



HISTORIC ZONING COMMISSION MEETING AGENDA

Monday, March 10, 2025 at 1:30 PM
City Hall, 415 Broad Street, Room 226

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

I. INTRODUCTION AND MEETING PROCEDURES

II. APPROVAL OF THE AGENDA

III. APPROVAL OF MINUTES

- [1.](#) Minutes from February 17th, 2025 Regular Historic Meeting

IV. OLD BUSINESS

- [1.](#) 1236 Watauga Street- Demolition, Addition to Accessory Structure, New Accessory Structure, and Privacy Fencing (HISTR24-0228)

V. NEW BUSINESS

- [1.](#) 2244 Netherland Inn Terrace- Demolition (HISTR25-0043)

VI. OTHER BUSINESS

1. In- house approvals since last regular meeting:

* 418 W. Sullivan Street- Replacement of guard rail on porch and new fence around the back of property.

* 418 Shelby Street- Library box outside of business

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

February 17th 2025

1:30 p.m.

Members Present:

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

Staff Present:

Lori Pyatte
Ken Weems

Members Absent:

Visitors Present:

Marc Bradley
Kashtan Bradley
Billy Wayne Arrington
David Lane
Debra Kilgore
Daryl Zeh

Chairman Jewell McKinney called the meeting to order at 1:28 p.m. She welcomed everyone in attendance and provided an opportunity for all Historic Commissioners to introduce themselves.

The Chairman called for approval of the agenda. Commissioner Jack Edwards made a motion to approve the agenda as presented, which was seconded by Vice-Chairman West. The motion passed unanimously with a vote of 7-0.

Next, the Chairman called for approval of the minutes from regular meeting on January 13th, 2025. Commissioner Bob Grygotis made a motion to approve the minutes, which was seconded by Commissioner Lindsey Nieuwland. The motion passed unanimously with a vote of 7-0.

Old Business:

217 Hammond Avenue- Home Addition/Screened in back porch (HISTRG24-0232)

The Chairman requested an update from staff on this business. Staff informed the Commission that, as some members may recall from the November 12, 2024, meeting, the homeowner at 217 Hammond Ave had requested approval for a screened-in back porch. However, at that time, the proposed design featured a 6:12 roof pitch, which did not meet Historic Guidelines. The Commission had requested that the roof pitch be adjusted to a minimum of 8:12 to comply with the guidelines.

Following this request, the Kingsport Building Department conducted an inspection on February 5th, 2025 at the request of staff and confirmed that the roof pitch has been adjusted to meet the required 8:12. The homeowner is now in full compliance with Historic Guidelines.

With the correction completed, the Chairman called for a motion. Vice-Chairman West moved to approve the item, and Commissioner Bob Grygotis seconded the motion. The motion was unanimously approved with a 7-0 vote.

New Business:

146 Broad Street- Exterior Updates (HISTR25-0027)

Mr. Bradley distributed handouts of the proposed sign design and tribal accents for the commissioners to review. He explained that the exterior of the building is currently painted “Hopsack” and will remain that color, with the trim updated to “Olive Green.” The existing maroon areas will be repainted in olive green.

Mr. Bradley noted that the building currently has black window boxes on the lower-level storefront. The plan is to install additional window boxes on both the lower and second levels, painted “Caribou Brown.” While the proposal currently includes a window box for each window, he mentioned they may adjust the layout during installation for aesthetic balance. The window boxes will be made of poly wood, similar to Trex, for durability.

Regarding signage, Mr. Bradley stated that the existing maroon-painted sign will be updated with an olive green trim, a khaki background, and black lettering. The lower portion of the sign will feature a geodesic design with color and the business logo. He also proposed adding tribal accents above the windows, replacing the current décor. These accents will be made of poly and metal for longevity and will not be permanently affixed to the building. He emphasized that no permanent structural changes would be made to the building.

Vice-Chairman West confirmed that the shape of the sign would remain unchanged, with only the design elements being updated. Mr. Bradley affirmed this.

Mr. Arrington added that greenery, including ferns, vines, and other plants, would be placed as they have been in the past. Commissioner Grygotis asked if the plants would be live, and Mr. Arrington confirmed they would, noting that garlands would be used during the winter. He also mentioned that seasonal decorations would be placed in the windows during off-seasons.

Commissioner Edwards inquired about the awnings and whether they would remain the same color. Mr. Bradley explained that they are currently black metal but ideally, he would like to add a temporary thatch covering.

Chairman McKinney asked whether the proposed updates included stonework. Mr. Bradley stated he was open to including it but had submitted multiple design options. Chairman McKinney also inquired about the possibility of changing the awning color instead of keeping it black. Mr. Bradley said he was open to painting them, but since they are metal, it might present challenges. Mr. Arrington mentioned that a direct-to-metal (DTM) paint could be used. However, Chairman McKinney noted that keeping the awning black might not align with the new color scheme.

Commissioner Edwards questioned the necessity of placing window boxes on the second floor. Mr. Bradley stated that he believed they would enhance the building's overall appearance. When asked about accessibility for maintenance, Mr. Arrington confirmed that the lower sections of the second-floor windows open, allowing for easy upkeep.

Vice-Chairman West commended Mr. Bradley's efforts in revitalizing the building but expressed concern over the addition of the thatch and tribal design elements, noting that they do not align with the Historic District guidelines. She acknowledged the overall improvement but emphasized the importance of maintaining historic integrity.

She further stated that she could not support the tribal design, explaining that it did not fit within the district's aesthetic. Mr. Bradley asked where in the guidelines it prohibited additional signage, as he had only found references to square footage restrictions. Staff clarified that the building is permitted up to 100 square feet of signage, including the existing sign and any additional elements. Mr. Bradley noted that the current sign is approximately 40 square feet, leaving about 60 square feet available for use. Staff indicated that final square footage calculations would be determined after approval.

Commissioner Nieuwland asked about the materials intended for the tribal design. Mr. Bradley responded that the design would be sculptural with a 3D depth effect.

Commissioner Grygotis voiced concerns that the proposed tribal elements do not align with Kingsport's historic character, which is deeply tied to the train station and Broad Street. He felt the symbols conflicted with that historical context but approved of the proposed colors.

Commissioner Millican acknowledged that while the current building is in poor condition, he appreciated Mr. Bradley's investment and improvements. He expressed a desire to find a solution that aligns with both the business's vision and the district's guidelines, emphasizing a "less is more" approach.

When asked what alternative design elements would be more appropriate, Commissioner Edwards suggested that the tribal design detracts from the business rather than enhancing it. Chairman McKinney agreed.

Commissioner Cross commended the business's willingness to take a risk in Kingsport's Historic District. However, he noted that their decision could set a precedent for future applicants requesting non-traditional elements.

Mr. Bradley asked for suggestions on acceptable design elements. The commissioners advised against adding anything to the wall. Vice-Chairman West assured him that his business would succeed through social media, word-of-mouth, and reputation, rather than relying on additional signage.

Regarding the awnings, Mr. Bradley asked if leaving them black was acceptable. Commissioner Millican recommended not altering them, while Chairman McKinney agreed that although black does not fit the new color scheme, concerns over paint adhesion to metal warranted keeping them as they are. Chairman McKinney asked whether the windows were trimmed in black to help tie in the awning color.

Vice-Chairman West then asked if Mr. Bradley wanted to proceed with a motion to approve the proposal as submitted. Chairman McKinney called for a motion. Vice-Chairman West moved to approve the proposal,

including keeping the black awnings, and Commissioner Lindsey Nieuwland seconded the motion. The motion was unanimously approved with a 7-0 vote.

274 Hammond Avenue- Exterior Updates, Window Replacements, and Garage Door Replacement

Mr. Lane stated that he purchased the house in 2017 and began replacing the windows before realizing he needed permission. Since receiving the letter, he has halted work, but depending on his budget, he plans to eventually replace all 13 windows in the house. The four windows across the front are the main focus for replacement. Mr. Lane mentioned that these windows are quite expensive, so their replacement will depend on the budget.

In addition to the windows, Mr. Lane expressed interest in updating the heating and cooling system, painting the house, repairing cracked stucco, and possibly replacing the garage doors and even the garage roof.

Chairman McKinney noted that she understood Mr. Lane intended to replace the solid garage door, which has chipped paint, with carriage-style doors, if possible. Mr. Lane confirmed this was his plan but stated that if the committee disagreed, it would not be a deal-breaker for him.

Vice-Chairman West commented that carriage house doors would be a great addition to the garage. Mr. Lane agreed, stating that he believed the carriage doors would greatly enhance the house's appearance.

Mr. Lane also explained that the current windows are cracked, allowing rain to enter the house. He would like to replace them with energy-efficient vinyl windows that also look better. Chairman McKinney inquired if the grill pattern on the new windows would match the existing ones. Mr. Lane confirmed that the pattern would be the same. Commission Grygotis then confirmed that Mr. Lane intended to install vinyl windows. Mr. Lane noted that these windows would match those already replaced in the neighborhood, and Chairman McKinney pointed out that the commission has previously approved vinyl window replacements.

Chairman McKinney asked how difficult Mr. Lane anticipated it would be to touch up and patch the house without it being noticeable. Mr. Lane said that while the woodwork should be manageable, the paint and plaster touch-ups would be challenging to make seamless.

Vice-Chairman West clarified that the motion would cover the replacement of the vinyl windows, the addition of carriage doors, the painting, and the overall restoration efforts.

Chairman McKinney called for a motion. Commissioner Grygotis moved to approve the project, with Commissioner Lindsey Nieuwland seconding. The motion was unanimously approved with a 7-0 vote.

At the end of the meeting, Mr. Lane asked if the approval would also include the potential replacement of the garage roof. Chairman McKinney confirmed that it would.

Other Business:

In-House approvals: 806 Yadkin Street.

Staff presented information regarding a request for a new ADA ramp and the addition of a new door to the screened-in front porch at 806 Yadkin Street. Staff explained that the proposed ADA ramp would be

installed on the side of the house, connecting to the driveway to provide easier access in and out of the home.

Commissioner Edwards inquired whether there was already a ramp at the location. Staff responded that there was not an official ramp, but the homeowner had constructed a makeshift one they were using temporarily for access.

Staff Reports:

217 West Wanola Avenue:

Staff invited Debra Kilgore to speak on this matter, as she had previously emailed staff regarding the property in question. Ms. Kilgore, a homeowner in the Park Hill Historic District, thanked the Historic Commission for sending out the reminder letter about living in historic districts. She explained that she resides at 219 West Wanola Avenue, which is an end unit in a row house. The neighboring unit, 217 West Wanola Avenue, has been vacant for over 10 years. Ms. Kilgore described the property as abandoned and a fire hazard, with overgrown weeds, rotten wood, and visible signs of deterioration. She further mentioned that the property is owned by out-of-state individuals.

Ms. Kilgore requested the Historic Commission's assistance in addressing the issue. Commissioner Grygotis inquired about the specific challenges Ms. Kilgore faces due to the vacant property. Ms. Kilgore provided photos for the commissioners to review, showing the overgrowth, rotting wood, animals inhabiting the property, and a hole in the exterior.

Chairman McKinney asked Ms. Kilgore who owned the property. She responded that the courthouse records listed the owner as Roy Neeley, who resides in Bethlehem, Georgia, though her primary contact for the property is Mark Franklin.

Vice-Chairman West sought staff's input on potential actions. Staff suggested contacting the building official for a code enforcement inspection of the property. Vice-Chairman West clarified that while this is not a historic zoning issue, the neglect of the property could be addressed by the building department. He recommended that the Historic Zoning Committee formally ask the building department to investigate the situation.

Chairman McKinney then called for a motion. Commissioner Edwards moved to refer the issue to the building department for inspection, with Commissioner Millican seconding the motion. The motion passed unanimously with a 6-0 vote. Commissioners advised Ms. Kilgore that staff will be contact with her and keep her updated on the status.

Ms. Kilgore also requested to have addition historic district signs placed in the districts.

2244 Netherland Inn Terrace:

Staff provided an update on this property, noting that it was discussed in the previous meeting. The house is still scheduled for a dilapidation hearing on February 20, 2025, and staff intends to attend.

On February 10, staff spoke with a family member who visited the office to inquire about potential development options and the possibility of taking over the property. During this conversation, staff

learned that the property currently has no sewer access. In response, staff has been in contact with Chad Austin, the Assistant Utility Director for Water Services, to explore possible solutions.

Staff anticipates having further updates at the March meeting, including outcomes from the dilapidation hearing and whether the family member remains interested in moving forward with the property.

418 West Sullivan Street:

Staff provided an update on this property, noting that it was discussed in the previous meeting. Since then, the applicant has submitted her application. However, after reviewing it, staff sent her an email requesting additional information but has not received a response.

In her application, she also indicated plans to work on the adjacent unit. In the follow-up email, staff advised her that a separate application would be required for that unit as well.

Due to the lack of response, staff conducted a site visit on February 10, 2025, and observed individuals painting the porch guard. While the exact color is unknown, it appeared to be a darker shade of brown.

1434 Watauga Street:

Staff provided an update on this property, noting that it was discussed in the previous meeting. The homeowner has decided not to reach out to neighbors to gauge their interest in being included in the historic district. Instead, she believes the process should move forward without their input.

After discussion, the Chairman and Commissioners agreed to discontinue further consideration of this matter unless a resident reaches out and secures agreement from the neighbors to be added to the historic district.

Orchard Court/Place:

Staff received an email from Jeff Fleming informing us that Frances Dryden had inquired about adding Orchard Court/Place to the historic district. Mr. Fleming provided staff with Ms. Dryden's contact information to facilitate further discussion. However, as of now, staff has not received any communication from her to move forward with establishing a new historic district.

State of Tennessee Historic Commission:

Staff received information regarding an upcoming annual report deadline and followed up to learn more about the process. During this time, a few important details were clarified.

First, commissioners need to complete the Historic Preservation Commission Member Resume for the state. Staff has copies available today for completion, and these need to be submitted as soon as possible.

Secondly, while speaking with the representative, staff learned that later this year, there will be a formal vote regarding the nomination of the former Earles Drug Store for inclusion on the National Register. Attached are details about the building, along with recent updates, for the commission's review.

With no further business, the Chairman adjourned the meeting at 2:27 p.m.

Respectfully Submitted,

Jewell McKinney, Chairman

Kingsport Historic Zoning Commission

Project Number: HISTRC24-0228

Item IV1.

Property Information			
Address	1236 Watauga Street		
Tax Map, Group, Parcel	046K E 013.00		
Civil District	11 th		
Overlay District	Watauga		
Land Use Plan Designation	Single Family		
Acres	+/- 0.84		
Existing Use	Single Family	Existing Zoning	R-1A
Proposed Use	No Change	Proposed Zoning	No change
Owner Information			
Name: Jay (James) Foster Address: 1236 Watauga Street City: Kingsport State: TN Zip Code: 37660 Email: Phone Number: 919-479-5779 Representative: Marvin Egan		Request: <ul style="list-style-type: none"> ▪ Demo existing shed ▪ Addition onto existing structure (10x18 ½) ▪ New accessory structure: Cabana (10x20) ▪ Privacy Fencing 	
Points for Consideration			
<p>Request: The property owner seeks approval to demolish the existing shed behind the garage, extend the garage toward the rear of the property, and construct a new accessory structure (cabana) within the pool area. Additionally, the owner proposes extending the fencing to match the existing design around the side yard and the front of the pool area, ensuring a seamless connection to the rear of the house. The fencing will maintain a consistent aesthetic, with sections measuring 6 feet and 4 feet in height.</p> <p>When considering this request: New additions to historic dwellings should be constructed and designed in a manner that maintains the overall character of the original dwelling. The addition should blend with the original design and not obscure or conceal the historic dwelling or its primary features. New additions should be located on rear or side elevations where not visible from the street. It should blend well without duplicating the original form, material, style, wall plane, or roofline. New accessory structures should have the compatible material of the primary dwelling, and should be located in the rear property and a setback distance of at least one-third of the total depth of the dwelling is recommended. Privacy fence will be set back from the main façade by more than one-third of the total depth of the house.</p> <p>Board of Zoning Appeals: The applicant has submitted a request for a side yard variance with the Board of Zoning Appeals to address the 0.9-foot side yard on the eastern side of the property. The Board will review the case on March 6, 2025. Staff will provide an update on the matter during the meeting scheduled for March 10, 2025.</p> <p>Staff recommends: Approval of the submitted plans based upon compliance with the Historic Guidelines</p>			
Planning Tech:	Lori Pyatte	Date:	02/28/2025
Historic Zoning Commission Action		Meeting Date:	03/10/2025
Approval:			
Denial:		Reason for Denial:	
Deferred:		Reason for Deferral:	

Historic Guidelines:

Chapter 10: Guidelines for Relocation and Demolition: (Demolition)

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.

Historic Guidelines:

Chapter 6: New Residential Construction (Addition to Primary Dwellings)

New Residential Construction

CHAPTER 6 - NEW RESIDENTIAL CONSTRUCTION

Policy:
New additions to historic dwellings should be constructed and designed in a manner that maintains the overall character of the original dwellings. The addition should blend with the original design and not obscure or conceal the historic dwelling or its primary features.

**1.0 ADDITIONS TO PRIMARY DWELLINGS
DESIGN GUIDELINES FOR NEW ADDITIONS**

1.1 Consider the location, size, and scale of the addition.
A new addition should never overwhelm the historic dwelling. The window spacing and materials of the new addition should follow those of the original building. Locate new additions on rear or side elevations where not visible from the street.

1.2 Retain historic character.
Design the addition in a manner compatible with the historic character of the original building, as well as of surrounding buildings in the district. Though the addition should be a discernible wing from the historic building, it should blend well without duplicating the original form, material, style, wall plane, or roofline.

1.3 Porch enclosures may be appropriate.
If an owner chooses to enclose a porch (or a portion thereof), the floor fascia board and columns shall not be covered, and every effort shall be made to express the original intent of the porch with screen panels.

1.4 The addition of decks on rear elevations may be appropriate.
Place decks on rear elevations or in other locations that are out of view from the street. Paint and design decks to blend closely with the dwelling. Keep deck designs simple in appearance. If visible from the street, ensure that decks have square balusters set no more than three inches apart and no more than two inches in width and depth.

Historic Guidelines:

Chapter 6: New Residential Construction (New Accessory Buildings)

New Residential Construction

3.0 NEW ACCESSORY BUILDINGS

3.1 Design new garages and other accessory buildings to be compatible with the historic districts.

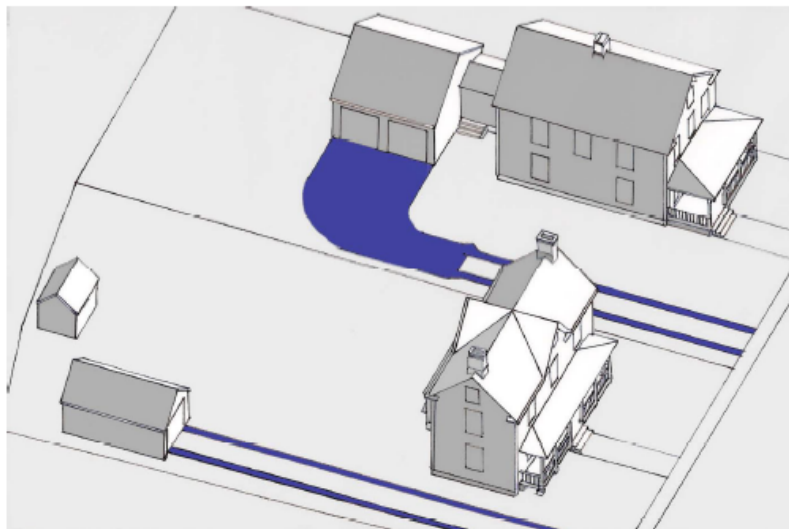
Design new accessory buildings to be compatible with the architectural style and scale of the associated dwelling.

3.3 New accessory buildings should have compatible materials.

The exterior finish of attached garages and accessory buildings may be wood, brick or stucco depending on the design and materials of the primary dwelling. An 8:12 pitch is should be a minimum for roofs. Screened landscaping of accessory buildings is also recommended.

3.3 New accessory buildings shall be sited appropriately on the lot.

Locate new outbuildings appropriately, such as to the rear of a dwelling or set back from the side elevation of the primary dwelling. The setback distance of at least one-third of the total depth of the dwelling is recommended.



New garages may be freestanding at the rear or attached via a hypen or breezeway at the rear of dwellings.

Historic Guidelines:

Chapter 5: Rehabilitation Guidelines for Residential Historic Properties (Site Features/Fences)

Rehabilitation Guidelines for Residential Historic Properties

DESIGN GUIDELINES FOR SITE FEATURES, continued...

13.3 Traditional fence materials are recommended.

For front yards wood fences are recommended, but these may also be of wrought iron, metal garden (scallop or square grid) or metal picket. Vinyl and chain link fences are discouraged for front and side yards but may be added along rear lot lines.

13.4 Privacy fences and hedges may be appropriate.

For privacy in back yards, wood fences may be installed up to 7' in height or 6' with 2' with a framed lattice top. Wood supports measuring 4" by 4" or metal pipe are recommended. Privacy fences should be set back from the main façade by at least one-third of the total depth of the house. Maintain the fence with regular painting. Living fences, such as hedges or other landscaping, are attractive alternatives to chain-link or privacy fences.



Appropriate height and design picket fence at 709 Yadkin Street.



This appropriate privacy fence at 1154 Watauga Street surrounds the rear yard and is set back from the front of the house.

Aerial View:



Google Earth View:



Kingsport Historic Zoning Commission

Project Number: HISTRC24-0228

Item IV1.

Application:

HISTORIC ZONING COMMISSION APPLICATION



APPLICANT INFORMATION:

Last Name Foster First Jay (James) M.I. Date 10/4/24
Street Address 1236 Watauga St. Apartment/Unit #
City Kingsport State TN ZIP 37660
Phone (919) 749-5779 E-mail Address

PROPERTY INFORMATION:

Tax Map Information Tax map: 046K Group: E Parcel: 046 Lot: P14
013.00
Street Address 1236 Watauga St. Apartment/Unit #
Name of Historic Zone Kingsport Improvement Corp.
Current Use Residential

REPRESENTATIVE INFORMATION:

Last Name Egan First Marvin M.I. Date 10/4/24
Street Address 4648 Old Stage Rd Apartment/Unit #
City Kingsport State TN ZIP 37664
Phone 423-341-0230 E-mail Address office@eganconstruction.com

REQUESTED ACTION:

Demo existing garage
Rebuild in same location
Paver patio

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: [Handwritten Signature]
Signed before me on this 4th day of October, 2024,

Date: 10/4/24

a notary public for the State of Tennessee
County of Sevier

Notary [Handwritten Signature]
My Commission Expires August 28, 2028



Site Visit Photos:

Storage Shed



Storage shed at the rear of the garage—requested for demolition and removal.



A photo of the storage shed taken from the driveway, facing the existing garage.

Site Visit Photos:

Garage



The existing garage will be restored, with an addition extending on the west side toward the pool area.



Side view of the existing garage facing the road—no changes planned for this side facing Watauga, except for window replacements.

Site Visit Photos:

Fencing



Existing fencing at 1236 Watauga Street—set to be removed and replaced.



A photo of the approved fencing, approved in November 2024, which will replace the existing pool fencing.



AS BUILT - FRONT VIEW
NOT TO SCALE



PROPOSED FRONT VIEW
NOT TO SCALE



2D FLOOR PLAN
NOT TO SCALE



PROPOSED BACK VIEW
NOT TO SCALE

GENERAL NOTES:
THE BUILDER SHALL VERIFY THAT SITE CONDITIONS ARE CONSISTENT WITH THESE PLANS BEFORE STARTING WORK. WORK NOT SPECIFICALLY DETAILED SHALL BE CONSTRUCTED TO THE SAME QUALITY AS SIMILAR WORK THAT IS DETAILED. ALL WORK SHALL BE DONE IN ACCORDANCE WITH INTERNATIONAL BUILDING CODES AND LOCAL CODES.
WRITTEN DIMENSIONS AND SPECIFIC NOTES SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS AND GENERAL NOTES. THE ENGINEER/DESIGNER SHALL BE CONSULTED FOR CLARIFICATION IF SITE CONDITIONS ARE ENCOUNTERED THAT ARE DIFFERENT THAN SHOWN, IF DISCREPANCIES ARE FOUND IN THE PLANS OR NOTES, OR IF A QUESTION ARISES OVER THE INTENT OF THE PLANS OR NOTES. CONTRACTOR SHALL VERIFY AND IS RESPONSIBLE FOR ALL DIMENSIONS (INCLUDING ROUGH OPENINGS).
PLEASE SEE ADDITIONAL NOTES CALLED OUT ON OTHER SHEETS.
BUILDING PERFORMANCE:
HEAT LOSS CALCULATIONS SHALL COMPLY WITH THE REQUIREMENTS OF REGIONAL AND LOCAL CODES. SEE CALCULATIONS, PORCHES, DECKS, FOUNDATION, FIREPLACE ENCLOSURES, AND GARAGE AREAS NOT INCLUDED IN LIVING AREA. ALL EXHAUST FANS TO BE VENTED DIRECTLY TO THE EXTERIOR. ALL PENETRATIONS OF THE BUILDING ENVELOPE SHALL BE SEALED WITH CAULK OR FOAM.

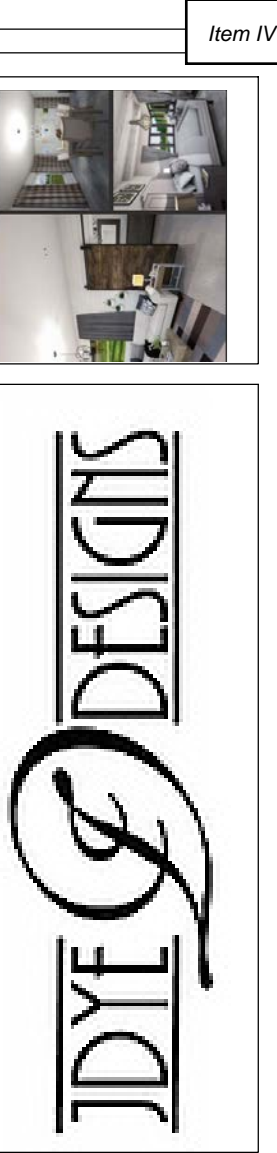
STRUCTURAL ENGINEER (IF REQUIRED): _____
DESIGNER: _____
BUILDER: _____

HOMEOWNER & CONTRACTOR: TO VERIFY ALL DIMENSIONS, STRUCTURAL DETAILS, AND BUILDING CODES, AND GRADE REQUIREMENTS.

ALL RENDERINGS ARE FOR INSPIRATION PURPOSES ONLY AND ARE NOT GUARANTEED TO LOOK LIKE THE FINAL DESIGN

To the best of my knowledge these plans are drawn to comply with owner's and/ or builder's specifications and any changes made on them after prints are made will be done at the owner's and / or builder's expense and responsibility. The contractor shall verify all dimensions and enclosed drawing. J DYE DESIGNS, LLC. is not liable for errors once construction has begun. While every effort has been made in the preparation of this plan to avoid mistakes, the maker can not guarantee against human error. The contractor of the job must check all dimensions and other details prior to construction and be solely responsible thereafter.

Label	Title	Description	Comments	Layout Page Table
1	COVER			
2	AS BUILT DESIGN			
3	PROPOSED GARAGE DESIGN			
4	PROPOSED CABANA AND ELEVATIONS			
5	GARAGE ELEVATIONS			
6	ROOF PLANS FOR GARAGE AND CABANA			
7	GROUPED TYPICALS			



Jessica Dye
P.O. Box 19174, Abingdon, VA 24212
(276) 411-4022
jdyledesigns@outlook.com

COVER

FOSTER PROJECT
1236 WATAUGA STREET
KINGSFORT, TN

DATE:

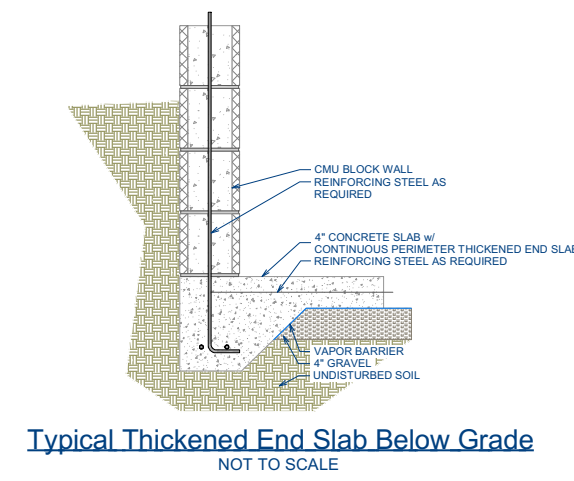
02/05/2025

SCALE:

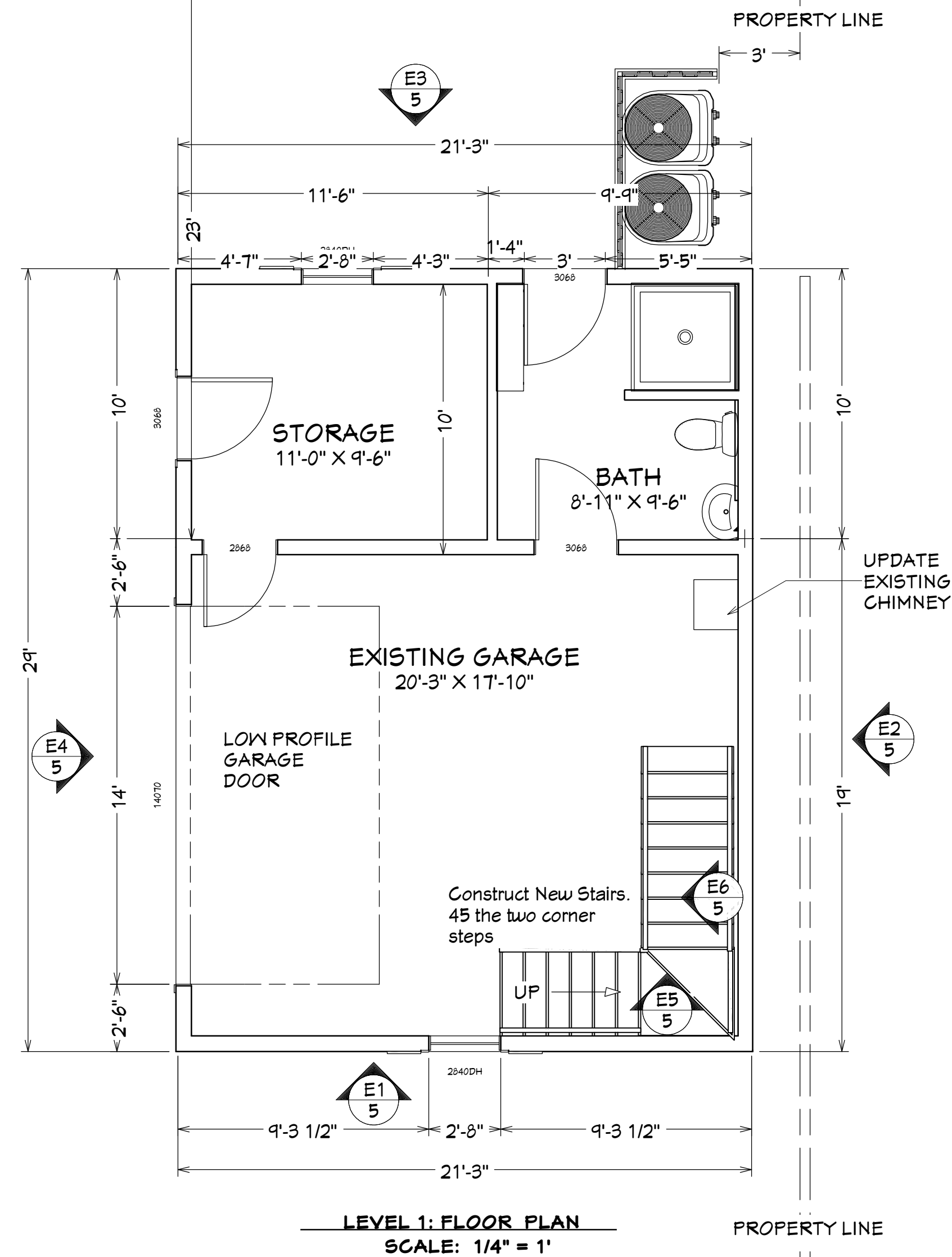
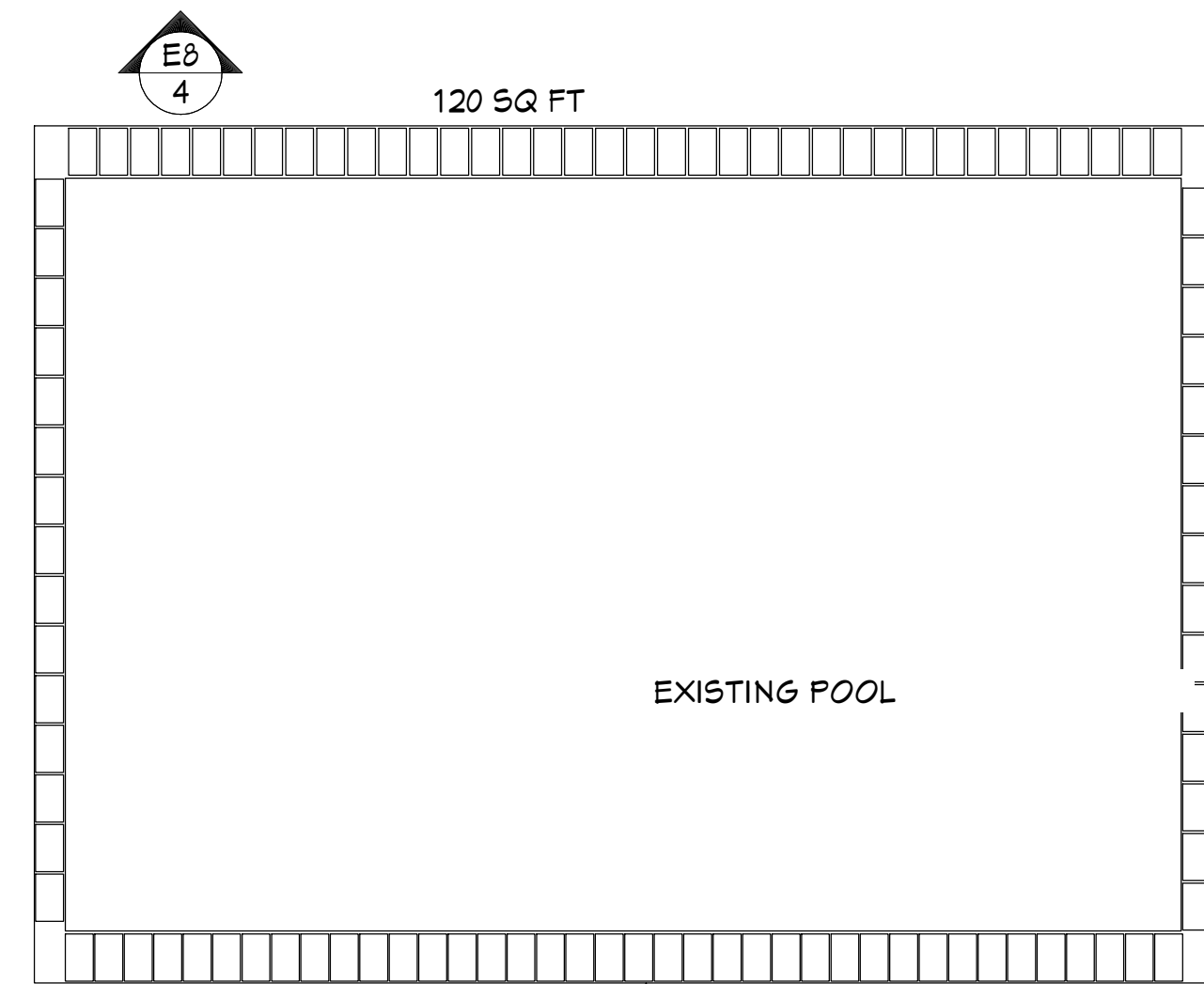
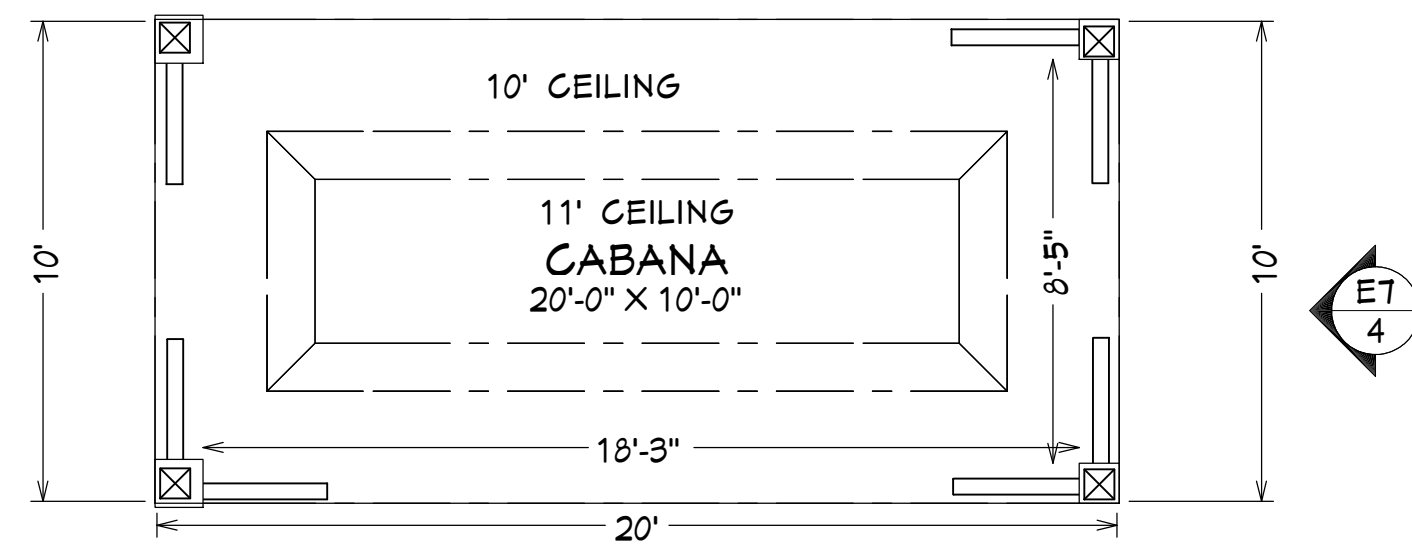
1/4" = 1'

SHEET:

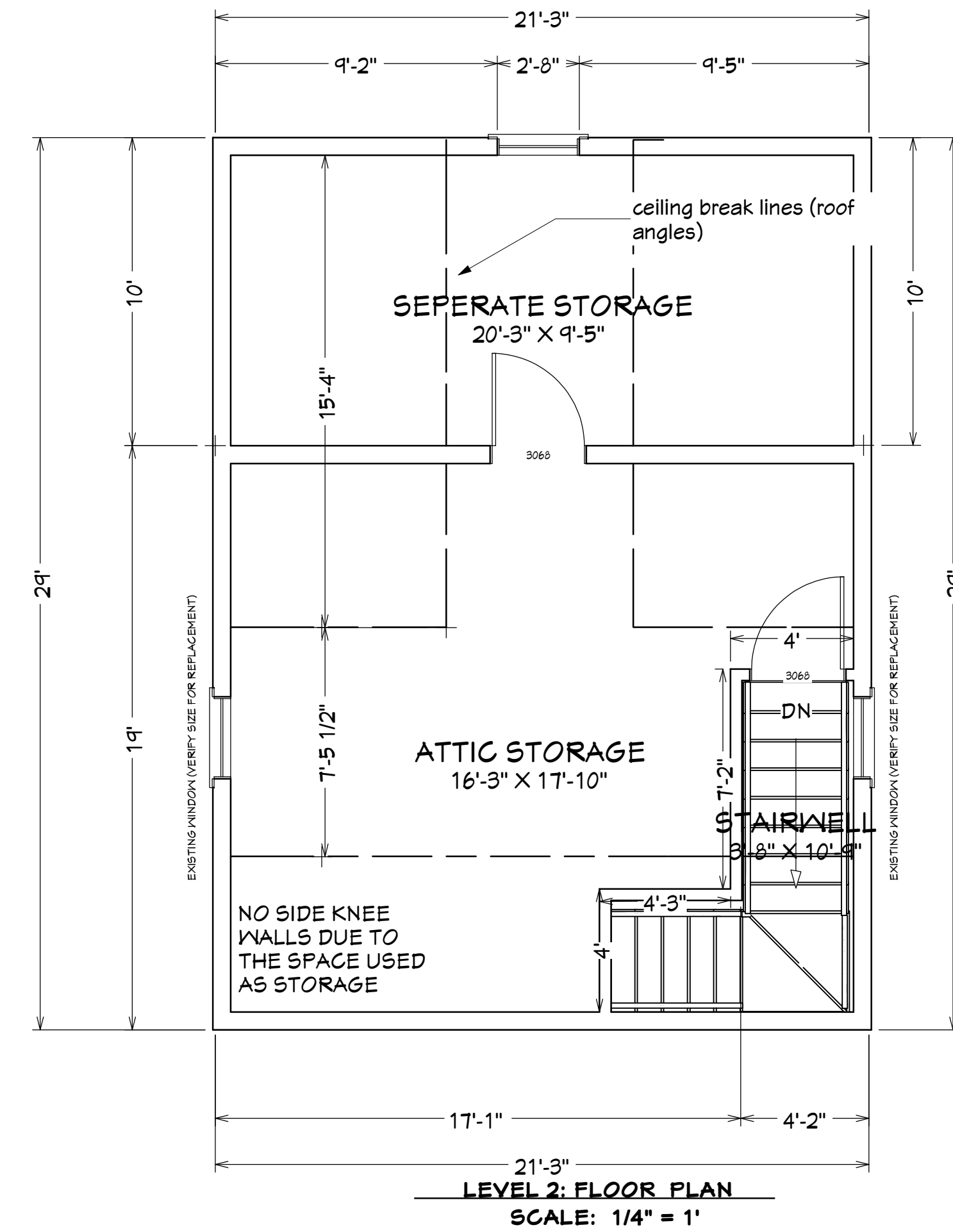
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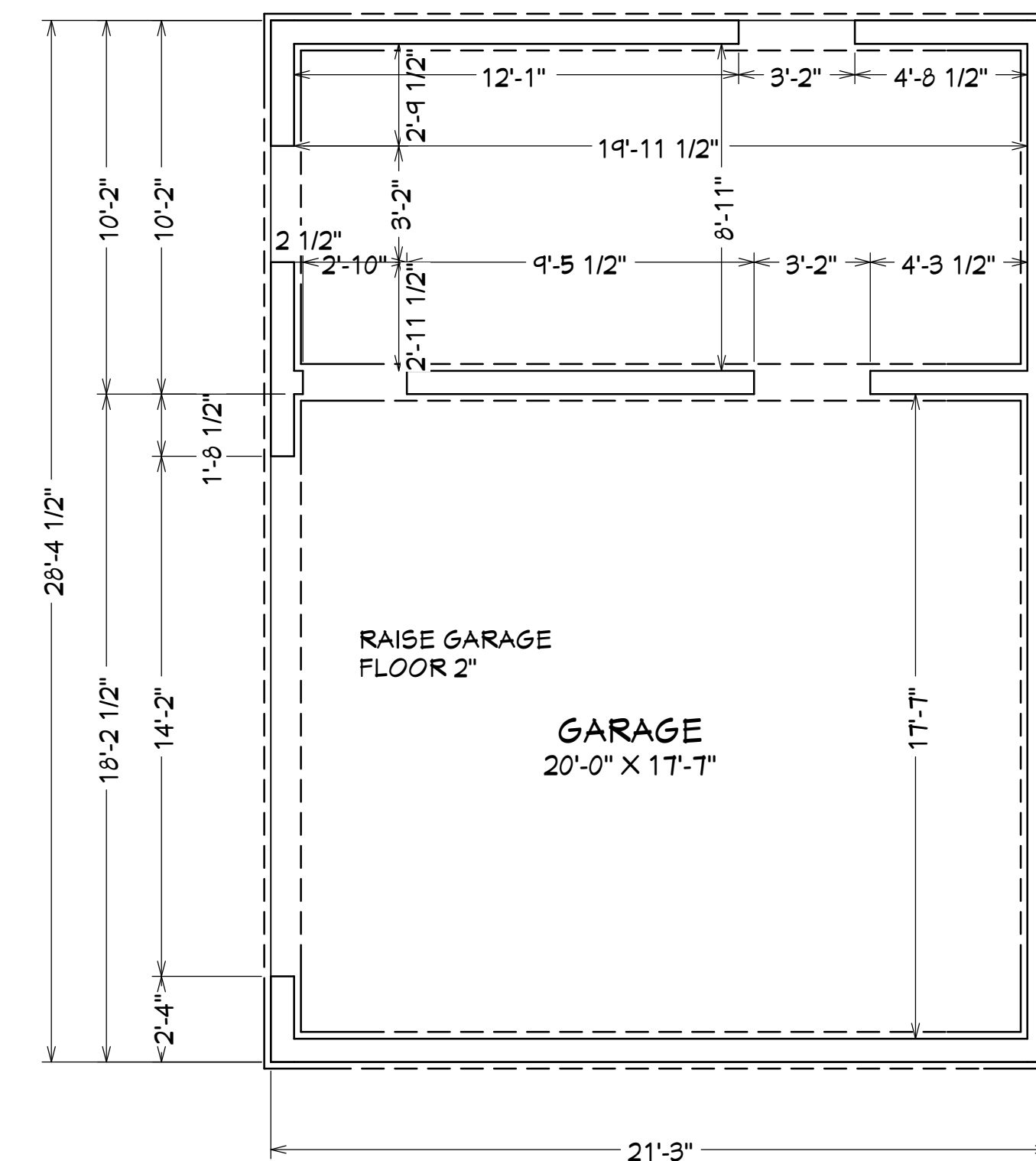
FENCING



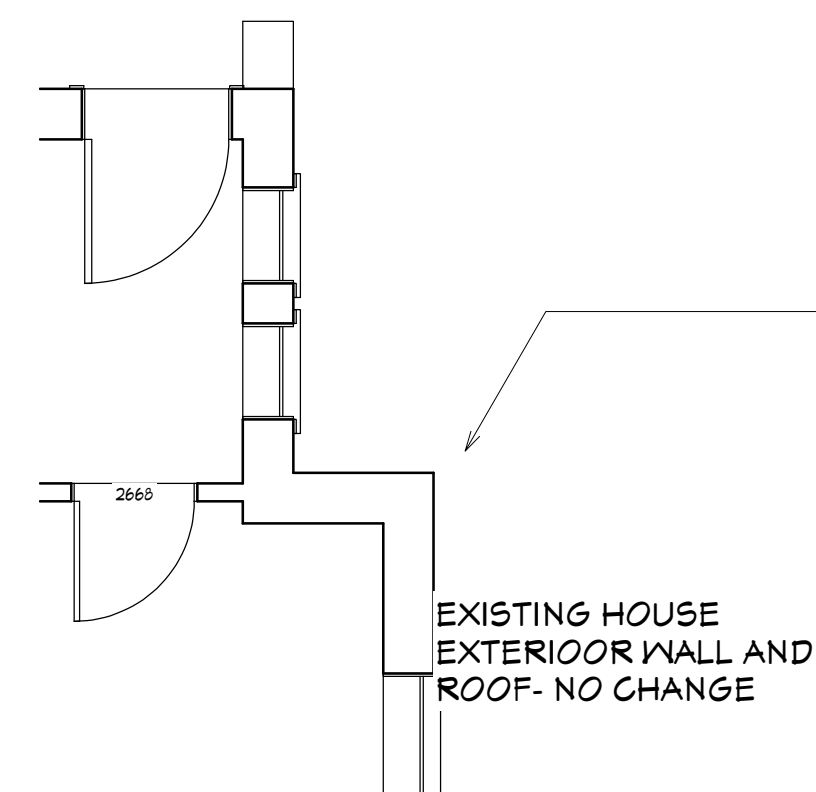
LEVEL 1: FLOOR PLAN
SCALE: 1/4" = 1'



LEVEL 2: FLOOR PLAN
SCALE: 1/4" = 1'



FOUNDATION PLAN
SCALE: 1/4" = 1'



Jessica Dye
P.O. Box 19174, Abingdon, VA 24212
(276) 411-4022
jdyedesigns@outlook.com

PROPOSED
GARAGE DESIGN

FOSTER PROJECT
1236 WATAUGA STREET
KINGSFORT, TN

DATE:

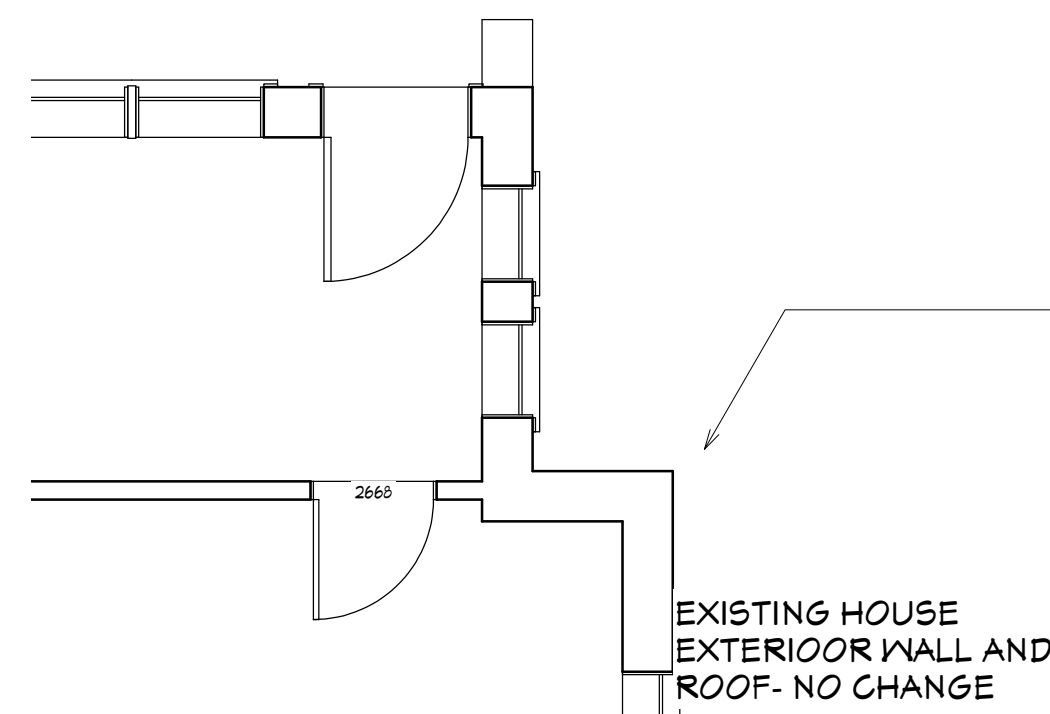
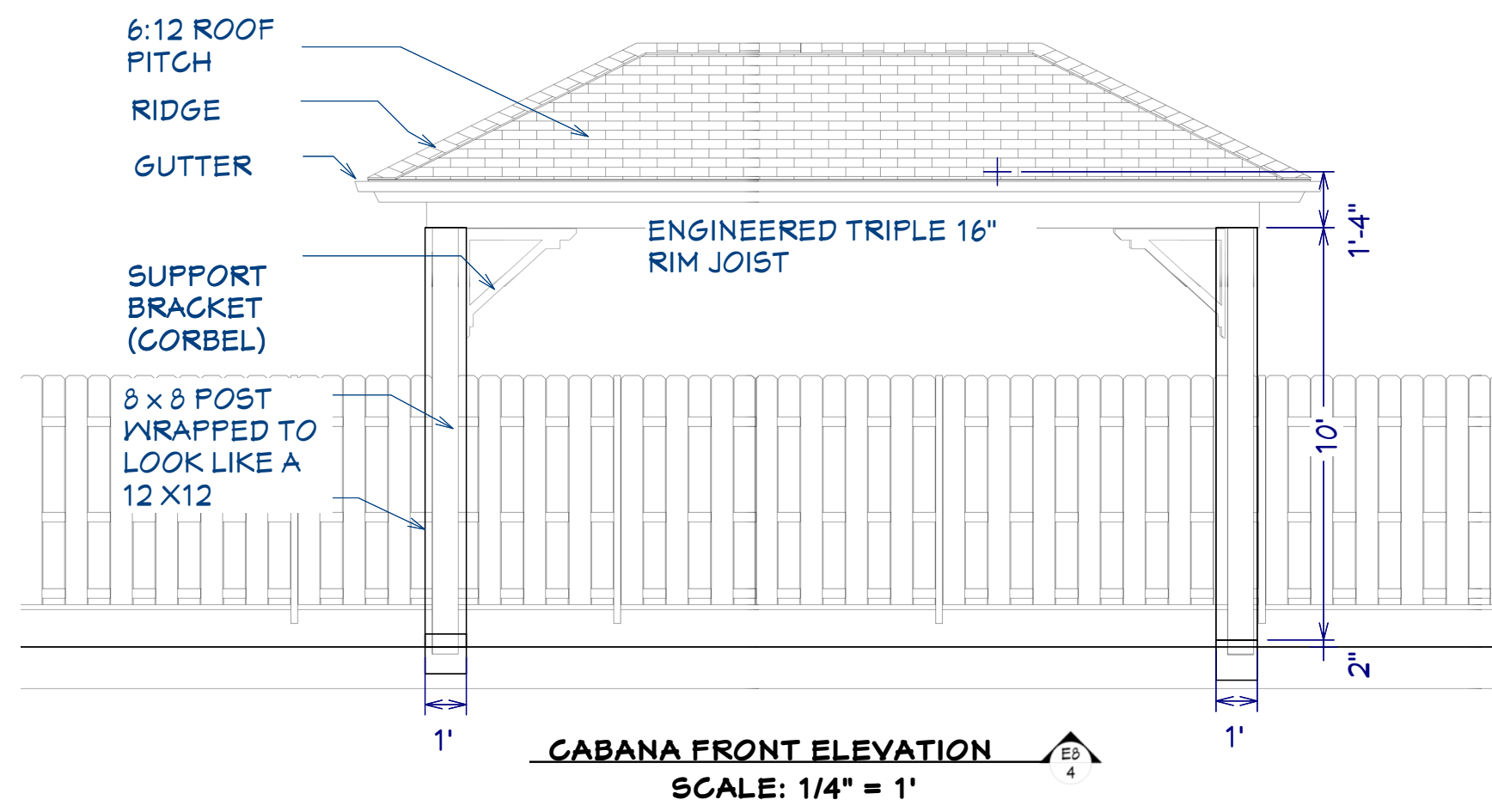
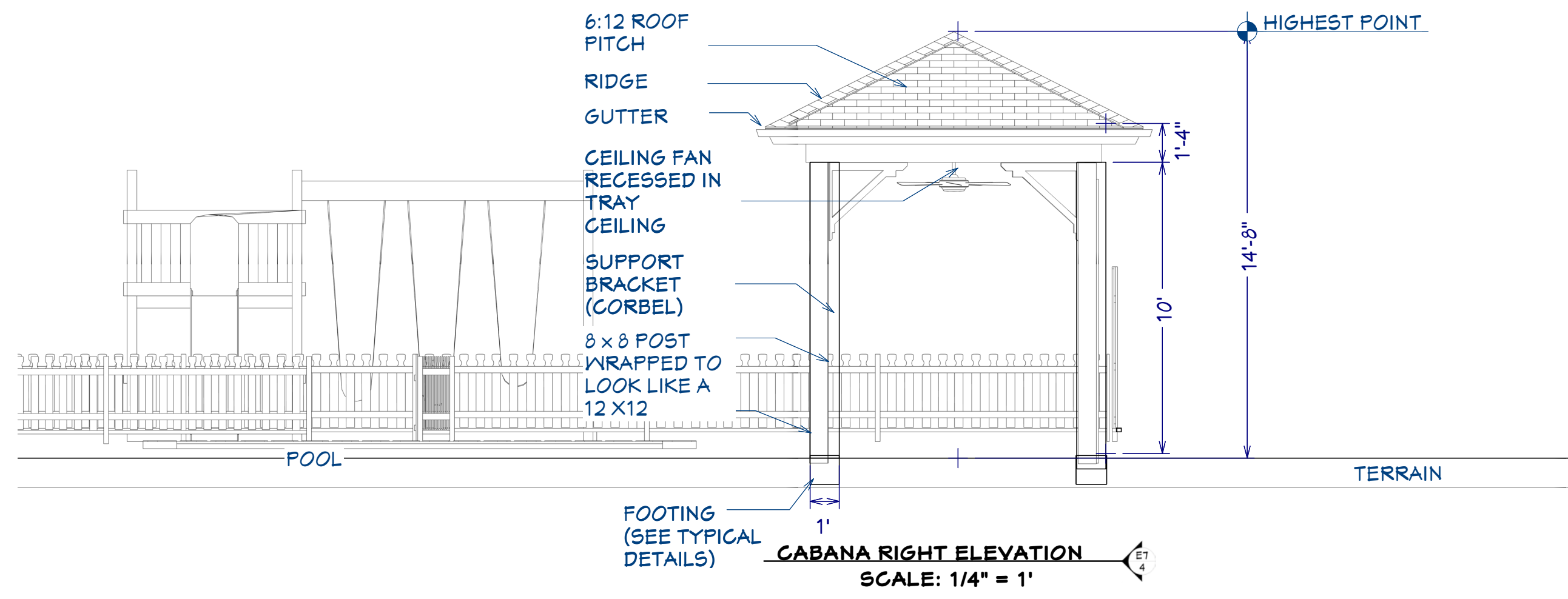
02/05/2025

SCALE:

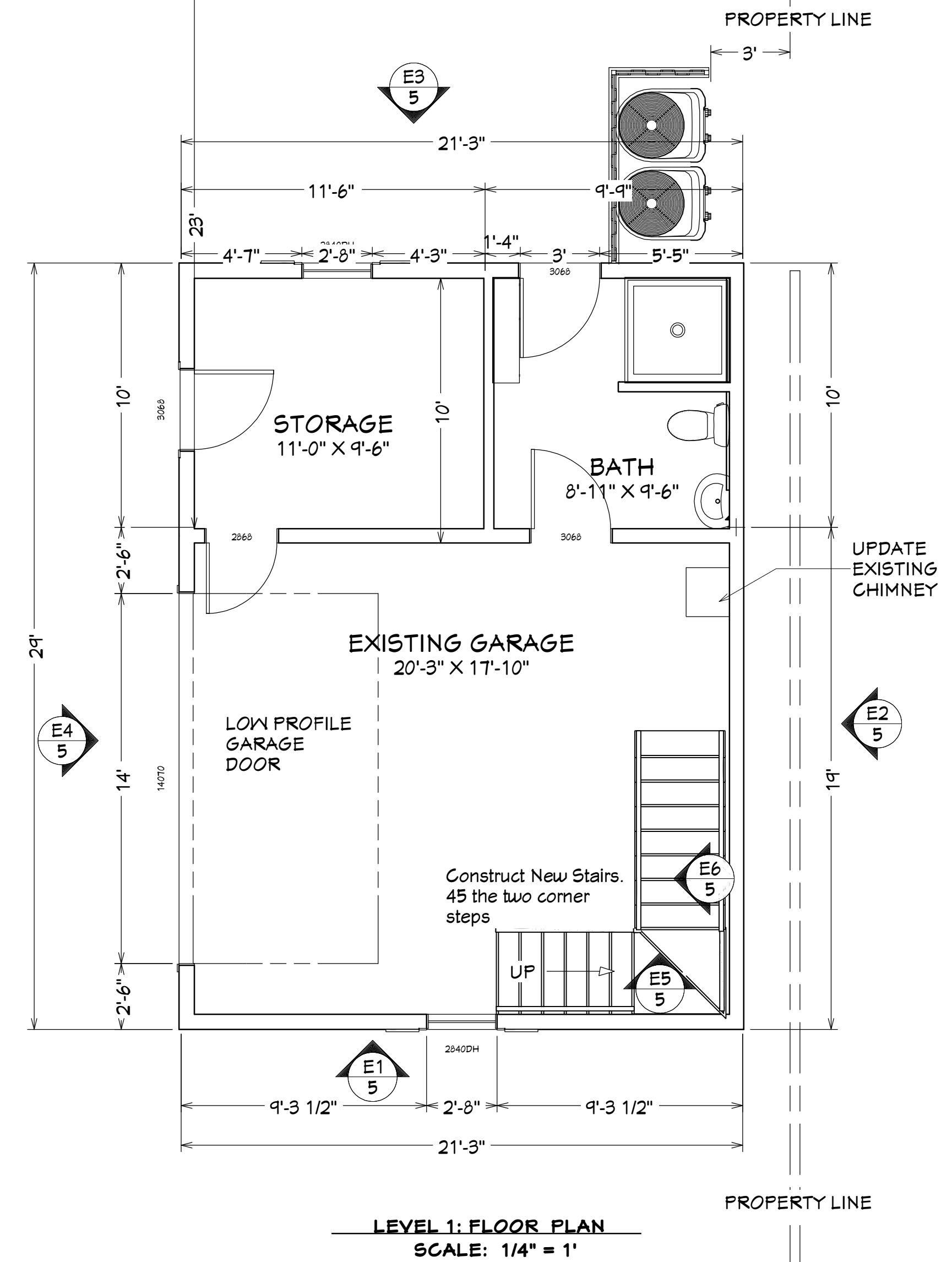
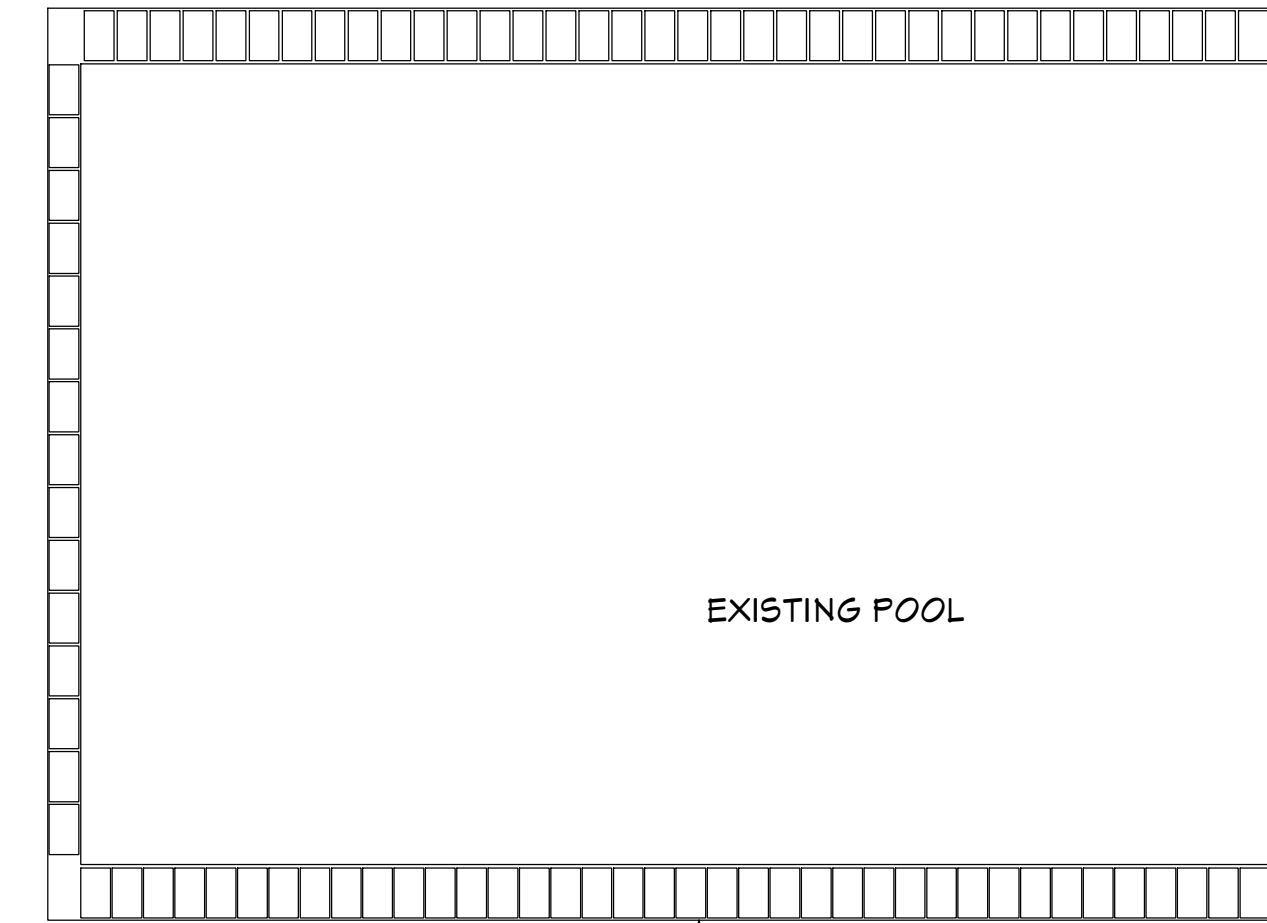
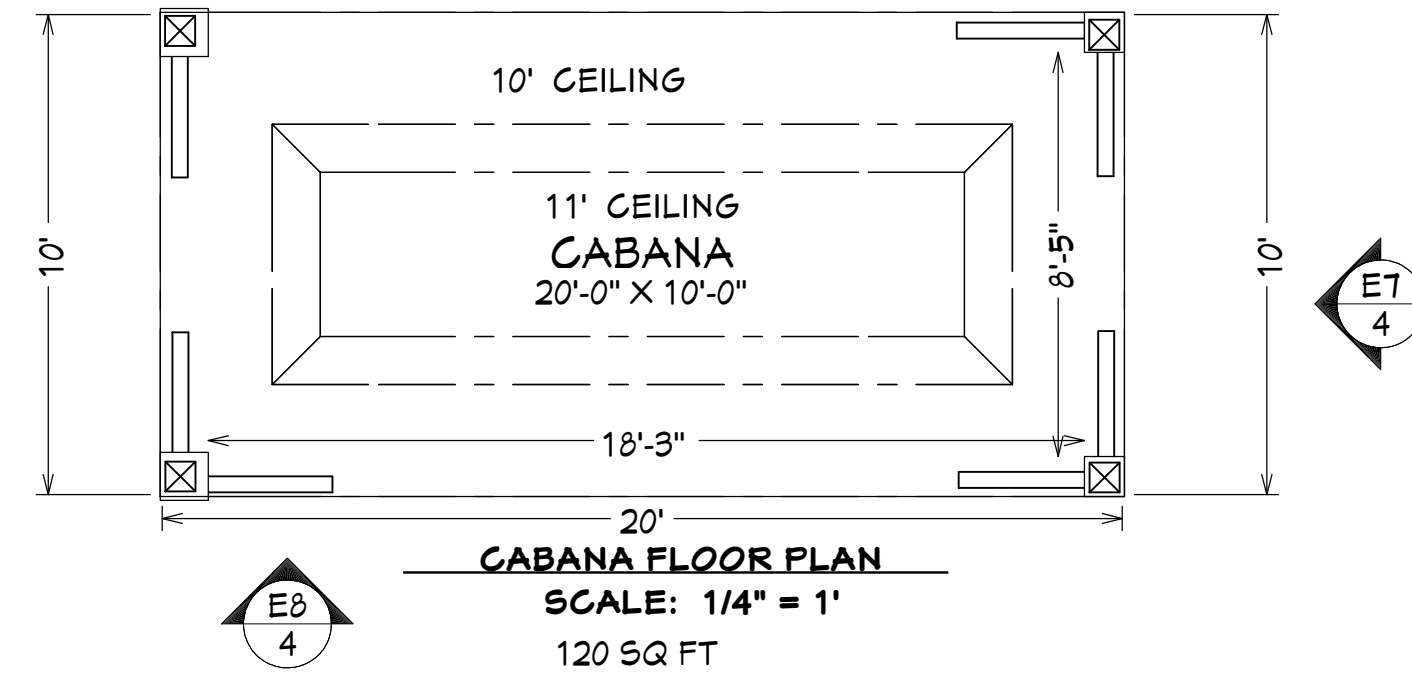
1/4" = 1'

SHEET:

3



FENCING



Front Corner of Garage sets back 48" from house corner



JDYE & DESIGNS

Jessica Dye
P.O. Box 19174, Abingdon, VA 24212
(276)411-4022
jdyledesigns@outlook.com

PROPOSED
CABANA

FOSTER PROJECT
1236 WATAUGA STREET
KINGSFORT, TN

DATE:

02/05/2025

SCALE:

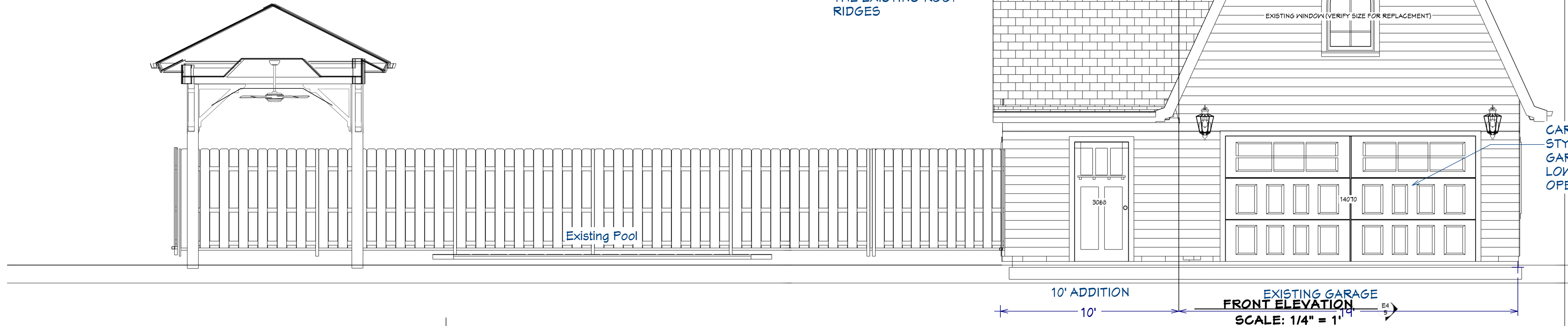
1/4" = 1'

SHEET:

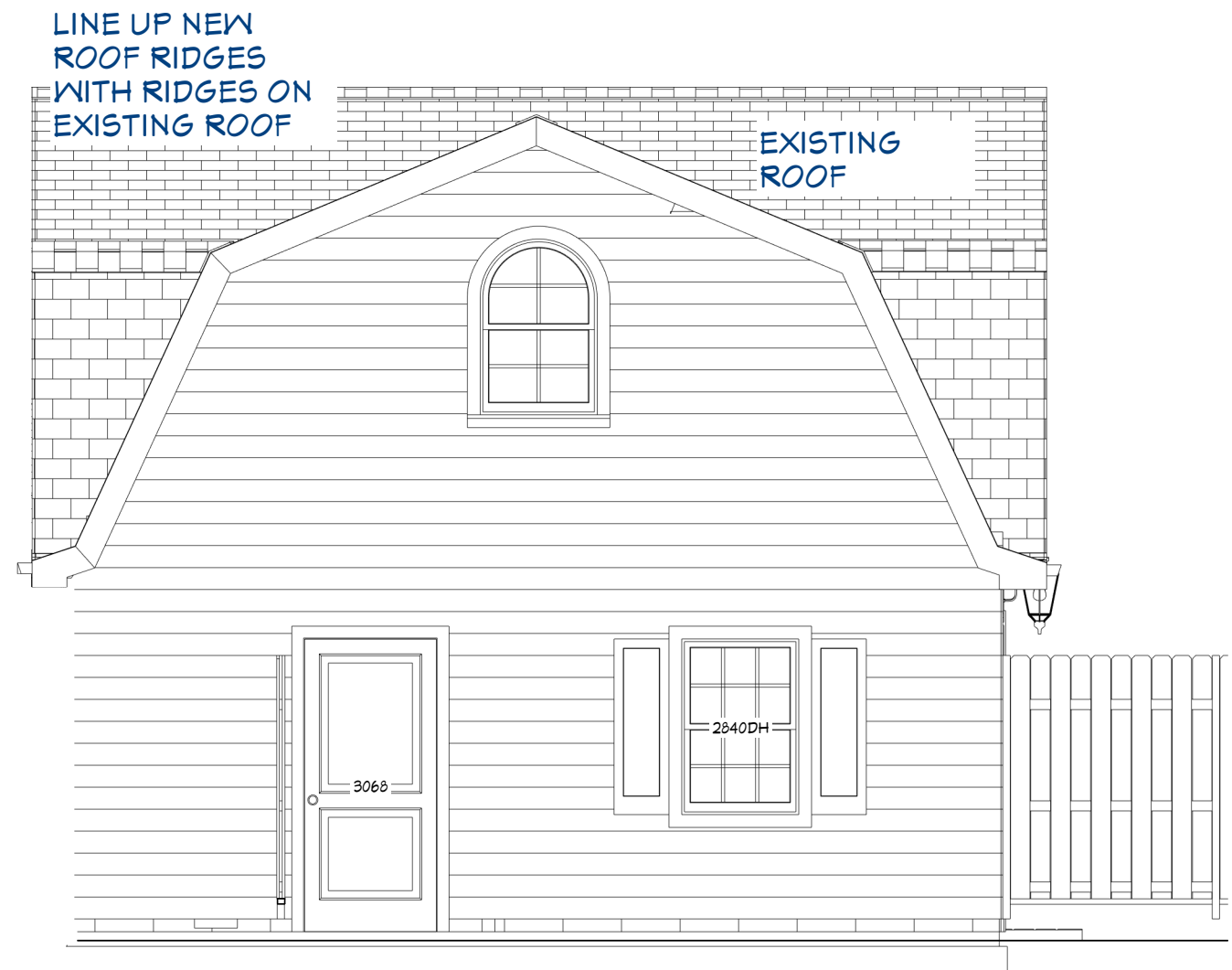
4



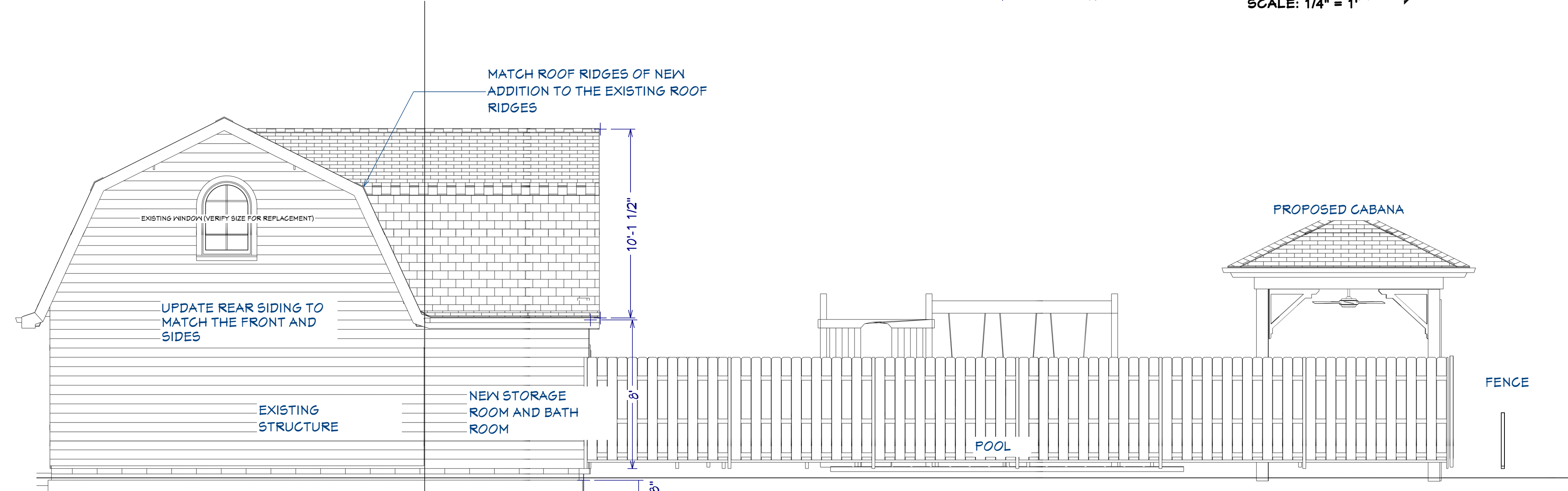
RIGHT ELEVATION
SCALE: 1/4" = 1'



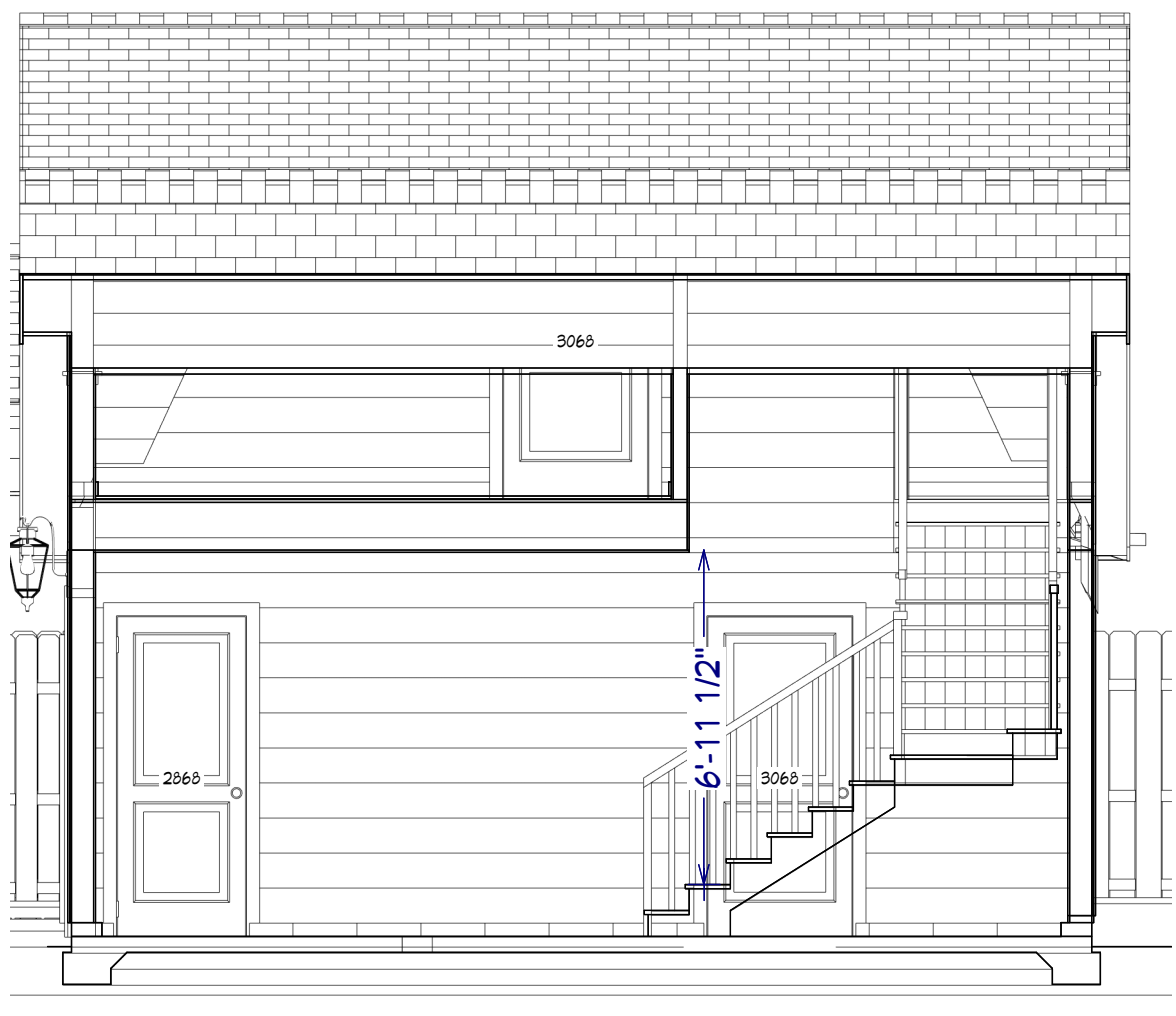
EXISTING GARAGE
FRONT ELEVATION
SCALE: 1/4" = 1'



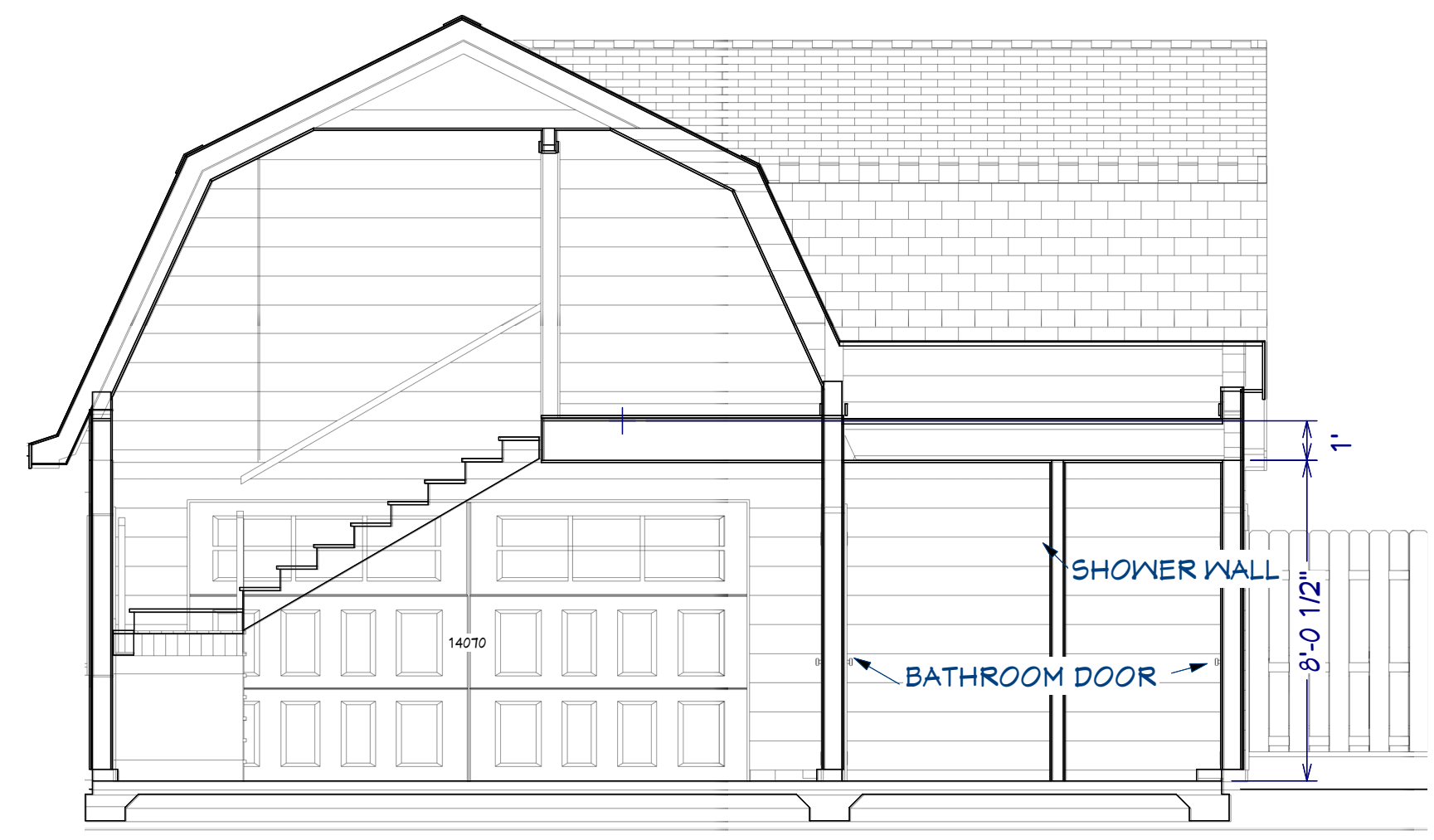
LEFT ELEVATION
SCALE: 1/4" = 1'



REAR ELEVATION
SCALE: 1/4" = 1'



CROSS-SECTION ELEVATION
SCALE: 1/4" = 1'



CROSS-SECTION ELEVATION
SCALE: 1/4" = 1'



JDYE & DESIGNS

Jessica Dye
P.O. Box 19174, Abingdon, VA 24212
(276) 411-4022
jdyledesigns@outlook.com

GARAGE
ELEVATIONS

FOSTER PROJECT
1236 WATAUGA STREET
KINGSPORT, TN

DATE:

02/05/2025

SCALE:

1/4" = 1'

SHEET:

5



DATE:

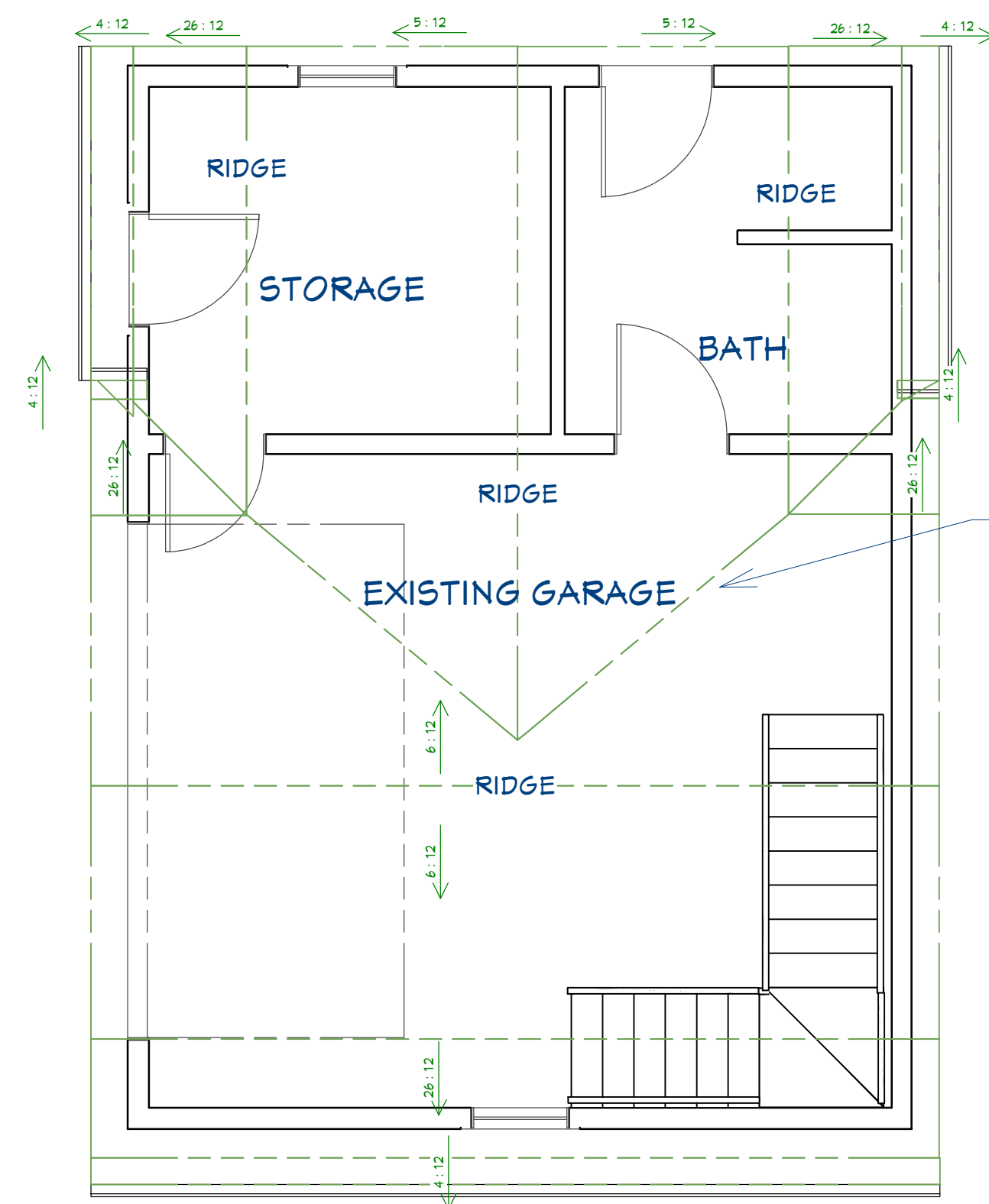
02/05/2025

SCALE:

1/4" = 1'

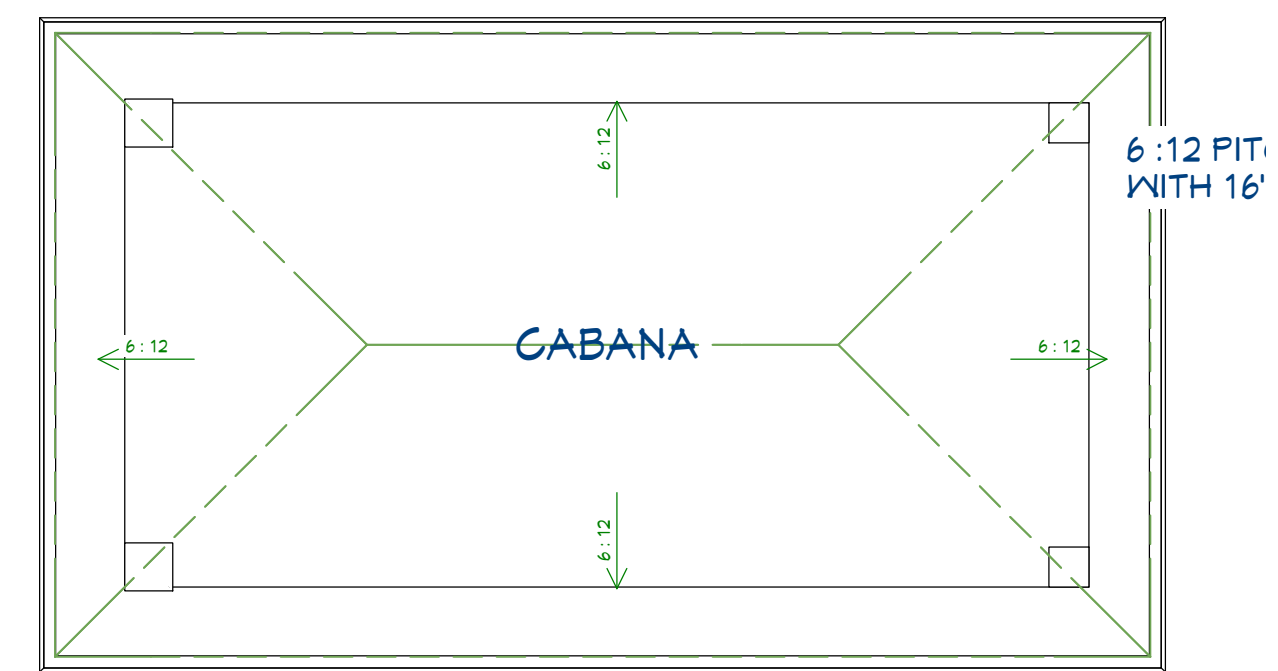
SHEET:

6

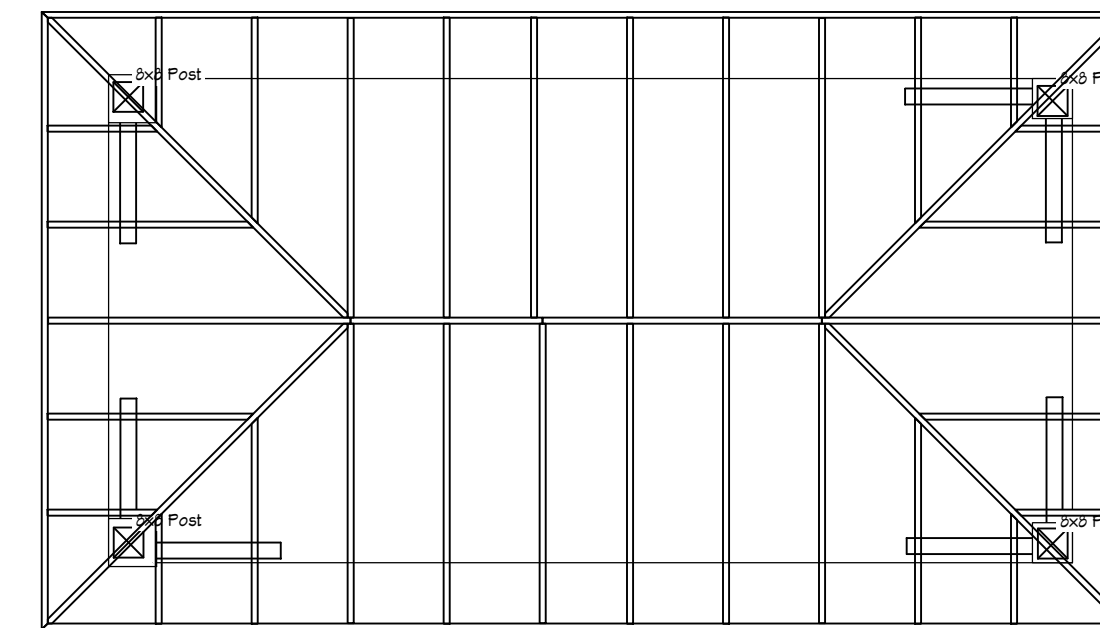


PROPOSED GARAGE - ROOF PLAN
SCALE: 1/4" - 1'

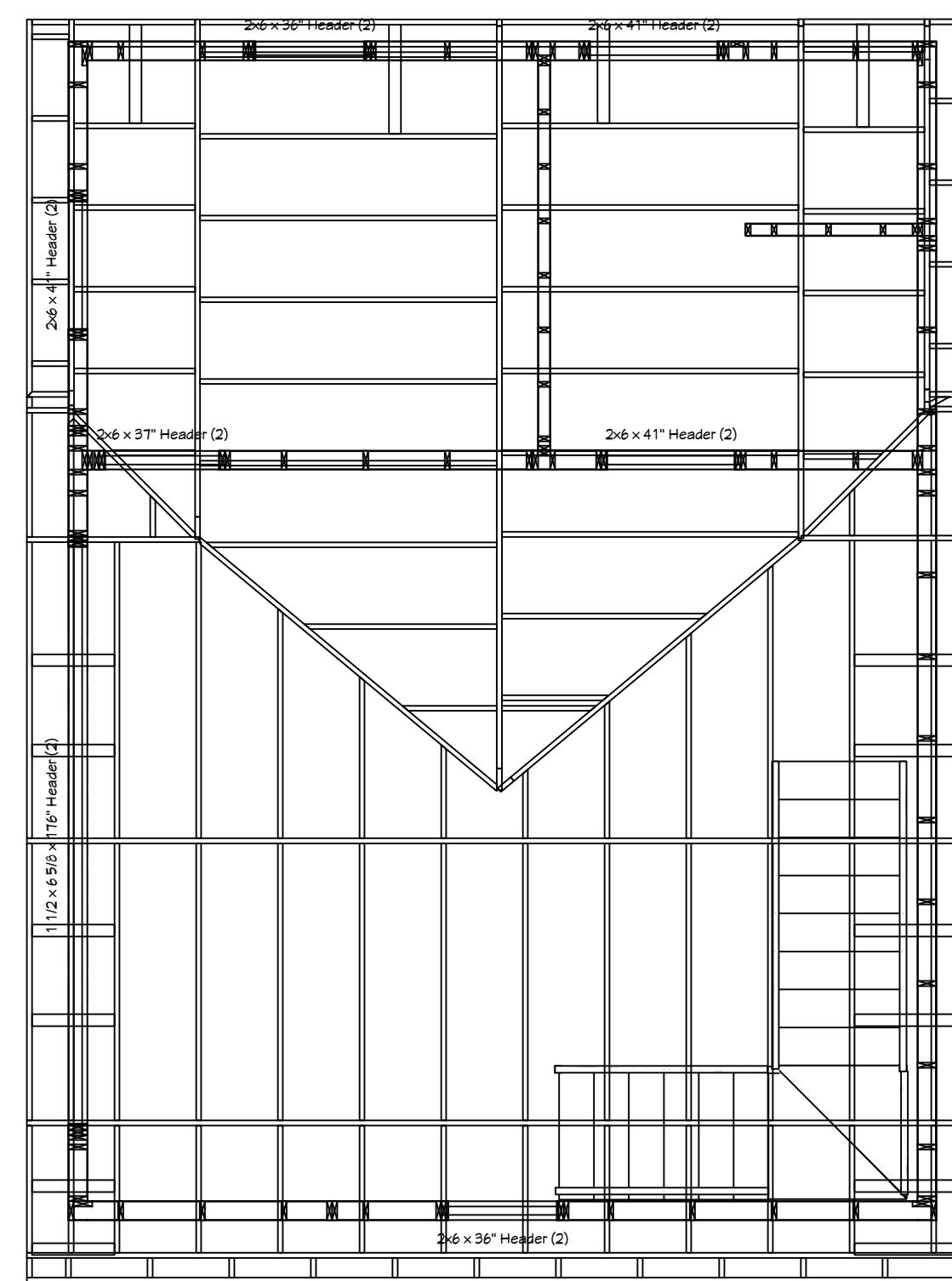
TIE IN NEW GAMBREL ROOF WITH EXISTING GAMBREL. VERIFY PITCH AND RIDGE PLACEMENT



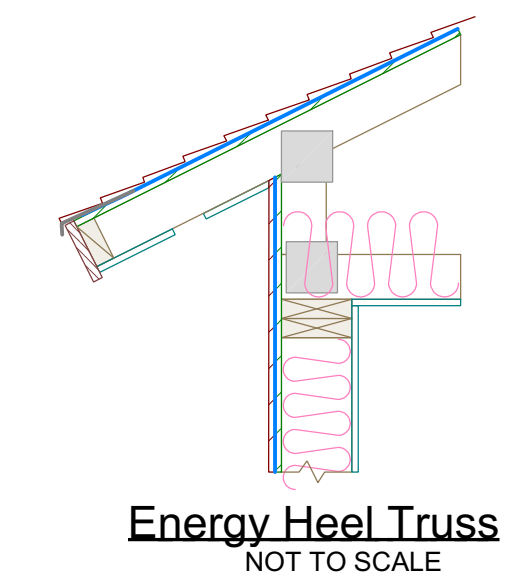
PROPOSED CABANA - ROOF PLAN
SCALE: 1/4" - 1'



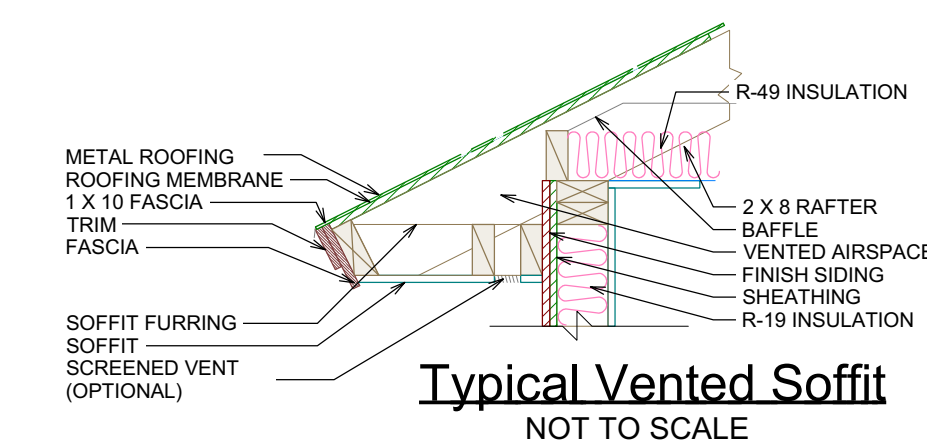
PROPOSED CABANA: ROOF FRAMING PLAN
SCALE: 1/4" - 1'



PROPOSED GARAGE: ROOF FRAMING PLAN
SCALE: 1/4" - 1'



Energy Heel Truss
NOT TO SCALE



Typical Vented Soffit
NOT TO SCALE

ROOF FRAMING / TRUSS NOTES: (IF TRUSSES ARE USED IN THE PROJECT)

TRUSS DRAWING IS FOR ILLUSTRATION ONLY. ALL TRUSSES SHALL BE INSTALLED & BRACED TO MANUFACTURERS DRAWINGS & SPECIFICATIONS.

ALL TRUSSES SHALL CARRY MANUFACTURERS STAMP.

ALL TRUSSES WILL NOT BE FIELD ALTERED WITHOUT PRIOR BUILDING DEPT. APPROVAL OF ENGINEERING CALCULATIONS.

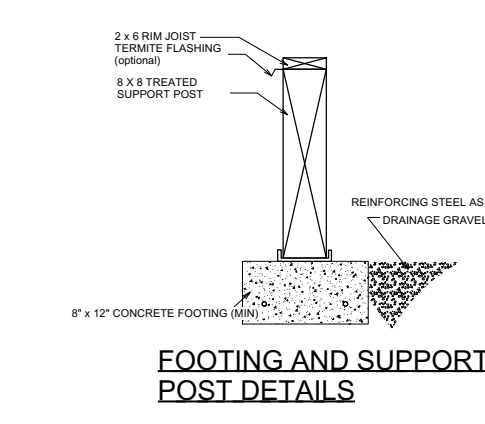
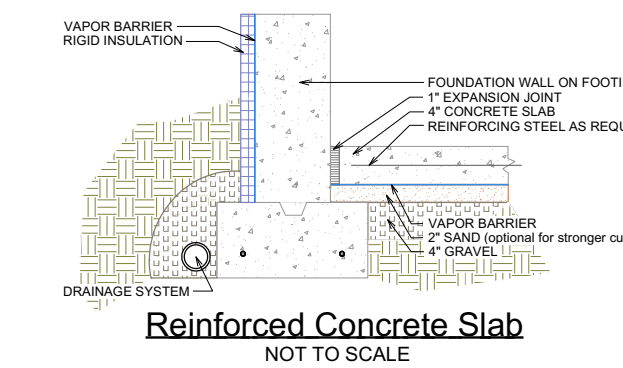
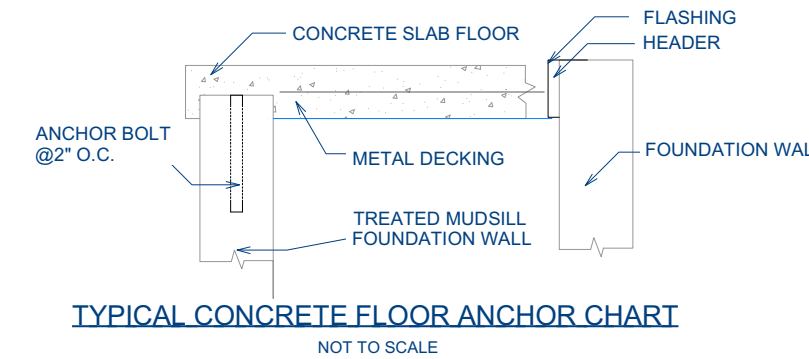
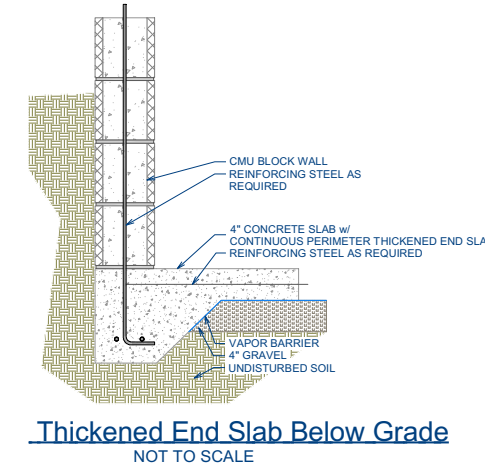
ALL TRUSSES SHALL HAVE DESIGN DETAILS & DRAWINGS ON SITE FOR FRAMING INSPECTION.

ALL CONNECTIONS OF RAFTERS, JACK OR HIP TRUSSES TO MAIN GIRDER TO BE PROVIDED BY TRUSS MANUFACTURER.

ALL ROOF FRAMING 24" O.C.

ALL OVERHANGS 16".

ROOF & FLOOR TRUSS MANUFACTURER:



GENERAL NOTES AND SPECIFICATIONS

THE GENERAL CONTRACTOR SHALL FULLY COMPLY WITH THE 2018 IBC AND ALL ADDITIONAL STATE AND LOCAL CODE REQUIREMENTS.

WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. THE GENERAL CONTRACTOR SHALL VERIFY AND IS RESPONSIBLE FOR ALL DIMENSIONS (INCLUDING ROUGH OPENINGS) AND CONDITIONS ON THE JOB AND MUST NOTIFY THIS OFFICE OF ANY VARIATIONS FROM THESE DRAWINGS.

THIS OFFICE SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS AND METHODS, ACTS OR OMISSIONS OF THE CONTRACTOR OR ANY SUBCONTRACTORS, OR FAILURE OF ANY OF THEM TO CARRY OUT WORK IN ACCORDANCE WITH THE CONSTRUCTION DOCUMENTS.

THIS STRUCTURE SHALL BE ADEQUATELY BRACED FOR WIND LOADS UNTIL THE ROOF, FLOOR AND WALLS HAVE BEEN PERMANENTLY FRAMED TOGETHER AND SHEATHED.

INSTALL WATERPROOF GYPSUM BOARD AT ALL WATER SPLASH AREAS TO MINIMUM 70" ABOVE SHOWER DRAINS.

EXHAUST ALL VENTS AND FANS DIRECTLY TO OUTSIDE VIA METAL DUCTS, PROVIDE 90 CFM (MIN) FANS TO PROVIDE 5 AIR CHANGES PER HOUR IN BATHS CONTAINING TUB AND / OR SHOWER AND IN LAUNDRY ROOMS.

ALL RECESSED LIGHTS IN INSULATED CEILINGS TO HAVE THE I.C. LABEL.

PROVIDE SOLID BLOCKING UNDER ALL BEARING WALLS PERPENDICULAR TO JOISTS AND OTHER BEARING POINTS NOT OTHERWISE PROVIDED WITH SUPPORT.

TYPICAL FOUNDATION NOTES:

SLOPE CRAWL SPACE TO DRAIN. MAXIMUM SLOPE IS 2 HORIZ., 1 VERT. BETWEEN FOOTINGS AT DIFFERENT ELEVATIONS.

ALL FOOTINGS TO REST ON CLEAN, FIRM UNDISTURBED SOIL. STEP FOOTINGS A REQUIRED TO MAINTAIN REQUIRED DEPTH BELOW FINISH GRADES.

CONCRETE STRENGTH. 3,000 PSI AT 28 DAYS FOR ALL SLABS. (FOUNDATION DESIGN BASED ON 2,500 PSI). 3,000 PSI AT 28 DAYS FOR ALL OTHER CONDITION. MAXIMUM SLUMP, 4"

USE ASTM A-615 GRADE 60 DEFORMED REINFORCING BARS UNLESS NOTED OTHERWISE

CONCRETE EXPANSION ANCHORS SHALL BE 'SIMPSON WEDGE-ALL STUD ANCHORS' OR ENGINEER APPROVED EQUAL. EPOXY TO BE SIMPSON 'SET' ADHESIVE OR APPROVED EQUAL.

INFILTRATION, ALL OPENINGS IN THE EXT. BLDG. ENVELOPE SHALL BE SEALED AGAINST AIR INFILTRATION. THE FOLLOWING AREAS MUST BE SEALED.

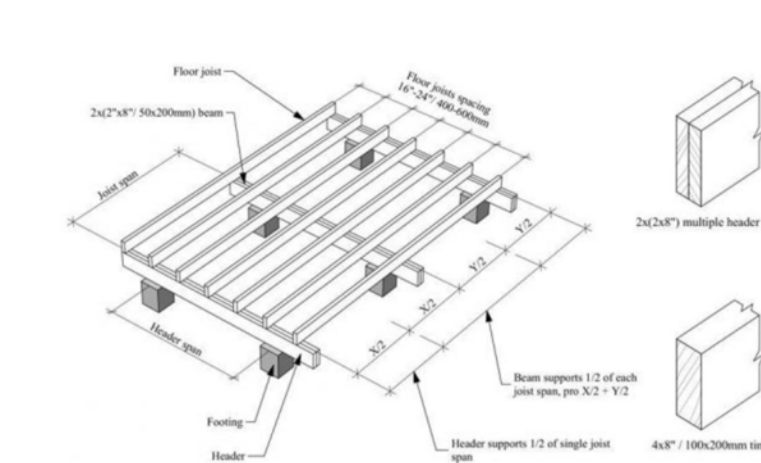
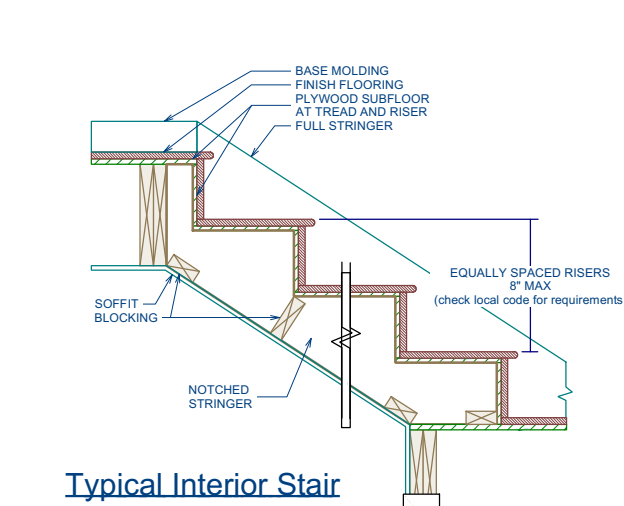
- * JOINTS AROUND WINDOW AND DOOR FRAMES
- * JOINTS BETWEEN WALL CAVITY AND WINDOW/DR. FME.
- * JOINTS BETWEEN WALL AND FOUNDATION
- * JOINTS BETWEEN WALL AND ROOF
- * JOINTS BETWEEN WALL PANELS
- * UTILITY PENETRATIONS THROUGH EXTERIOR WALLS

THE FOUNDATION NOTES ARE SUBJECT TO CHANGE BASED ON STATE AND LOCAL BUILDING CODES.

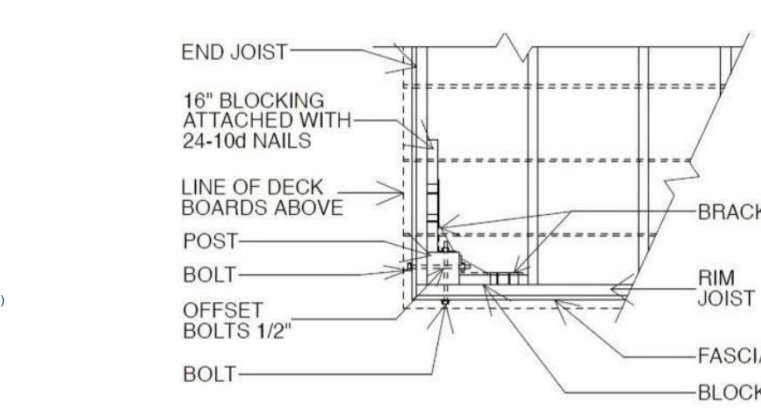
HOMEOWNER WILL TAKE NECESSARY PRECAUTIONS TO REMOVE OR RELOCATE ITEMS OF VALUE TO BE REUSED AND/ OR SAVED, OR IN ANY DANGER OF BEING DAMAGED DUE TO CONSTRUCTION PROCESS.

BUILDING CONTRACTOR/HOME OWNER TO REVIEW AND VERIFY ALL DIMENSIONS, SPECS, AND CONNECTIONS BEFORE CONSTRUCTION BEGINS.

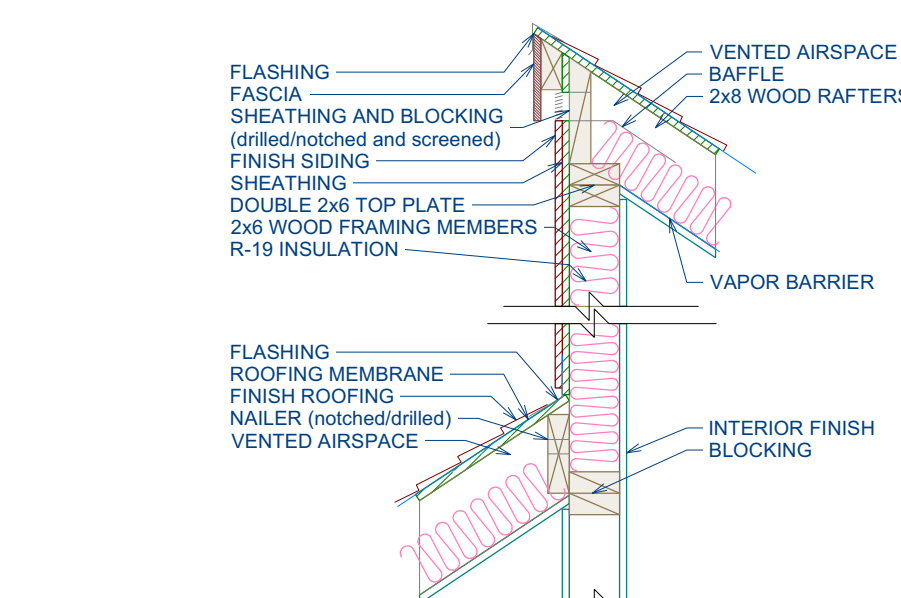
ELECTRICAL SYSTEM CODE: SEC.2701
MECHANICAL SYSTEM CODE: SEC.2801
PLUMBING SYSTEM CODE: SEC.2901



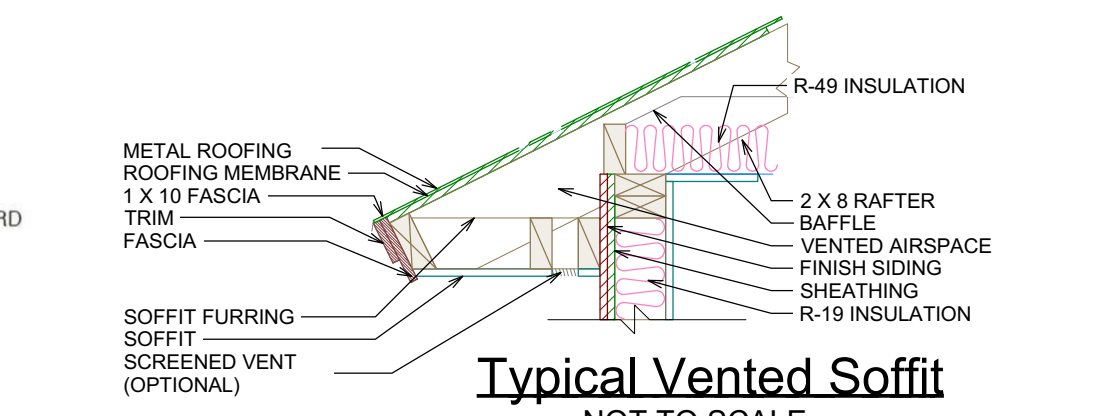
TYPICAL FLOOR FRAMING SYSTEM
NOT TO SCALE



CONNECTION OF RIM JOISTS
NOT TO SCALE

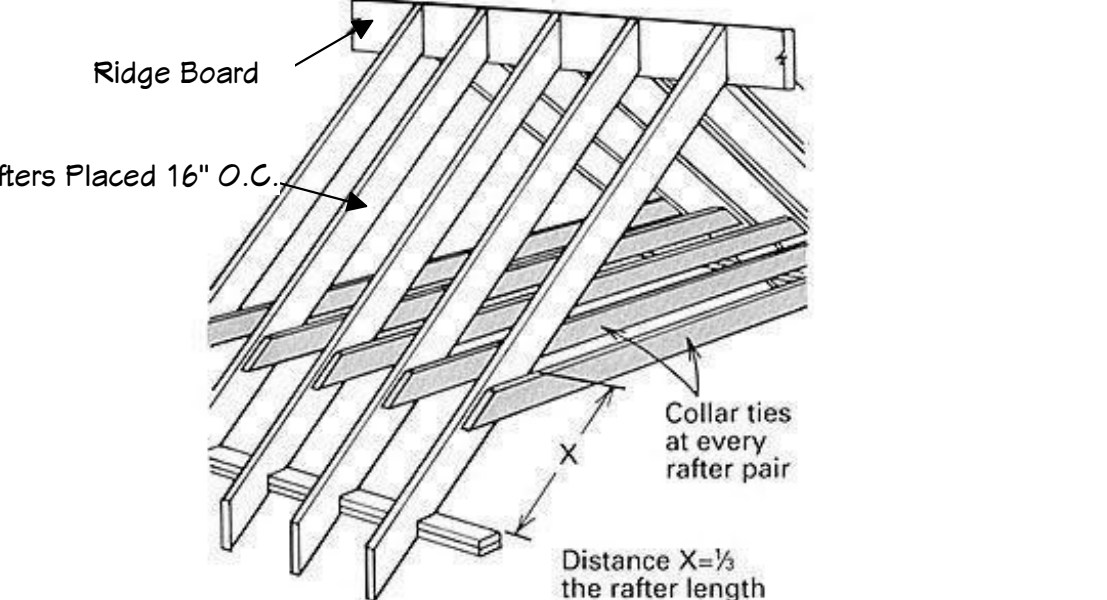


Typical Shed Roof Peak and Wall Intersec
NOT TO SCALE

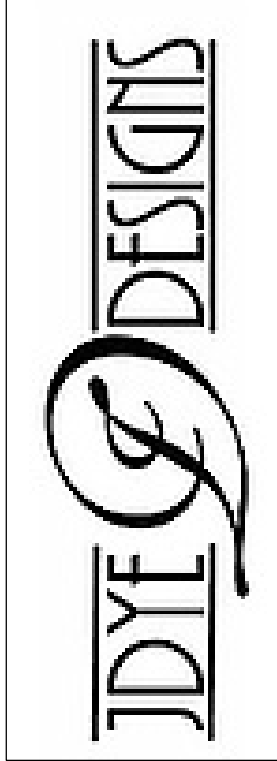
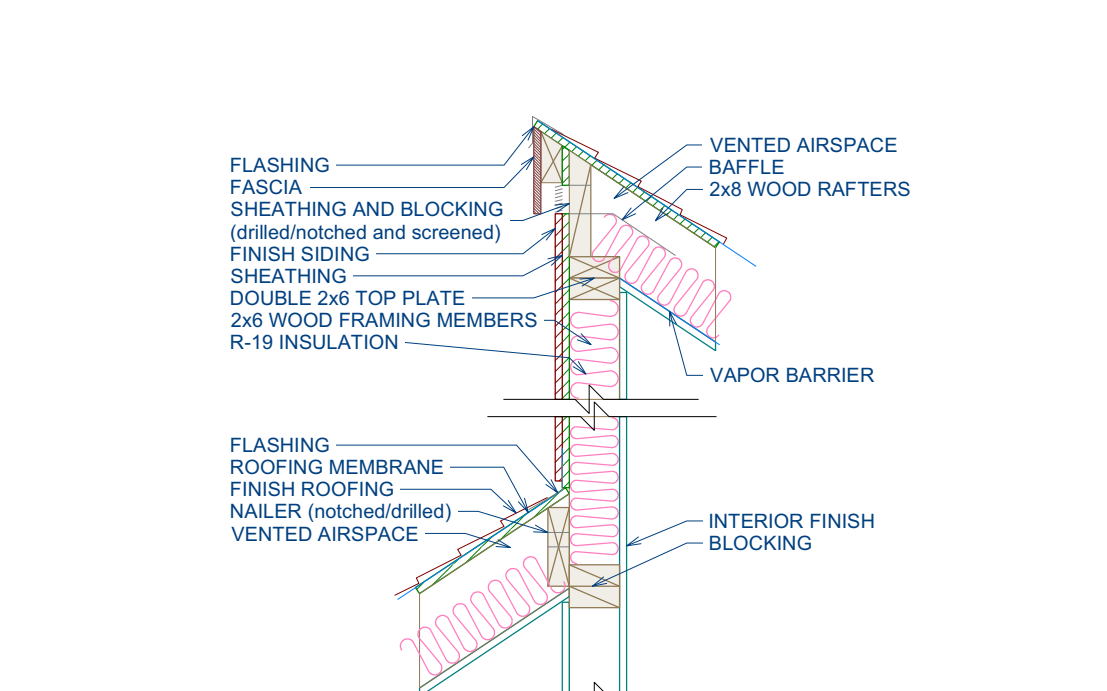


Typical Vented Soffit
NOT TO SCALE

TYPICAL ROOF FRAMING SECTION (FLAT CEILING)



TYPICAL ROOF FRAMING SECTION (VAULTED CEILING)



Jessica Dye
P.O. Box 19174, Abingdon, VA 24212
(276) 411-4022
jdyledesigns@outlook.com

GROUPED TYPICALS

FOSTER PROJECT
1236 WATAUGA STREET
KINGSPORT, TN

DATE:

02/05/2025

SCALE:

1/4" = 1'

SHEET:

7

Kingsport Historic Zoning Commission

Project Number: HISTRC25-0043

Item V1.

Property Information			
Address	2244 Netherland Inn Terrace		
Tax Map, Group, Parcel	045J A 017.00		
Civil District	12 th		
Overlay District	Boatyard		
Land Use Plan Designation	Single Family		
Acres	+/- 0.09		
Existing Use	Single Family	Existing Zoning	PVD
Proposed Use	No Change	Proposed Zoning	No change
Owner Information			
Name: Ethel LE Allen Carl E Wolfe & Nancy RM Address: 315 Hemlock Street City: Mt. Carmel State: TN Zip Code: 37645 Email: Phone Number: Representative: City of Kingsport		The City of Kingsport is serving as the applicant for this request following the building official's order for the property's demolition. This approval pertains to the demolition of a property within the Historic Boatyard District.	
Points for Consideration			
<p>Request: The City of Kingsport is requesting approval for the demolition of a property inside the Historic Boatyard District.</p> <p>When considering this request: 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.</p> <p>Staff recommends: Approval based on compliance with the Historic Design Guidelines and aligns with the City of Kingsport Building Officials' Findings of Fact, Conclusions, and Order from the dilapidation hearing held on February 20, 2025.</p>			
Planning Tech:	Lori Pyatte	Date:	02/28/2025
Historic Zoning Commission Action		Meeting Date:	03/10/2025
Approval:			
Denial:		Reason for Denial:	
Deferred:		Reason for Deferral:	

Historic Guidelines:

Chapter 10: Guidelines for Relocation and Demolition

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.

Aerial View:



Google Earth View:



Photos:

Captured by City Kingsport Planning Department Staff



Photos:

Captured by City Kingsport Planning Department Staff



Photos:

Captured by the City of Kingsport Building and Code Enforcement Department.



Photos:

Captured by the City of Kingsport Building and Code Enforcement Department.





Carl Wolfe
315 Hemlock Street
Mount Carmel, TN 37645

12 DECEMBER 2024

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 **2244 NETHERLAND INN TERRACE** 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.

If 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, and are required to be abated by repair, removal, or demolition. Again, as a Building Inspector, I must inform you that the property in question is a public nuisance and therefore must be razed or repaired.

You are hereby notified that you have **thirty (30) days** from receipt of this letter to **obtain a permit, begin repairs, or raze the structure 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.

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

Sincerely,

Hannah Cincebox

Property Maintenance & Housing Inspector

Adkins, Melanie

From: Trent, Rochelle
Sent: Thursday, January 23, 2025 10:03 AM
To: Adkins, Melanie
Cc: Bruner, Keith
Subject: Netherland Inn Road Off

Good morning. Attached are the title searches for both parcels at the Netherland Inn Road Off location. Please call me if you have any questions. Thanks!

Netherland Inn Road Off (Parcel 17.00)

Owners: Ethel Allen (possibly deceased but cannot confirm)
 315 Hemlock Street
 Mt. Carmel, TN 37645

Carl E. Wolfe
 315 Hemlock Street
 Mt. Carmel, TN 37645

Nancy Wolfe (deceased) – Husband Carl Wolfe

Deed Book 542C at page 508
 No liens or deeds of trust
 City and County taxes are delinquent

Serve: Ethel Allen
 Carl E. Wolfe
 Joe May
 Jim Williams

Netherland Inn Road Off (Parcel 18.00)

Owners: Darlene Taylor
 Garry L. Arnold (he and wife are both deceased with no children)
 Nancy Wolfe (deceased but husband Carl Wolfe is alive)
 Gene Arnold (cannot locate this individual)
 Bob L. Arnold (he and wife are both deceased with two sons)

- David Arnold
 204 Lakecrest Drive
 Kingsport, TN 37663

- Mike Arnold
 919 E. New Hope Road
 Goldsboro, NC 27534-7054

Deed Book 542C at page 506
 No liens or deeds of trust
 City and County taxes are delinquent

Serve: Darlene Taylor – 108 Page Avenue, Johnson City, TN 37601
 Carl Wolfe - 315 Hemlock Street, Mt. Carmel, TN 37645
 Gene Arnold
 David Arnold

Mike Arnold
Joe May
Jim Williams

Rochelle Trent

Property Acquisition Agent/ADA Rep
Office of the City Attorney
City of Kingsport
P: 423-229-9371
C: 423-579-2501
rochelle trent@kingsporttn.gov



415 Broad Street, Suite 333
Kingsport, Tennessee 37660
www.kingsporttn.gov

IN RE:

2244 NETHERLAND INN RD OFF
KINGSPORT, TN 37660

CASE No.: BDCP24-1030

CARL E WOLFE
DARLENE TAYLOR
GENE ARNOLD
DAVID ARNOLD
MIKE ARNOLD
JOE MAY
JIM WILLIAMS

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*

SERVICE OF NOTICE PURSUANT TO
KINGSPORT CITY CODE SECTION 22-585

Pursuant to Kingsport City Code §§ 22-585 & 22-590 you are hereby served with a copy of the Complaint of the Building Official. This Complaint sets forth that the structure located at 2244 NETHERLAND INN RD OFF KINGSPORT, TN is unfit for occupation or use. Furthermore a hearing will be held on 20 FEBRUARY 2025 AT 0830AM at 415 BROAD STREET KINGSPORT, TN relative to the aforementioned property. The attached complaint further sets forth your rights and responsibilities with regard to the aforementioned property including your right to file an answer to the complaint and appear at the hearing.

TAKE NOTICE AND GOVERN YOURSELF ACCORDINGLY.

RETURN

I certify and return that I:

served this document together with the Order of the Building Official as follows:

Date _____

Signature _____

Print Name _____

accept service

I, CARL WOLFE, fully and in all respects hereby accept service of the Order of the Building Official in this matter.

This the 30th day of JANUARY, 2025.

Carl Wolfe

Signature

IN RE:

2244 NETHERLAND INN RD OFF
KINGSPORT, TN 37660

*
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*
*
*
*
*
*
*

CASE No.: BDCP24-1030

CARL E WOLFE
DARLENE TAYLOR
GENE ARNOLD
DAVID ARNOLD
MIKE ARNOLD
JOE MAY
JIM WILLIAMS

SERVICE OF NOTICE PURSUANT TO
KINGSPORT CITY CODE SECTION 22-585

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TAKE NOTICE AND GOVERN YOURSELF ACCORDINGLY.

RETURN

I certify and return that I:

served this document together with the Order of the Building Official as follows:

Date _____

Signature _____

Print Name _____

accept service

I, Jim Williams, fully and in all respects hereby accept service of the Order of the Building Official in this matter.

This the 10th day of February, _____.

Jim Williams
Signature _____

City of Kingsport
Building Division/Code Enforcement

Dilapidated Building Report

2244 NETHERLAND INN TERRACE / RD OFF
Kingsport, TN 37660
Book 542C Page 508

Owners of Record: Carl Wolfe
Ethel Allen (Deceased)
Nancy Wolfe (Deceased)

Parties of Interest: Darlene Taylor
Gene Arnold
David Arnold
Mike Arnold

Lien Holder: NONE
Deed of Trust: NONE

Utilities: Power: Power Deactivated
Water: No water since 2009

Taxes: County Taxes: Delinquent
City Taxes: Delinquent

Date of Report: 17 FEB 2025
Date of Hearing: 20 FEB 2025

Report By: Hannah Cincebox, Property Maintenance & Housing Inspector

This report has been prepared by the City of Kingsport for the use in determining if the property in question is unfit for human habitation and use. This report is not meant to be all-inclusive. 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

Items introduced as exhibits are:

20 Photos

A copy of the code case documentation

A copy of the Tennessee Property Assessment

A copy of the tax map

A copy of the 1st notice letter

A copy of the Complaint of unfitness & Notice of Hearing

A copy of the DBR

History of Project

On 10 December 2024, the City of Kingsport Building Department opened a case involving a dilapidated structure having a legal address of 2244 Netherland Inn Terrace / RD OFF. Three inspections have been completed from December 2024 to present. Notice of Dilapidation was hand delivered 06 January 2025 to Carl Wolfe at his home located at 315 Hemlock Street Mount Carmel, Tennessee. Mr. Wolfe claimed this property was not his responsibility as the last time he went to the county to pay the taxes they told him his name was not on the Deed. He informed me that Garry Arnold, Nancy Wolfe, Darlene Taylor, Gene Arnold, and Bob Arnold were listed as the owners. I informed Mr. Wolfe that since he was married to Nancy at her time of death he automatically gains her share of the property. The title search showed Carl Wolfe is the only surviving owner for parcel 17. Darlene Taylor, Gene Arnold, David Arnold, and Mike Arnold were notified of this hearing due to owning parcel 18.

General Description and Overall Condition

This property consists of two parcels: Control Map 045J, Group A, Parcels 017.00 and 018.00. The structure is located on Parcel 17 and is a single-level home built in 1958, with an approximate size of 400 square feet. The exterior features beaver board siding, a masonry block foundation wood floor and ceiling framing supported by the studs. The rafters are in good condition considering. The roof consists of asphalt shingles but has sustained significant damage, with a tree resting on top. There are three openings in the roof and a hole in the wall where a vent is missing. As a result, the interior has extensive water damage throughout due to prolonged roof leaks. The weather head on the roof is bent, and more than half of the windows are either broken or boarded up. The floors are noticeably uneven, indicating possible deterioration of the floorboards and joists. Additionally, the backyard slopes toward the house, increasing the likelihood of foundation issues due to water runoff and potential creek overflow. The home is not connected to the city sewer system, and there is no visible indications of an HVAC system. The tree would need to be removed, electrical, and plumbing systems would require complete replacement and brought up to current code.

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

The structure is in violation of all codes stated above.

Unsafe Structure

An unsafe structure is one that is found to be dangerous to the life, health, property or safety of the public or the occupants of the structure by not providing minimum safeguards to protect or warn occupants in the event of fire, or because such structure contains unsafe equipment or is so damaged, decayed, dilapidated, structurally unsafe or of such faulty construction or unstable foundation, that partial or complete collapse is possible.

When a structure or equipment is found by the code official to be unsafe, or when a structure is found unfit for human occupancy, or is found unlawful, such structure shall be condemned pursuant to the provisions of this code.

According to the International Property Maintenance Code Section 108.1.1 (printed above) and the Kingsport Code sec. 22-584 the structures in question have been found to be unfit for human habitation and/or use.

Owner Responsibility

The owner of the premises shall maintain the structure and exterior of the property in compliance with these requirements, except otherwise provided for in this code. A person shall not occupy as owner-occupant or permit another person to occupy premises that are not in sanitary and safe condition and that do not comply with the requirements of this chapter. Occupants of the dwelling unit, rooming unit, or housekeeping unit are responsible for keeping it in a clean, sanitary and safe condition that part of the dwelling unit, rooming unit, housekeeping unit or premises they occupy.

According to the International Property Maintenance Code Section 301.2 (printed above) and the Kingsport Code Sec 22-618. Pursuant to T.C.A. § 6-54-113, if it is determined by the building official that any owner of record of real property has created, maintained or permitted to be maintained on such property the growth of trees, vines, grass, underbrush or the accumulation of debris, trash, litter or garbage or any combination of such elements so as to endanger the health, safety or welfare of other citizens or so as to encourage the infestation of rats and other harmful animals, the building official shall provide notice to the owner of record to remedy the condition immediately. The property in question is found to be in violation as stated.

Building Valuation

I would estimate the value of the structure located at 2244 Netherland Inn Terrace to be in line with the tax appraisal of \$21,800. I estimate that it would cost approximately \$33,100 to repair the structure to make it fit for human occupancy and use.

The cost to repair the structure would exceed 50% of its value. The City Ordinance, Section 22-586(b), states that if a dwelling or structure cannot be repaired for a reasonable cost that the owner shall be ordered to demolish and remove the building. I find that this structure cannot be repaired for a reasonable cost.

Estimated Cost to Repair

Roof	\$ 7,000	Electrical	\$ 7,000
Windows	\$ 6,000	Foundation	\$ 5,000
Framing	\$ 2,000	Plumbing	\$ 4,500
Insulation	\$ 1,600		

Conclusion

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

Recommendations

As a qualified inspector, I recommend that the structures in question be demolished without delay. Given the property's present state of condition, its history, value and the cost to repair, I strongly recommend that the owner(s) be ordered:

- 1. To raze the main structure and any accessory structures from the property.

Hannah Cincebox

17 FEB 2025

Hannah Cincebox
Property Maintenance & Housing Inspector

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 17th day of FEBRUARY 2025.

(Personalized Seal)



Amanda Nicole Sakellar
Notary Public's Signature

11-21-26
Commission Expires



FINDING OF FACTS, CONCLUSIONS, AND ORDER OF THE BUILDING OFFICIAL

**CARL WOLFE
CITY OF KINGSPORT
SULLIVAN COUNTY
C/O DELINQUENT TAX ATTORNEY
2244 NETHERLAND INN TERRACE/RD OFF
KINGSPORT, TN 37660
RE: BOOK 542C PAGE 508**

21 FEBRUARY 2025

To Whom It May Concern:

The owners of the property located at **2244 NETHERLAND INN TERRACE/RD OFF KINGSPORT, TN 37660** were duly notified of a hearing to be held by the undersigned to make a finding of the facts and a determination as to the fitness for human habitation or use of the subject property.

Pursuant to § 22-585 of the Kingsport Code of Ordinances, on 20 FEB 2025 at 08:30AM, a hearing was held in Conference Room 205, 415 Broad Street, City of Kingsport City Hall. In attendance were:

Keith Bruner - Chief Building Official
Melanie Adkins - Code Enforcement Coordinator
Rodney Bart Rowlett III - City Attorney
Sarah Blessing Valk - Assistant City Attorney
Hannah Cincebox - Property Maintenance & Housing Inspector

Verbatim transcript of the hearing was made by a court reporter. Court Reporting and Video Services

Findings of Fact

The structure's roof has sustained significant damage, with a tree resting on top. There are three openings in the roof and a hole in the wall where a vent is missing. As a result, the interior has extensive water damage. The weather head on the roof is bent, and more than half of the windows are either broken or boarded up. The floors are noticeably uneven, indicating possible deterioration of the floorboards and joists. The backyard slopes toward the house, increasing the likelihood of foundation issues due to water runoff and potential creek overflow. The home is not connected to the city sewer system, and there is no HVAC system. The tree would need to be removed, electrical, and plumbing systems would require complete replacement and brought up to current code.

This instrument was prepared by Hannah Cincebox
City of Kingsport Building Division
415 Broad St 1st Floor Kingsport, TN 37660 P: 423-229-9393
www.kingsporttn.gov
Page 1 of 2

CONCLUSIONS AND ORDER OF THE BUILDING OFFICIAL

The current Kingsport Code of Ordinances, § 22-586 (a) (2) states that if the repair, alteration or improvement of the structure cannot be made at a reasonable cost in relation to the value of the structure, the order shall require the owner, within the time specified in the order, to remove or demolish such structure.

At the hearing, based on the evidence and facts presented, pursuant to Kingsport City Code of Ordinances 22-584, the Building Official declared the structure unfit for human habitation and also found that the structure at **2244 NETHERLAND INN TERRACE/RD OFF KINGSFORT, TN 37660** cannot be repaired at a cost not to exceed 50% of the current value of the structure. Pursuant to said Kingsport Code of Ordinances §22-586, I hereby order that the structure located **at 2244 NETHERLAND INN TERRACE/RD OFF** be demolished, razed, and the property owner(s) clear the premises within 60 days from the receipt of this correspondence.

Pursuant to Kingsport Code of Ordinances 22-588, if the owner fails to comply with the order, the Building Official may cause the structure to be removed or demolished and pursuant to 22-589 a lien placed on the property for the cost incurred.



Keith Bruner
Chief Building Official
City of Kingsport

State of Tennessee
Sullivan County and At Large

Before me, **Amanda Nicole Sakellar**, on this day personally appeared **Keith Bruner**, 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 21st day of FEBRUARY 2025.

(Personalized Seal)



Amanda Nicole Sakellar
Notary Public's Signature

11-21-26
Commission Expires