

July 23, 2025

Allandale Mansion
City of Kingsport
Tyler Wicks
444 West Stone Drive
Kingsport, TN 37660

Re: Facility Evaluation

Dear Mr. Wick,

Site walks have been completed for Allandale Mansion and the overall grounds for the current conditions of the facility. It is our understanding that the City of Kingsport would like to explore Allandale Mansion becoming a passive park open to the community while keeping the buildings themselves closed to events only. The current bathrooms are of biggest concern due to the number of bathrooms and the current conditions. The bathrooms would need to be upgraded and there are currently structural concerns, see attached photos in this report. I would recommend that a preliminary master plan of the park be done to explore adding pathways / trails for patrons to enjoy the property as there are currently no walking paths beyond the drive aisle. Parking will also need to be explored if this becomes a public passive park. The main mansion building has undergone work on the exterior of the building to include column repairs, soffit repairs and scraping / painting the exterior. The mansion is also receiving a new rail and columns around the upper roof to replace the deteriorated rail and columns. There are several other buildings that will also need to be scraped and painted. Deferred maintenance has created deterioration of wood siding in areas and those should be addressed prior to painting. A description of work and recommendation has been made for the Brown House, the freestanding bathroom facility, Harvey's Barn, Brooks Pavilion and the amphitheater. Please let me know if you have any further questions or concerns at this time.

Sincerely,
KATTIE J. CASEBOLT, ARCHITECT

ACCEPTANCE:

07-23-2025
Kattie J. Casebolt, AIA, NCARB Date
Collective Architecture Company – President

Brown House – The front porch foundation has slab washout at the corners of the porch. There are floor joist failures in the hours itself. The interior does not heat and cool well currently. See photos below.

Recommendations: The floor joists need to be sistered together and add additional piers. At this time it would be ideal to slowly jack the floor joist up minimally to help with the floor sag but also give room for the new piers. We would recommend adding a vapor barrier in the crawlspace as well to avoid any future moisture issues. Narratives and/or drawings would need to be created for these corrections.

The HVAC units would need to be identified that control this structure or evaluate a new HVAC system for this structure. Would need mechanical engineer to evaluate further.

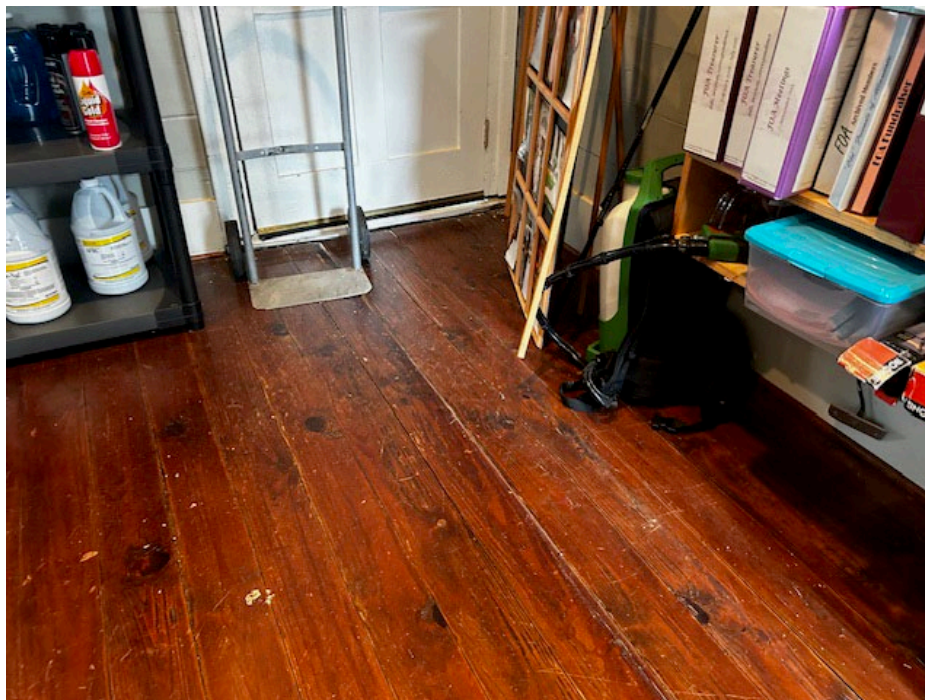
Corner of Brown House that shows washout in corner of porch.



Brown House: Close up of the corner of the porch that has significant washout from either poor drainage and/or vermin.



Brown House: Interior photo of floor sagging toward front door.



Brown House – Crawlspace looking at condition of floor joists.



Brown House – Crawlspace looking at condition of floor joists and current supports.



Brown House – Crawlspace looking at condition of floor joists where repairs have previously been made.



Brown House – Crawlspace looking at condition of floor joists where repairs have previously been made.



Freestanding Bathroom Building – The current state of the bathroom building closest to the Brown House has foundation issues and rotting wood on the building. The toilet vent currently vents into the storage unit on the opposite side from the bathrooms.

Recommendation: Need to excavate around foundation, would recommend underpinning the foundation and pouring an additional extended concrete foundation around the building. The bottom rotted clapboard should be removed and the sill will need to be replaced. The venting of the toilets should be fixed to meet current standards. Where the bathrooms are in poor condition, it may be more cost effective to build a new free standing bathroom building and remove the existing building.

Photo of the outside of the freestanding bathroom building.



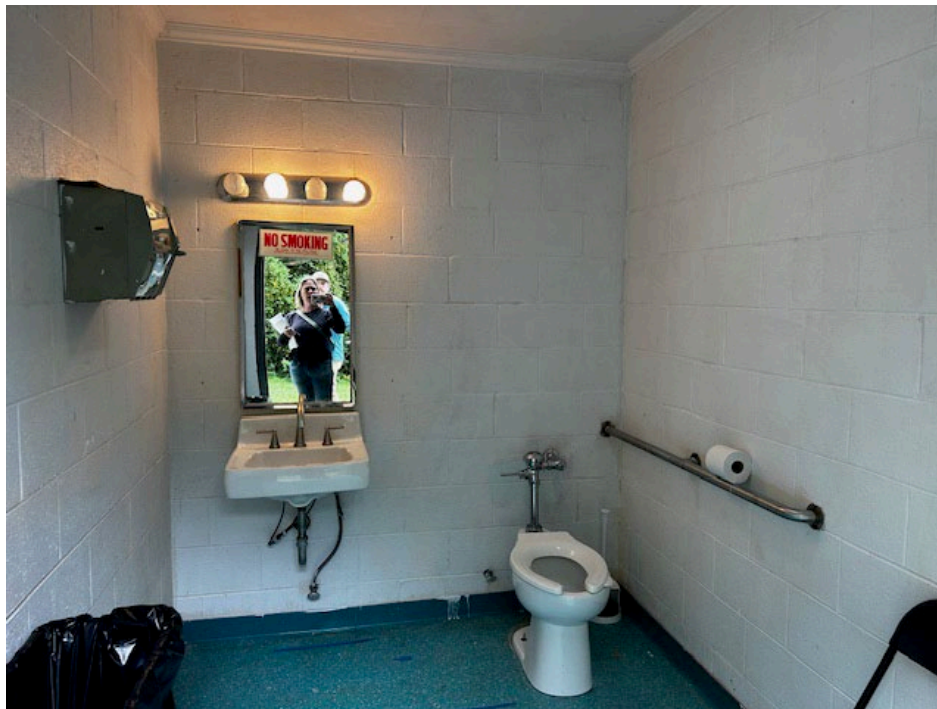
Bathroom Building: Photo of rotting boards at bottom of building and foundation failure.



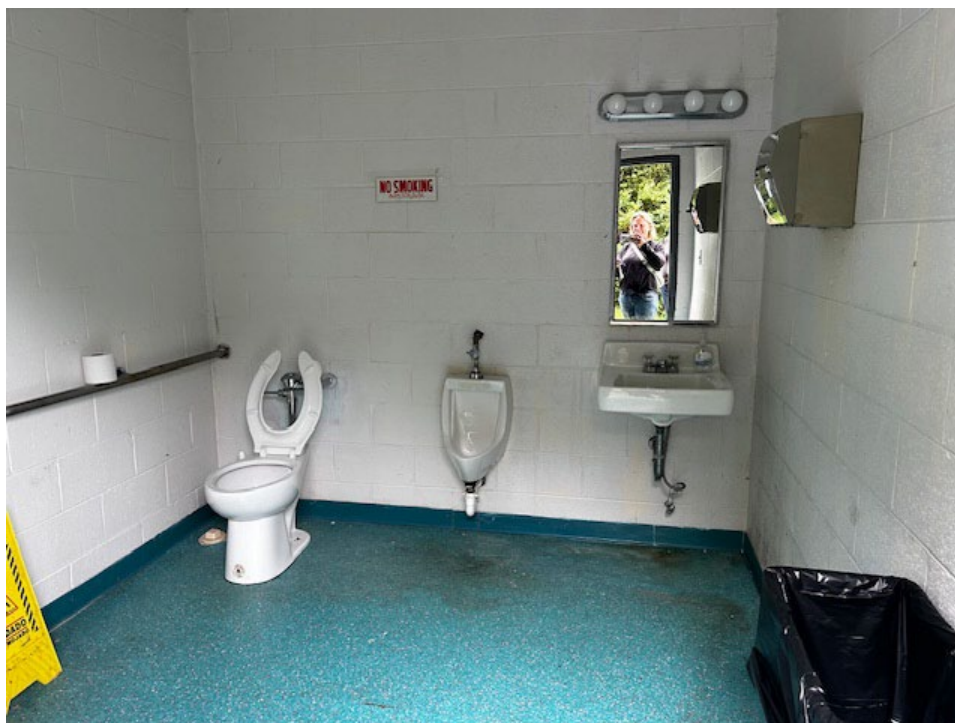
Bathroom Building: Photo of rotting boards at bottom of building and foundation failure.



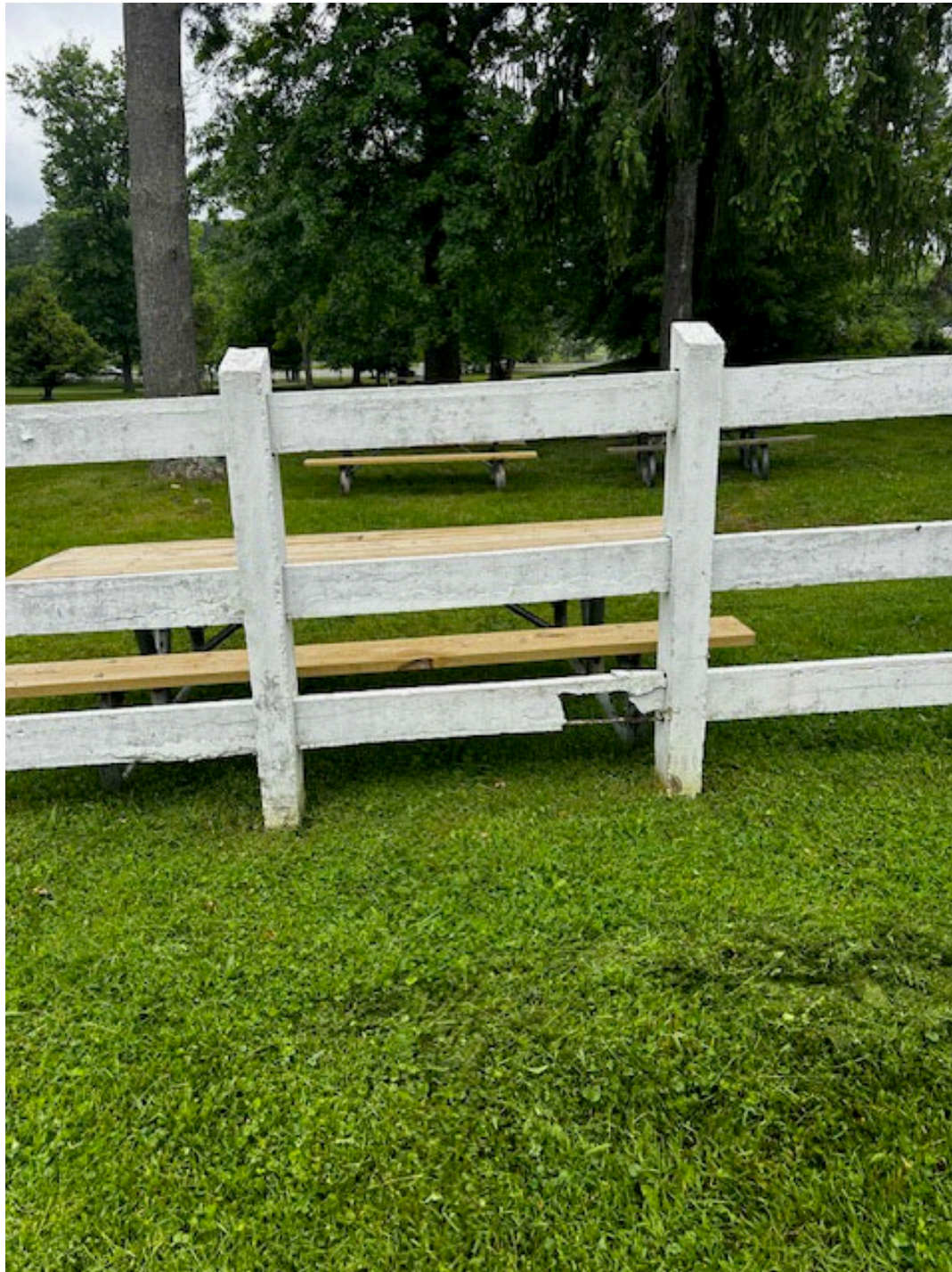
Bathroom Building: Photo of women's restroom.



Bathroom Building: Photo of men's restroom.



Below is a picture of the split rail fence that is currently concrete planks with exposed rebar. Would recommend either repairing the rails or removing the damaged concrete rail pieces and putting in a new composite rail in its place.



Harvey's Barn – It was mentioned that in an ideal world it would be great to heat and cool the building, however this would be a huge undertaking as the building is not currently insulated and part of the appeal to the current appearance is all the exposed wood. The stairs leading to the second floor are not currently code compliant. The floor under the chandelier could use some reinforcing. There was mention of upgrading of bathrooms and lighting. It was also discussed that the current space is not ADA accessible.

Recommendation: I would recommend that this building be looked at in depth with a preliminary design to utilize the first floor area that is currently being used as storage into an event room. This would allow for a first level event space that would be ADA accessible and would open directly to the patio / yard space as well as design for upgraded bathrooms and catering space. The upper level area should be looked at during this time as well with design for modifications to the stage / dancing area to fix the floor and the non-compliant stairs.



Harvey Barn – room that is currently used as the bride’s room or staging room.



Harvey Barn –open area for catering.



Harvey Barn –Upper level event space.



Harvey Barn –Upper level event space toward stage area.



Harvey Barn –Lower level storage area.



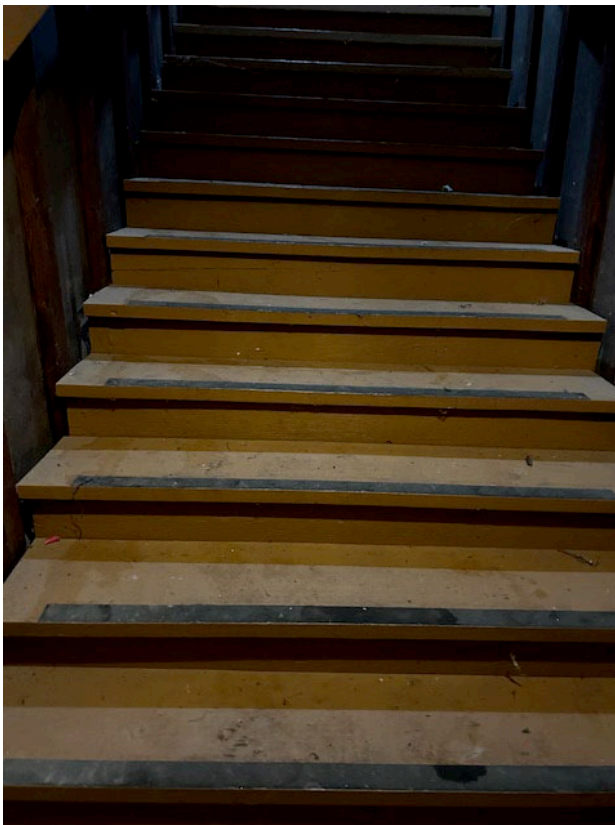
Harvey Barn – Area showing rotted boards and deterioration of paint.



Harvey Barn – Bathroom photo showing multiple sinks but no partition between toilet.



Harvey Barn – non-code compliant staircase.



Brooks Pavilion and bathrooms – While walking the Brooks Pavilion there were areas that were noted to be deteriorating due to wood being against dirt / mulch. It would be pertinent to either cut the boards up from the edge to get it out of the dirt or to remove dirt around the edge to get the earth away from the wood. See additional pictures below. It is my understanding that this area is of lower priority and the conditions are ok at this time.



Brooks Pavilion – Area showing dirt/mulch in contact with the wood which will cause deterioration and rot.



Brooks Pavilion – bathroom building for the pavilion.



Brooks Pavilion – picture of women’s room.



Brooks Pavilion – picture of men’s room.



Amphitheater – This area was again identified as a lower priority area, however there are some maintenance items that should be taken care of in the near future. It was noted that the restroom areas should be renovated if / when this building were to be modified.

Recommendations: It would be advised to pressure wash the building and verify all weather covers on outdoor electrical are intact. There are rotten boards that should be replaced on the walkway leading to the amphitheater. It is our understanding that the electrical would need to be upgraded as well for current performance needs.



Amphitheater – Area showing discoloration / mildew on concrete and walls.



Amphitheater – Area showing a light that needs attention where the cover has been removed / broken.



Amphitheater – Area showing a gravel path around lawn area could use maintenance / cleaning.



Amphitheater – Area showing deteriorated walkboards.

