



HISTORIC ZONING COMMISSION MEETING AGENDA

**Monday, July 24, 2023 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

1. At this time, Chairman McKinney extends a welcome to all visitors. Time will be allowed at the conclusion of the meeting for public comment.

II. APPROVAL OF THE AGENDA

III. APPROVAL OF MINUTES

1. Historical Zoning Commission March 13th, 2023 meeting minute

IV. OLD BUSINESS

V. NEW BUSINESS

1. 2108 Netherland Inn Road HISTRC23-0240

VI. OTHER BUSINESS

1. 4812 Orebank Road- roof/siding repairs, new front door
2. 1122 Watauga Street- open porch
3. 410 W Sullivan Street- shingle repair

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 REGULARLY SCHEDULED MEETING OF THE
KINGSPORT HISTORIC ZONING COMMISSION**

March 13th, 2023

1:30 p.m.

Members Present

Jason Meredith
Jack Edwards
Dr. Erin Reid
Chip Millican
Jewell McKinney
Dineen West

Members Absent

Staff Present

Savannah Garland
Ken Weems

Visitors Present

Scott Schriefer

Historic Zoning Commission (HZC) Dineen West, opened the meeting at 1:30 p.m. West thanked the commissioners for attending the regular scheduled meeting and welcomed the visitor, Mr. Schriefer. Planner Garland noted that there is currently not a Chairman, but that was an agenda item for today's meeting. Garland then asked for an approval of the minutes from the May 2022 meeting. On a motion by Commissioner Edwards, seconded by Commissioner McKinney the May meeting minutes were approved.

Under "New Business" Garland introduced the applicant, Mr. Schriefer and asked that he share his project. Mr. Schriefer stated that his gazebo will be at the end of the driveway by the rear of the house. The gazebo will be 16x12 and used as a carport. It will have cedar posts, aluminum siding, and brown shingles. Mr. Schriefer stated that it is visible only if you look straight down to the back of the driveway. As the Commissioners discussed they were concerned with the pitch of the roof and if the colors & materials proposed would match the house. McKinney asked if a rendering could be provided for better clarification and West asked that the applicant also note the exact location of the gazebo on the drawing. After further discussion McKinney made a motion that the applicant present a drawing with the correct roof pitch that the Guidelines suggest and to have the posts painted to match the trim of the house. Millican seconded the motion. Mr. Schriefer agreed to email Garland the drawing with the new proposed gazebo with the suggested roof pitch and color. The Commissioners thanked Mr. Schriefer for the thorough submittal and for going through the process with them. They also acknowledged his efforts on keeping the Park Hill District beautiful. Next under "New Business" is the election of a new Chairman. Dr. Reid nominated McKinney and Meredith seconded. The Commissioners anonymously agreed on electing McKinney as the new Historical Zoning Chairman.

Next, under "Other Business" Planner Garland updated the Commissioners on the recent In-House approvals. Planner Garland stated again she would email the Commissioners once she received the new drawings for the gazebo.

West made a motion to adjourn since there were no more comments.

No one spoke during public comment.

There being no further business the meeting adjourned at 2:20pm.

Respectfully Submitted,

Jewell McKinney, Chairman

*Ultimately, the Commissioners decided to approve the new submitted drawing of the gazebo with the correct roof pitch that is suggested in the Historical Zoning Guidelines on April 4th, 2023. The applicant agreed to paint it to match the trim of the house too. The Commissioners voted and it was 4-3 for approval. The Certificate of Appropriateness was sent to Mr. Sweetland on May 12th, 2022. The details for all approved projects can be found in the COA or under the file HISTRC22-0074.

HISTORIC ZONING COMMISSION APPLICATION



APPLICANT INFORMATION:

Last Name City of Kingsport First _____ M.I. _____ Date _____
 Street Address 415 Broad St. Apartment/Unit # _____
 City Kingsport State TN ZIP 37660
 Phone 423-229-9900 E-mail Address _____

PROPERTY INFORMATION:

Tax Map Information ASD Tax map: ASJ Group: A Parcel: 4 Lot: _____
 Street Address 2108 Nemenard Ln Rd. Apartment/Unit # _____
 Name of Historic Zone Boatyard
 Current Use Vacant

REPRESENTATIVE INFORMATION:

Last Name Jessica Harman / First Dawn Melton M.I. _____ Date _____
 Street Address 415 Broad St. Apartment/Unit # _____
 City Kingsport State TN ZIP 37660
 Phone 229 9900 E-mail Address _____

REQUESTED ACTION:

Surgical demolition of non-original parts of structure that are failing. Goal is to preserve original stone structure and to find a user for the building.

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]

Date: 6/28/23

Signed before me on this _____ day of _____, 20____,
 a notary public for the State of _____
 County of _____.

Notary _____
 My Commission Expires _____

The Historic Zoning Commission is requested to consider a Certificate of Appropriateness for the demolition of the east and west sides of the original Patton Store building located at 2108 Netherland Inn Rd. The attached report from Steve Wilson, structural engineer, details the condition of the building and its need for removal. It is the intent of the City to find an end user for the property once the demolition is completed. The City will be transferring the property over to the Kingsport Economic Development Board to issue an RFP for the property. The repairs and restoration would be coming forward from whoever KEDB selects once the RFPs have been received. The City is requesting to demolish the east and west sides that are immediate threats and then work through KEDB on the restoration of the original structure.

**SPODEN & WILSON
CONSULTING ENGINEERS**

PHONE (423) 245-1181
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430 CLAY STREET
KINGSPORT, TENNESSEE
37660

STEVE D. WILSON, P.E.

REGISTRATIONS:
NORTH CAROLINA
TENNESSEE
TEXAS
VIRGINIA

September 2, 2021

Keith Bruner, Building Official
City of Kingsport
415 Broad Street
Kingsport, Tennessee 37660

Re: Structural Assessment
Old Patton Store Building
Netherland Inn Road
Kingsport, Tennessee
File No. 21115

Dear Mr. Bruner:

Based on our recent site visit and walk-thru observations, we offer the following structural assessment of the above referenced structure:

1. The existing roof framing of the original store building and the east side two-story addition and west side one-story, mono-slope roof addition are all significantly deteriorated to the point of being unsafe, for not only any occupancy, but also unsafe for selective demolition without extensive lateral and vertical shoring.
2. The second level floor framing and interior stair of the east side, two-story addition are also deteriorated beyond repair.
3. Portions of the second story framing of the main original store building could be salvageable but would require "surgical" demolition and continuous shoring of the exterior walls and common interior wall(s) with the east end addition.
4. The front wall of the east end two-story addition has settled and cracked and separated from the east end wall to the point of questionable safety to the adjacent "yard area" and shoulder area of Netherland Inn Road.

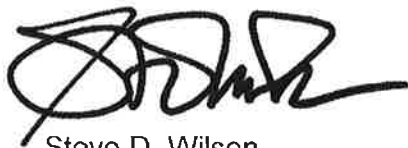
Based on the above assessment, and the significantly deteriorated condition of the structure, the east end, two-story addition and the west side, one story mono-sloping roof addition would appear in need of demolition. The main original store building structure is also in fairly significant deteriorated condition. However, given the historical significance of the main building (ca. 1820), particularly as related to Kingsport's first settlements of Christianville-Rossville with the first incorporation of Kingsport in 1822, consideration should be given to perhaps repairing / restoring the main original store building, but only after facilitation of proper shoring and selective and/or "surgical" demolition of the east and west side additions.

Keith Bruner, Building Official
City of Kingsport
Old Patton Store Building
File No. 21115
September 2, 2021
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That all being said, if it were to be determined that overall safety concerns are to override any historical significance of the structure, it would certainly be prudent to demolish the entire structure under the "demolition by neglect" criteria, as the costs associated with proper shoring, and retro-fitting of repairs would far exceed the current condition value of the structure.

Please advise if you need additional information or further clarification.

Very truly yours,



Steve D. Wilson

SDW/mah

cc: Chris McCartt, City Manager



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REGISTRATIONS:
NORTH CAROLINA
TENNESSEE
TEXAS
VIRGINIA

September 17, 2021

Chris McCartt, City Manager
City of Kingsport
415 Broad Street
Kingsport, Tennessee 37660

Re: Continued Structural Assessment
Old Patton Store Building
Netherland Inn Road
Kingsport, Tennessee
File No. 21115

Dear Mr. McCartt:

Based on our recent follow-up site visit and walk-thru observations with a reputable local contractor, and on our continued structural and preservation review of the above building(s), all in addition to our September 2, 2021 structural assessment letter to Keith Bruner, Building Official, we offer the following structural repairs programming scope recommendations, and an estimate of currently anticipated costs associated with the outlined work:

Structural system ("structural shell") repair scope:

1. Temporarily shore all walls of the existing main center (historic) store building.
2. Demolish the west side addition. Note, some traffic control of Netherland Inn Road will most likely be required in this step.
3. Demolish the east side addition. Note, some traffic control of Netherland Inn Road will most likely be required in this step (or possibly al combined with step 2).
4. Maintain shoring of the main central building and "surgically" remove any and all damaged and/or deteriorated Second Floor Joists.
5. Replace all affected Second Floor Joists, and replace all subflooring with $\frac{3}{4}$ " Tongue and Groove (T&G) plywood before proceeding with roof repairs and/or roof framing removal. Coordinate construction of and re-establishment of the interior stairs (existing stair will be removed with demolition of the east side addition) to the second floor during this step.
6. Remove the existing Roof metal and cover the existing roof framing to protect said framing while repairing / replacing.

Chris McCartt, City Manager
 City of Kingsport
 Old Patton Store Building
 Netherland Inn Road
 Kingsport, Tennessee
 File No. 21115
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7. Systematically and "surgically" remove any damaged or deteriorated roof framing members, including soffits and fascia and gutters.
8. Replace, re-configure and/or retro-fit any new roof framing members / reinforcement.
9. Re-construct any cross wall partitions (with intermediate bracing) that provide bracing and vertical diaphragm stability to the structure.
10. Repair concrete slab-on-grade and any interior step-down areas.
11. For thermal and moisture protection, repair all door frames and window frames (i.e., jambs, heads, sills, etc.) and replace all exterior doors and windows in the main central building.

Estimated / potential costs of the above "structural shell" repair / restoration items:

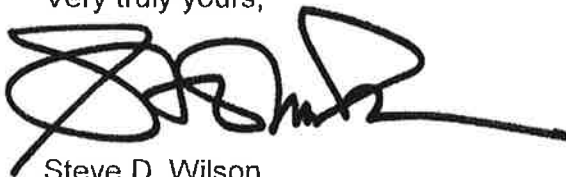
A. Mobilization:	\$20,000
B. General Conditions (i.e., insurance, bonds, etc.):	\$50,000
C. Demolition of east and west additions:	\$100,000
D. Temporary shoring of main historic building:	\$50,000
E. Roof replacement:	\$60,000
F. Roof framing modifications:	\$45,000
G. Second Floor Joists reinforcement / replacement:	\$50,000
H. Multi-wythe brick masonry repairs and re-pointing:	\$60,000
I. Exterior and Interior Brick Walls parging / stuccoing:	\$60,000
J. Soffit and Fascia repairs / replacement:	\$25,000
K. Relocate and re-construct interior stair:	\$10,000
L. Concrete slab-on-grade repairs:	\$18,000
M. Foundation repairs and/or infill:	\$10,000
N. Interior partition / vertical diaphragm replacement:	\$15,000
O. Windows and exterior doors replacement:	\$30,000
Total structural shell repair / restoration estimated costs:	**\$603,000

Chris McCartt, City Manager
City of Kingsport
Old Patton Store Building
Netherland Inn Road
Kingsport, Tennessee
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**Please note, the above estimate is derived on the basis of "structural shell" repairs and/or preservations scope only, and does not include retro-fit of any utilities (i.e., mechanical, electrical, plumbing, etc.), or room space finishes, or final occupancy related items. Also please note, if the above project were to be facilitated with any federal dollars requiring Davis-Bacon wage rates, etc., we would recommend consideration of increasing the above estimate by 25%

Please advise if you need additional information or further clarification.

Very truly yours,

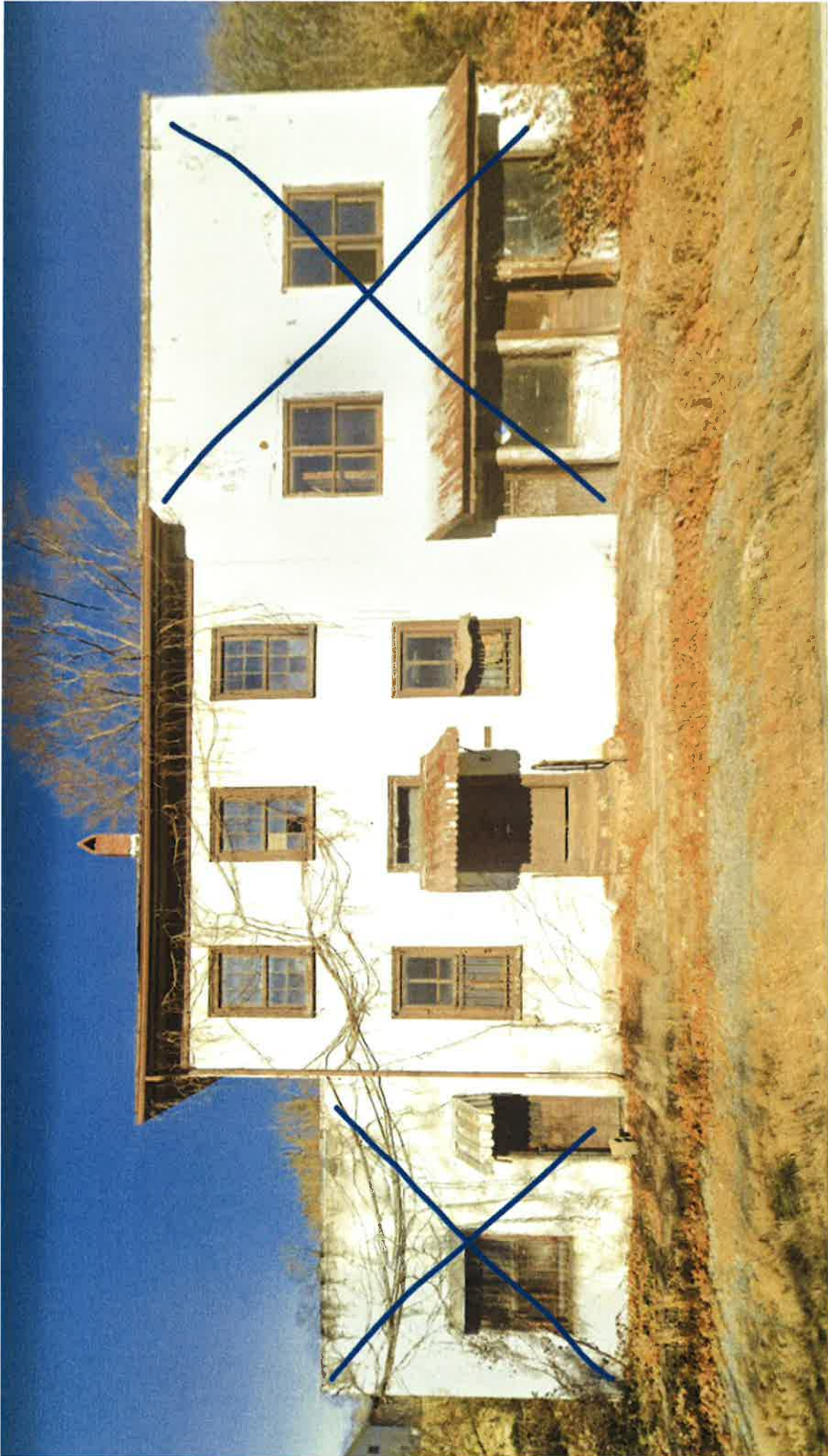


Steve D. Wilson

SDW/mah

cc: Jessica Harmon, Assistant to the City Manager





Areas w/ blue X's to be demolished



cir. 1820

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.