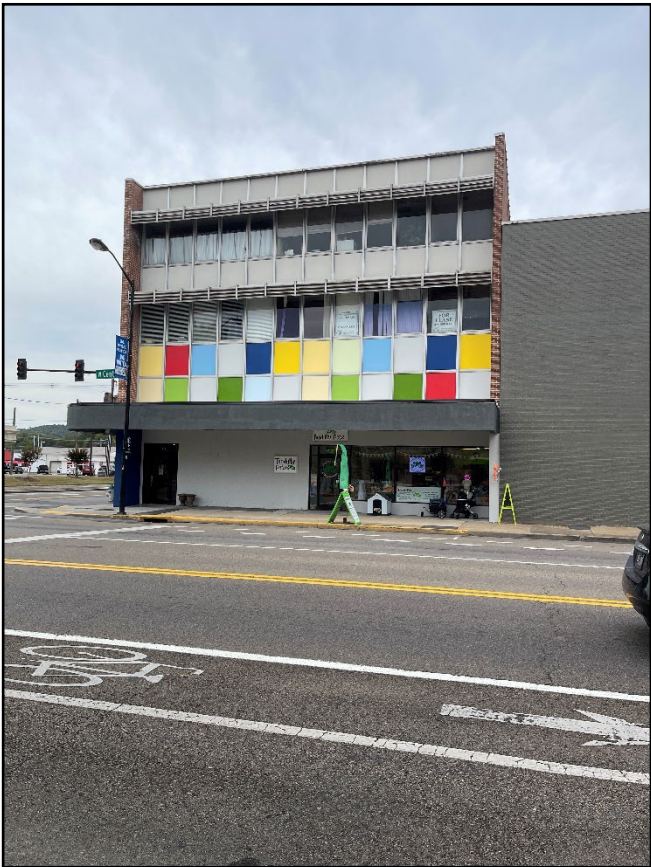


2 OF 22





3 OF 22



4 OF 22

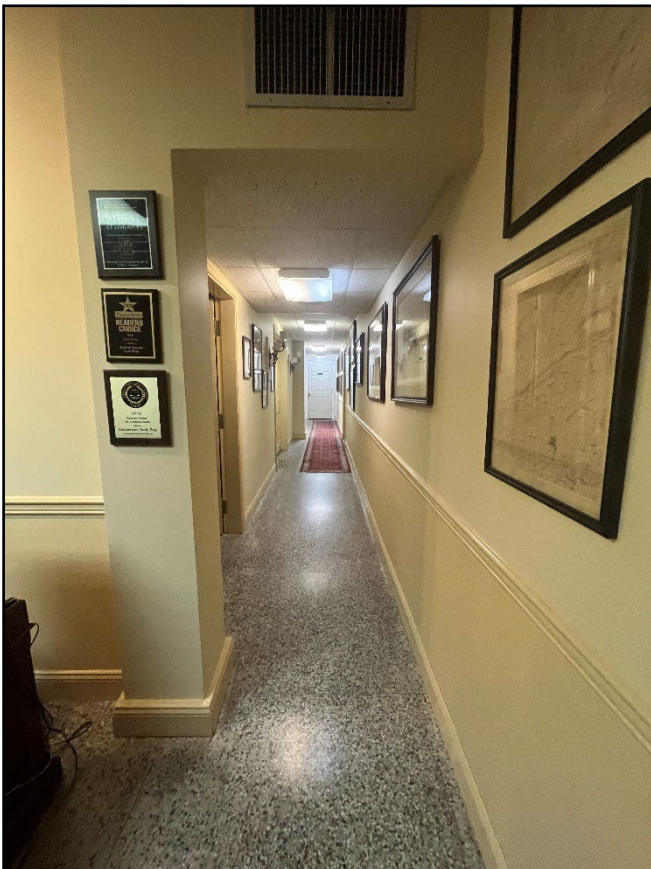








7 OF 22



8 OF 22





9 OF 22



10 OF 22









12 OF 22



13 OF 22





14 OF 22



15 OF 22





16 OF 22



17 OF 22





18 OF 22



19 OF 22





20 OF 22



21 OF 22



22 OF 22



# Kingsport Historic Zoning Commission

Project Number: HISTRC25-0069

Item V3.

<b>Property Information</b>			
Address	Historic City Properties Signage		
Tax Map, Group, Parcel			
Civil District			
Overlay District	Watauga		
Land Use Plan Designation			
Acres			
Existing Use	Historic District	Existing Zoning	
Proposed Use	No Change	Proposed Zoning	No change
<b>Owner Information</b>			
<b>Name:</b> <b>Address:</b> <b>City:</b> Kingsport <b>State:</b> <b>Zip Code:</b> <b>Email:</b> <b>Phone Number:</b> <b>Representative:</b>		Staff is requesting the addition of signage within the Historic Districts	
<b>Points for Consideration</b>			
<p><b>Request:</b> Staff is requesting the installation of additional signage within the Historic Districts in response to concerns regarding existing sign placement and the need for improved coverage throughout the districts.</p> <p><b>When considering this request:</b> We currently have 10 designated historic areas that attract residents, visitors, and businesses. While some locations within the City of Kingsport have had their signage replaced, a staff review identified several historic areas lacking proper sign placement. To address this, staff has consulted with the City Traffic Department to gather feedback and recommendations for optimal signage locations within the district.</p> <p>Proper signage not only enhances finding but also provides valuable historical context, helping visitors appreciate the unique character, design, and special features that make each district significant. By clearly marking points of interest, signage can enrich the visitor experience and highlight the district's historical and cultural importance.</p> <p><b>Staff recommends:</b> Approval of the proposed signage plan, with any necessary modifications, and authorization for staff to coordinate with the City Traffic Department to proceed with sign implementation.</p>			
Planning Technician:	Lori Pyatte	Date:	04/03/2025
<b>Historic Zoning Commission Action</b>		<b>Meeting Date:</b>	<b>04/14/2025</b>
Approval:			
Denial:		Reason for Denial:	
Deferred:		Reason for Deferral:	

This is a reminder to provide an overview of the original design of our Historic Signs.



The updated signs currently in use to mark the Historic Districts.

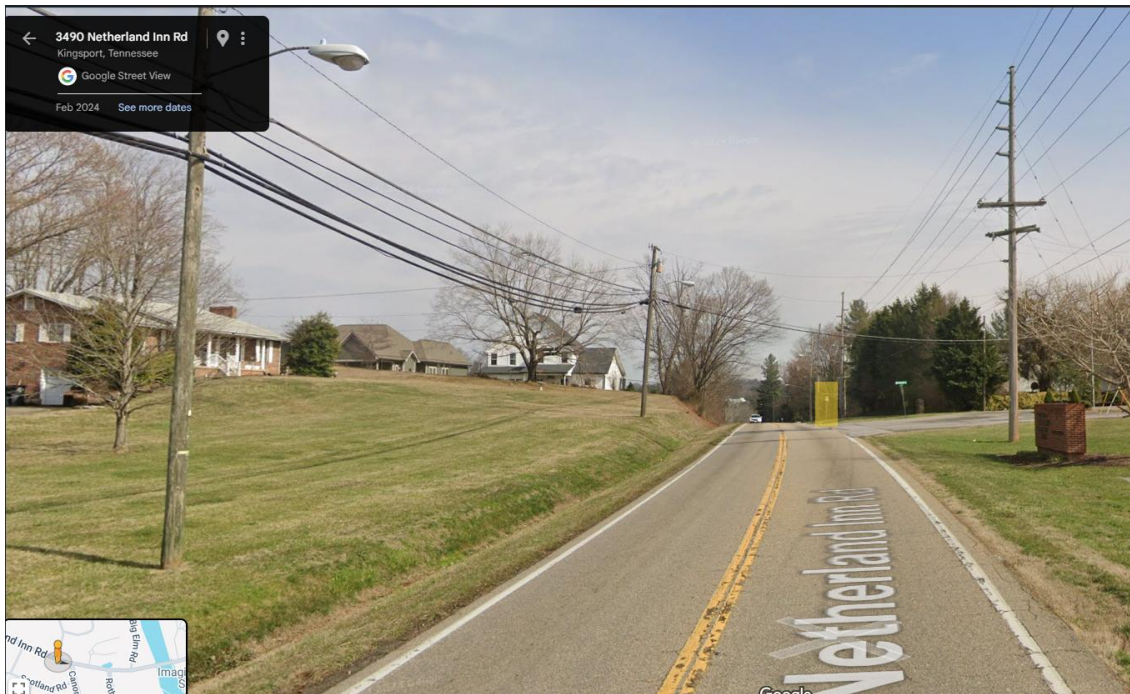


- ❖ Staff is proposing the addition of two new sign locations to help identify the Rotherwood Historic District.

This would be for traffic traveling from the downtown area toward Allendale and West Stone Drive.



For traffic heading from West Stone Drive toward the downtown area.





## Kingsport Historic Zoning Commission

Project Number: HISTRC25-0069

Item V3.

- ❖ Staff is proposing the addition of two new sign locations to help identify the Exchange Place Historic District.

One of the signs would be placed along Orebank Road, just before reaching Exchange Place, for traffic coming from the Memorial Boulevard entrance.



This would be for traffic entering Orebank Road either from the East Stone Drive side or from Chestnut Hills Drive—directly across from the Preston Park Subdivision.



## Kingsport Historic Zoning Commission

Project Number: HISTRC25-0069

Item V3.

- ❖ Staff is proposing the addition of three new sign locations to help identify the Church Circle Historic District and removal of one.

This would be along West Sullivan Street, heading toward the Church Circle roundabout.

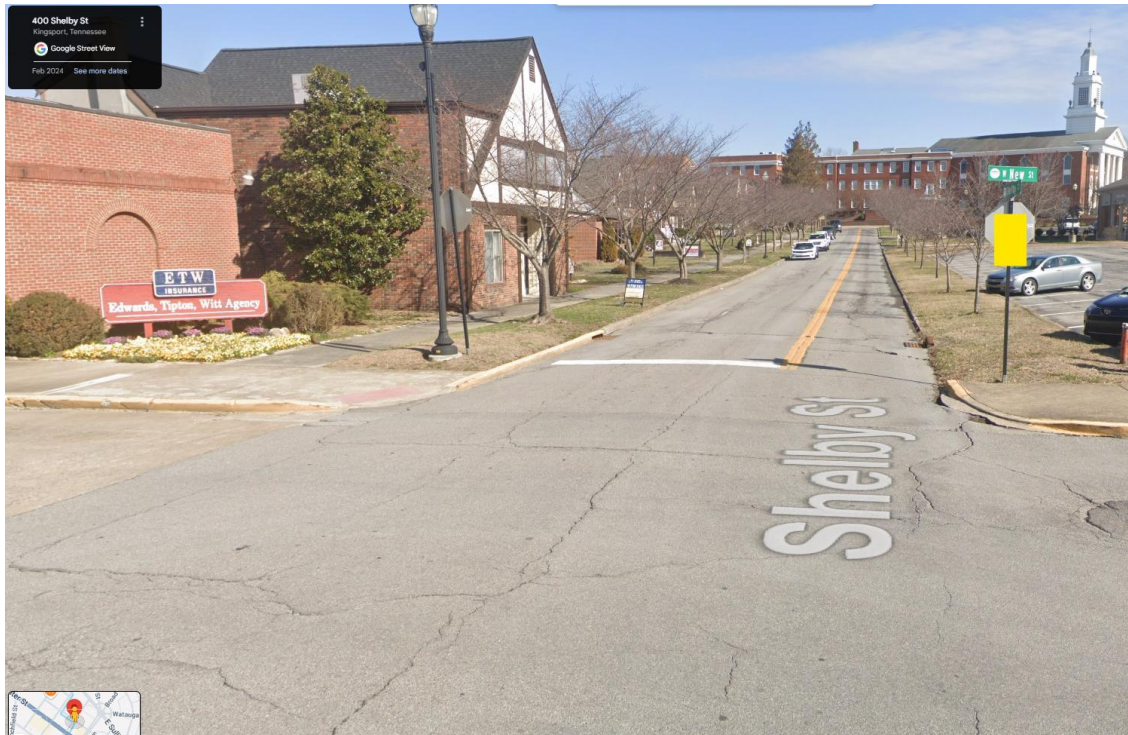


This would be on East Sullivan Street, approaching the Church Circle roundabout.





It would be placed on the reverse side of the stop sign at the intersection New Street at the intersection with Shelby Street.



Staff is recommending the removal of the existing sign outside City Hall on Commerce Street, which was originally installed to identify the Church Circle Historic District.





- ❖ Staff is proposing the removal of the old historic sign and its replacement with a new sign to better identify the Old Kingsport Presbyterian Church Cemetery Historic District.



- ❖ Staff is proposing the addition of a new sign to help identify the Boatyard Historic District.

For traffic traveling from West Stone Drive toward the downtown area, just beyond the bridge.





## Kingsport Historic Zoning Commission

Project Number: HISTRC25-0069

Item V3.

- ❖ Staff is proposing the installation of two new signs to mark the Main Street Historic District.

For traffic turning off Center Street onto West Main Street.



For traffic turning off East Sullivan Street onto East Main Street.



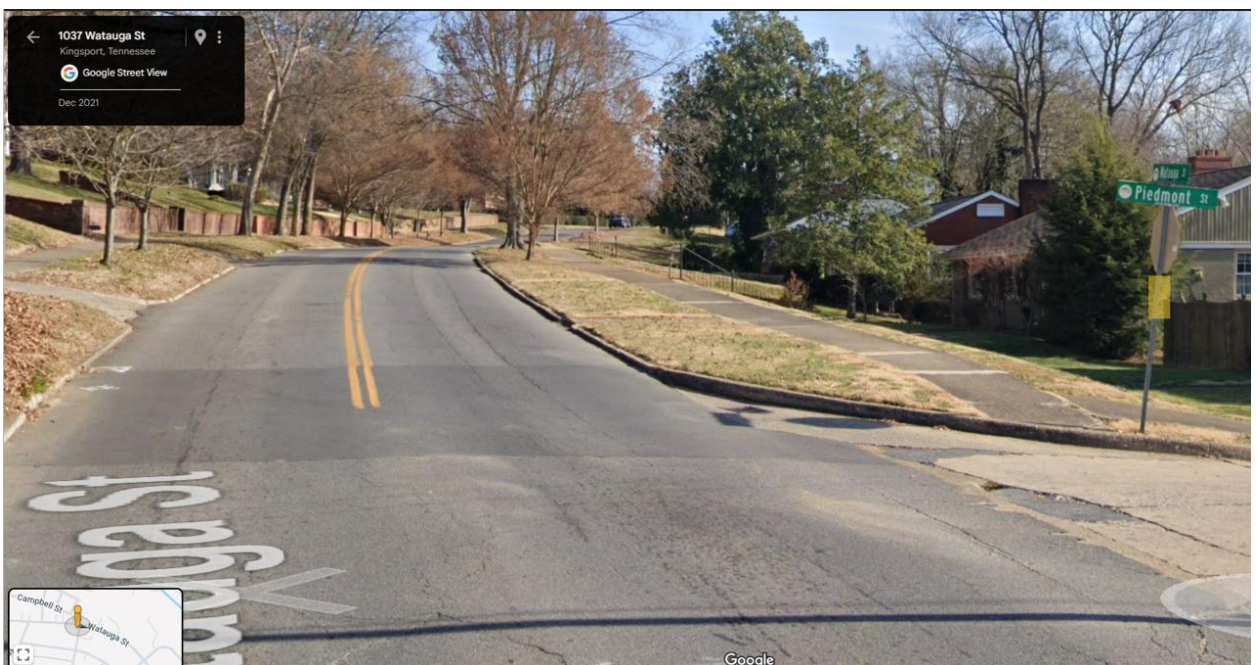
Page 8 of 10



- ❖ Staff is proposing the installation of one new sign to mark the Park Hill Historic District. It would be placed on the reverse side of the stop sign at the intersection of West Wanola Avenue and West Sullivan Street.



- ❖ Staff is proposing the installation of one new sign to mark the Watauga Street Historic District. The sign would face Watauga Street at the intersection of Piedmont Street and Watauga Street.





- ❖ Staff is proposing the installation of one new sign to mark the Broad Street Historic District.

The sign would face Broad Street, approaching the intersection of West Main Street and Broad Street. Installation may take some time, as the city is awaiting the installation of a new light pole, to which the sign will be attached once in place.



# Kingsport Historic Zoning Commission

Project Number: HISTRC25-0082

Item V4.

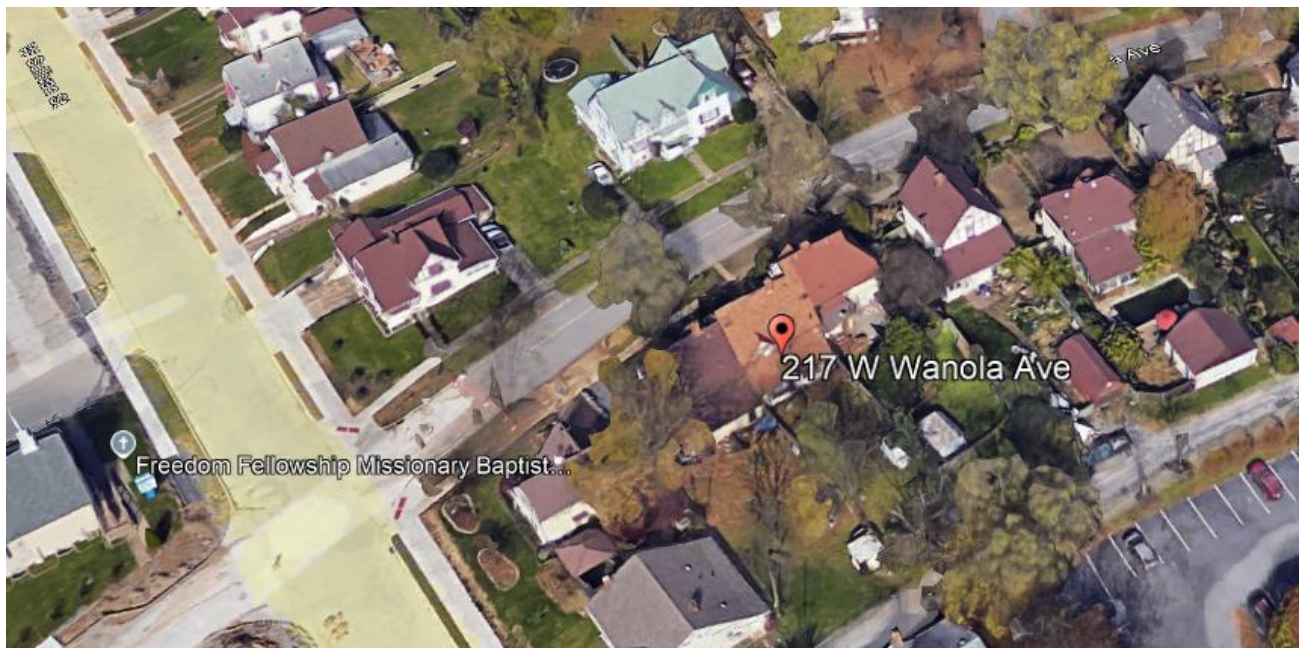
<b>Property Information</b>			
Address	217 W. Wanola Ave		
Tax Map, Group, Parcel	046I C 004.00		
Civil District	11 <sup>th</sup>		
Overlay District	Park Hill		
Land Use Plan Designation	Single Family		
Acres	+/- 0.09		
Existing Use	Single Family	Existing Zoning	R-2
Proposed Use	No Change	Proposed Zoning	No change
<b>Owner Information</b>			
<b>Name:</b> Roy E Neeley & Mildred J Neeley % Mark Franklin <b>Address:</b> 664 Rivermill Road <b>City:</b> Bethlehem <b>State:</b> GA <b>Zip Code:</b> 30620 <b>Email:</b> <b>Phone Number:</b> <b>Representative:</b> City of Kingsport Staff		<b>Historic Commission will conduct a preliminary investigation to determine if there is sufficient basis for the Building Department to proceed with a <i>Demolition by Neglect</i> determination</b>	
<b>Points for Consideration</b>			
<p><b>Request:</b> Historic Commission will conduct a preliminary investigation to determine if there is sufficient basis for the Building Department to proceed with a <i>Demolition by Neglect</i> determination</p> <p><b>When considering this request:</b> 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><b>Staff recommends:</b> Authorization for the Building Department to move forward with the <i>Demolition by Neglect</i> determination.</p>			
Planning Tech:	Lori Pyatte	Date:	04/03/2025
<b>Historic Zoning Commission Action</b>		<b>Meeting Date:</b>	<b>04/14/2025</b>
Approval:			
Denial:		Reason for Denial:	
Deferred:		Reason for Deferral:	



Aerial View:



Google Earth View:





Site Visit Photos:



Front of unit- From Street



Backside of the unit

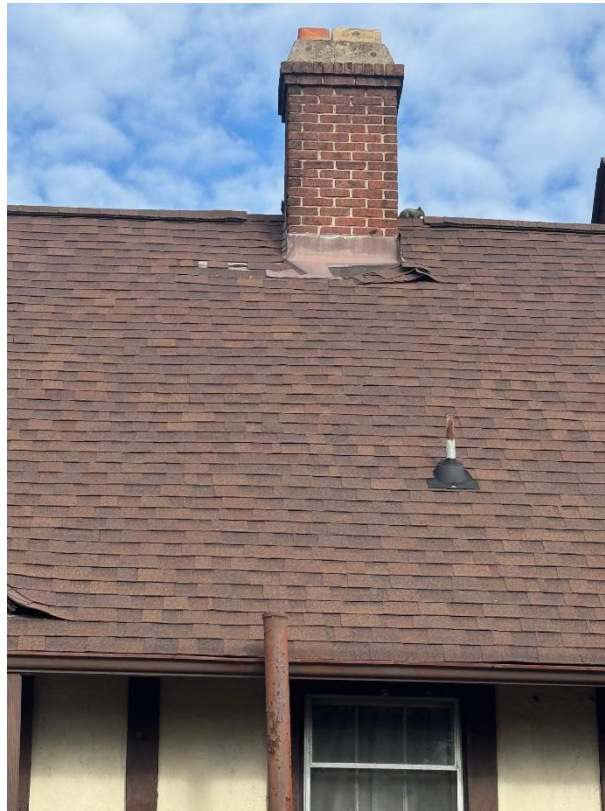


Site Visit Photos:



Windows and Gutter on the unit

Site Visit Photos:



Chimney



Inside the Location-  
looking in from a window  
outside





**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](mailto: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



## 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 3<sup>rd</sup> day of APRIL 2025.

(Personalized Seal)



*Amanda Nicole Sakellar*

Notary Public's Signature

*11-21-26*

Commission Expires