

# 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 423-229-9100 E-mail Address \_\_\_\_\_

## PROPERTY INFORMATION:

Tax Map Information PSQ Tax map: 45J Group: A Parcel: 4 Lot: \_\_\_\_\_  
Street Address 2108 Netherland 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 9100 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: \_\_\_\_\_

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  
FAX (423) 245-0852  
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.

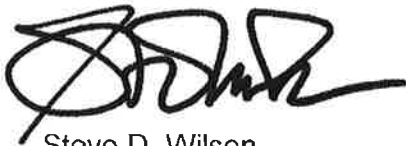
Based on the above assessment, and the significantly deteriorated condition of the structure, the east end, two-story addition and the west side, one story mono-sloping roof addition would appear in need of demolition. The main original store building structure is also in fairly significant deteriorated 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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STEVE D. WILSON, P.E.

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 a 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  
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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:

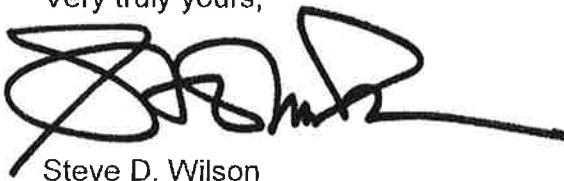
A. Mobilization:	\$20,000
B. General Conditions (i.e., insurance, bonds, etc.):	\$50,000
C. Demolition of east and west additions:	\$100,000
D. Temporary shoring of main historic building:	\$50,000
E. Roof replacement:	\$60,000
F. Roof framing modifications:	\$45,000
G. Second Floor Joists reinforcement / 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,



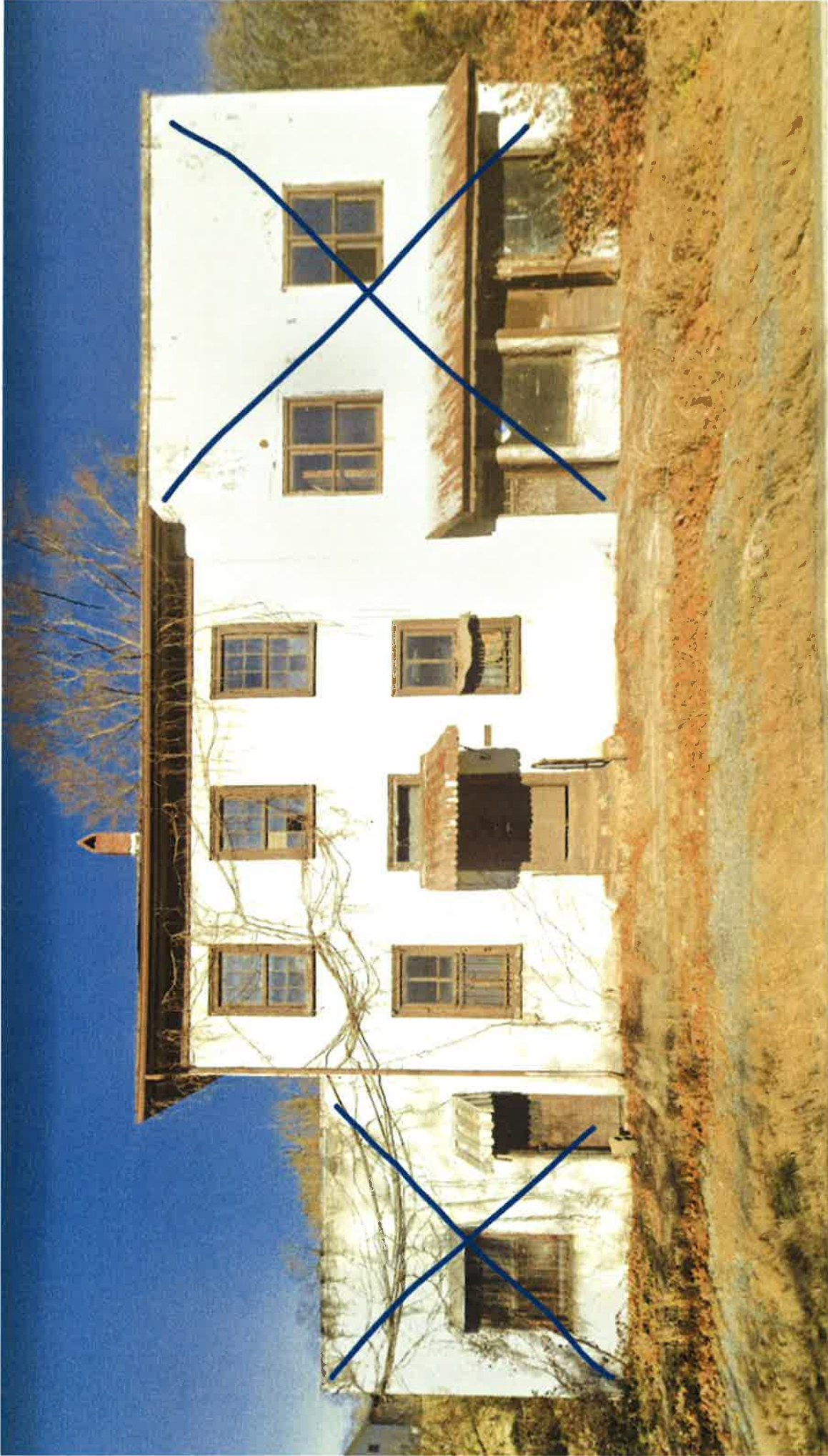
Steve D. Wilson

SDW/mah

cc: Jessica Harmon, Assistant to the City Manager







Areas w/ blue X's to be demolished





cir. 1820