



KINGSPORT ECONOMIC DEVELOPMENT BOARD FEASIBILITY STUDY FOR
DOBYNS-TAYLOR WAREHOUSE BUILDINGS

**Cain
Rash
West**

Architects



**SPODEN & WILSON
CONSULTING ENGINEERS**

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EXPERIENCE RELIABILITY INTEGRITY



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HISTORY - KINGSPORT HOSIERY MILLS

1917 THROUGH THE EARLY 1930s

The 4 story Kingsport Hosiery Mills operated as a hosiery mill from 1917 until the early 1930s and was the first manufacturing plant built in modern Kingsport, after its incorporation.

The facility was praised for its clean working conditions, ample amounts of natural light, heating, and ventilation. The mill was equipped with the latest automatic machinery throughout. The Kingsport Times Newspaper described the facility as “One of the Best Organized and Best Equipped Hosiery Mills in the South.”

Company president W. B. Davis & the Board of Directors believed in treating their employees well and had established a nursing service, a health plan, a rest area, and a restaurant for the mill’s employees by the end of 1919. In November of that same year, Mr. Davis began carrying out plans to develop a park on the grounds surrounding the building with the idea of providing the employees with opportunities for recreation during their lunch period and after working hours.

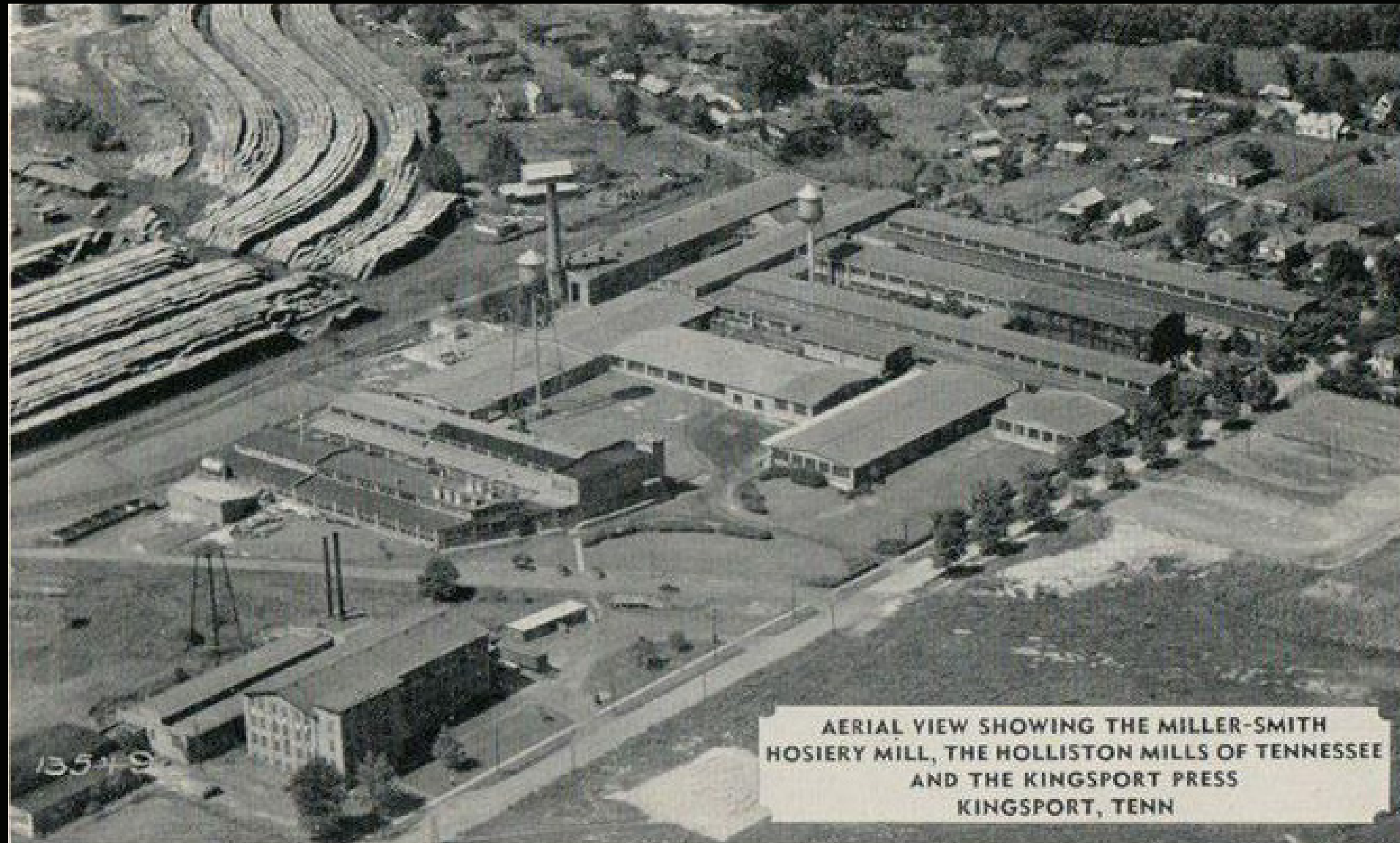
After not suspending operations for so much as one month during the economic downturn from 1920 thru 1922, Kingsport Hosiery Mills finally succumbed to the Great Depression in 1932 and shut its doors. At its peak, the mill employed around 400 people and turned out 300,000 pairs of hose per month. A large percentage of those employees were female.



HISTORY - MILLER-SMITH HOSIERY MILL

1932 THROUGH 1943

Shortly after in the same year, Miller-Smith Hosiery Mill began operations in the recently vacated buildings. A building extension was added which was more suitable to the type of machines used by Miller-Smith. With only seventy employees both employment and production were significantly reduced from the pre-recession days. Miller-Smith Hosiery Mill differed from the original Kingsport Hosiery Mills not only in output, employment numbers, and product but also in the relationship between owners and employees. The conditions for women were a stark contrast from Kingsport Hosiery Mills and not in favor of the employees. By 1943, Miller-Smith Hosiery Mill was no longer operating in Kingsport.



**clear as Sunshine . . .
flattering as Candlelight**

IF you are proud of your legs you'll choose the loveliest stockings you can buy . . . IF you envy the trim ankles of the glamor girls you'll want the most flattering hosiery you can find. In either case you'll buy *Fine Feathers Hosiery*, made by the unique single unit process, for sheer, lusterless perfection. About \$1 a pair and doubly economical for its durability record.

Ask for FINE FEATHERS Hosiery in vivacious new "Mood Tones" for spring and summer at your favorite shop.

Fine Feathers
HOSIERY

MILLER-SMITH HOSIERY MILLS

HISTORY - THE KINGSPORT PRESS/DOBYNS - TAYLOR HARDWARE COMPANY

1943 THROUGH 2006

After Miller-Smith Hosiery Mill vacated the building, The Kingsport Press took ownership of the facility used the entire warehouse until 1945, when it was purchased by Dobyns - Taylor Hardware Company. After Dobyns-Taylor assumed ownership, the Kingsport Press utilized only Section 3. Dobyns - Taylor used the facility as a warehouse for the storing of items that the company sold. In 1956 Dobyns-Taylor built a 50,000-square-foot cinder block addition for the Kingsport Press to use as warehouse space (Section 4). The Kingsport Press used Section 4 until the business closed in 2006.

Dobyns-Taylor Hardware started its operations in 1910, and for some time, was the largest hardware store in Sullivan County with outlets in Elizabethton, Jonesborough, and Rogersville, Tennessee. The hosiery warehouse served as a distribution center for Dobyns-Taylor multiple stores. When Dobyns-Taylor Hardware ceased retail operations in 1985, it continued to maintain the former hosiery mill building as a warehouse.

On May 28, 1998, a storm blew off approximately 2,500 square feet off the top section of Building #1. This area was not replaced. Instead, a membrane roof was constructed on the exposed portion of the structure and a new exterior wall was constructed to enclose the remaining upper floor.



HISTORY - TOBACCO ROAD/DOBYNS - TAYLOR WAREHOUSE

2006 THROUGH PRESENT DAY



Adjacent to the Kingsport Press' 50,000 SF building was a smaller space where Tobacco Road operated for 28 years, finally closing its doors in 2020.

Since then, space has been leased to various tenants needing storage facilities in downtown Kingsport.

NATIONAL REGISTRY OF HISTORIC PLACES

1943 THROUGH 2006



Kingsport Hosiery Mills Makes National Register of Historic Places

With its historic integrity in association with Kingsport's industrial history, its location representing the town's earliest industrial endeavors, and for its contribution to the industrial development of Kingsport, the Kingsport Hosiery Mill was officially placed on the National Register of Historic Places on November 25, 2020.

This designation will give a tax incentive to a new owner to preserve and develop the property. The nomination will also help keep the building from being destroyed.

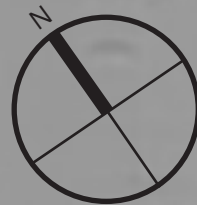


EXISTING STRUCTURE - OVERVIEW

TOWN PARK LOFTS

PRESS ST.

CLINCHFIELD ST.



DOBYNS - TAYLOR WAREHOUSE BUILDINGS

Building No. 1 - 40,000 sqft.
Constructed in 1917
Originally 42,447 S.F.
Damaged in 1998

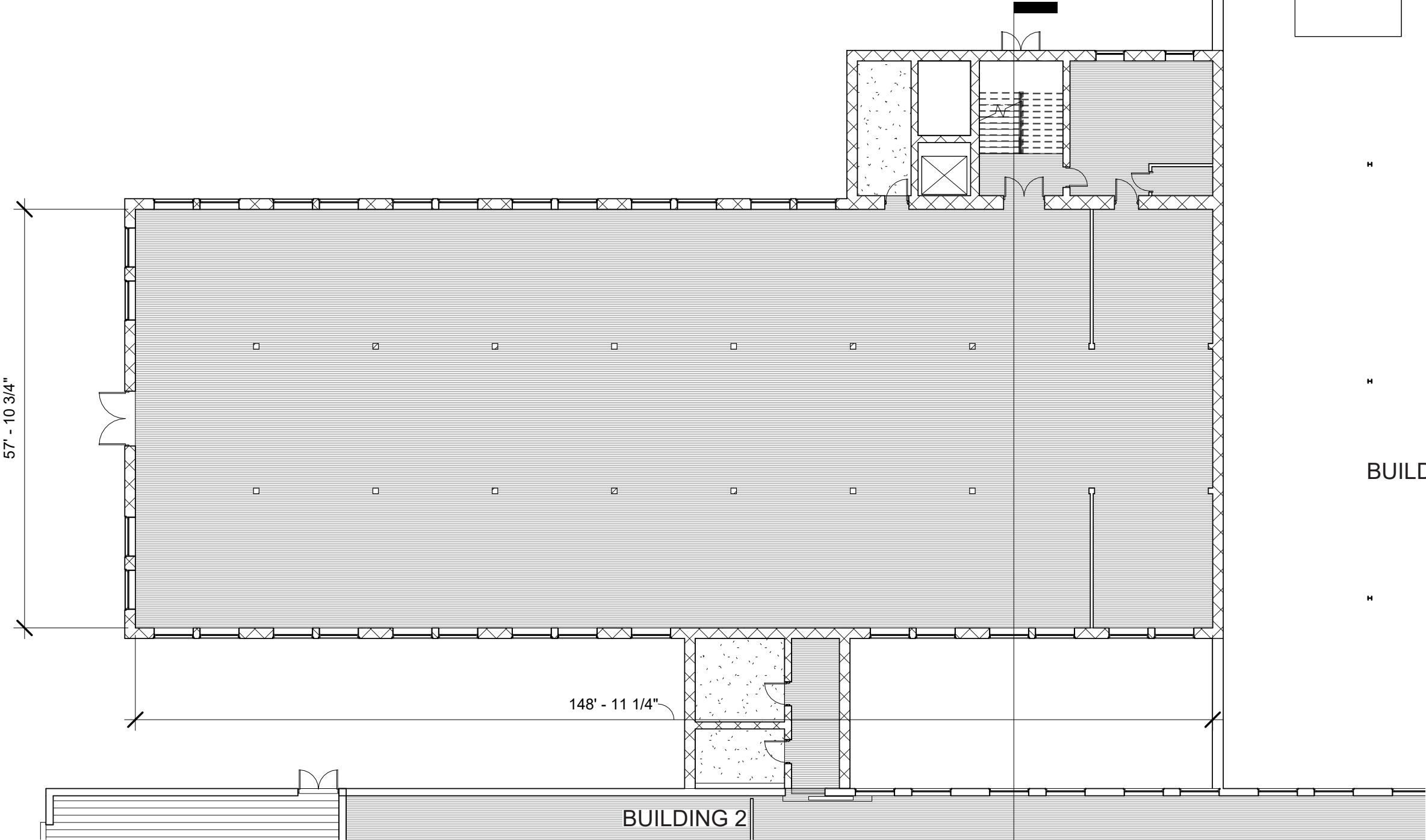
Building No. 2 - 11, 904 sqft.
Constructed in 1927

Building No. 3 - 7,912 sqft.
Constructed in 1927

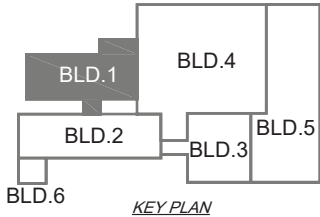
Building No. 4 & 5 - 47,377 sqft.
Constructed in 1956

Building No. 6 - 1,108 sqft.
Constructed in 1956

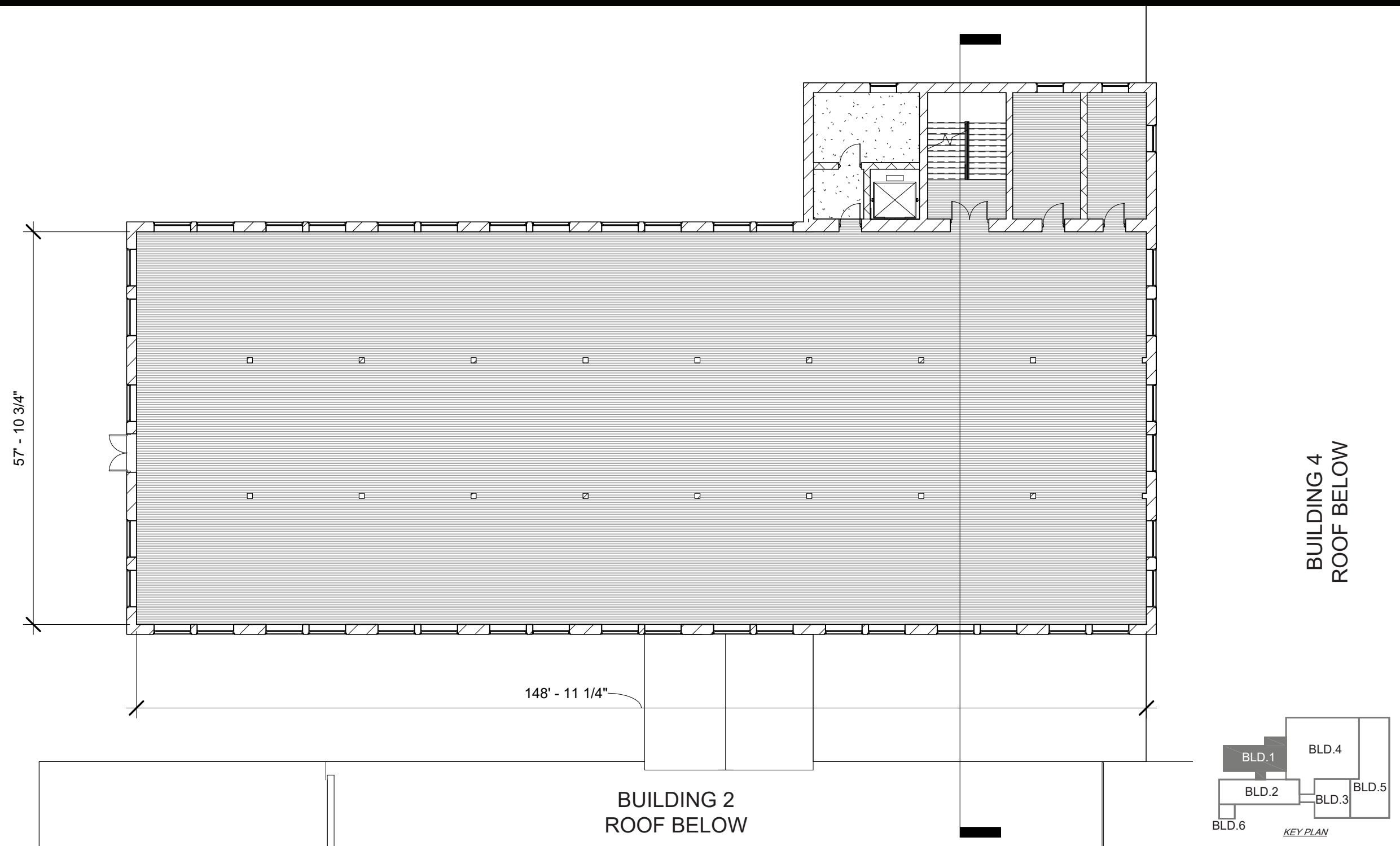
EXISTING STRUCTURE - BUILDING 1



BUILDING 4

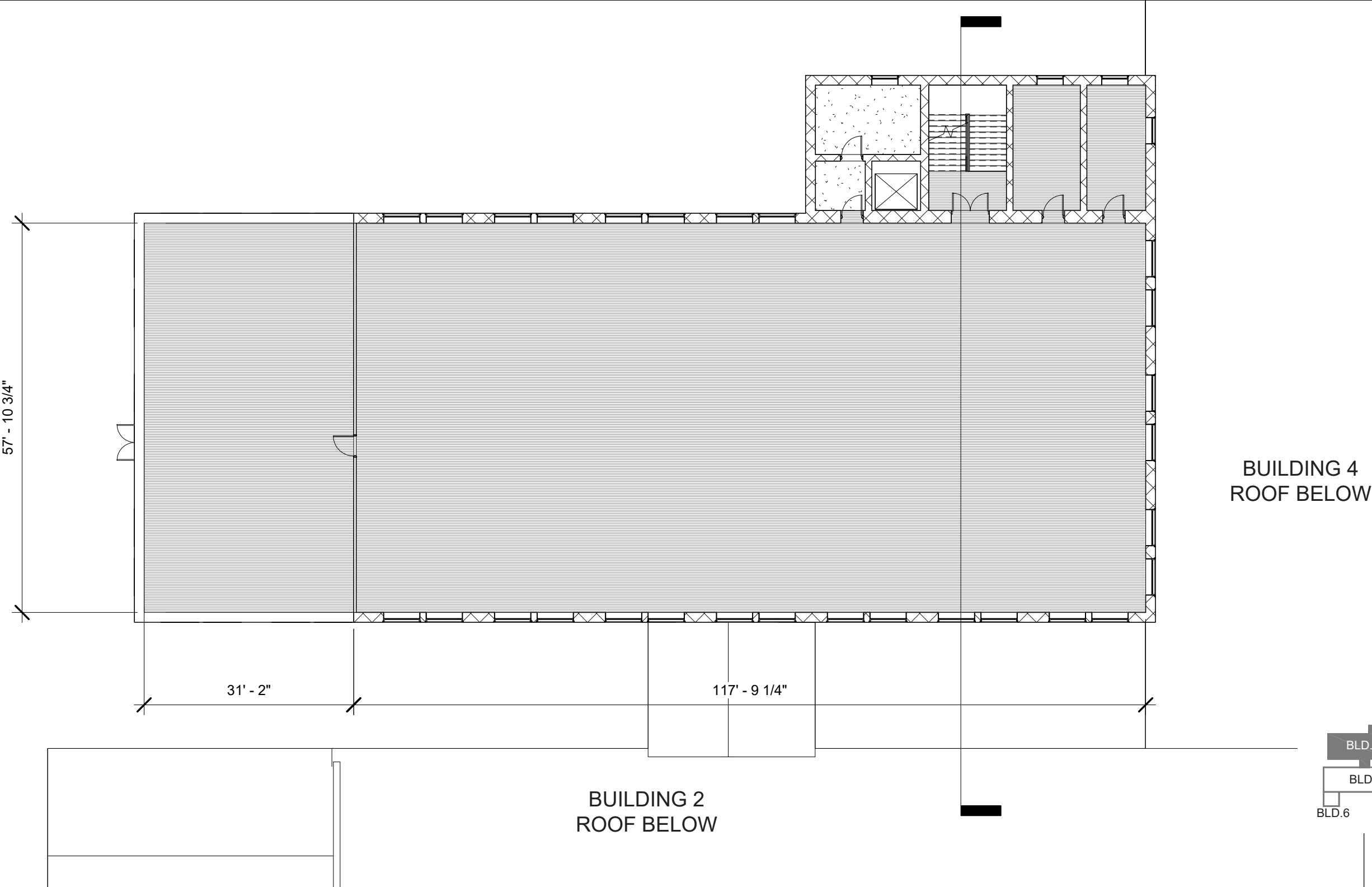


EXISTING STRUCTURE - BUILDING 1

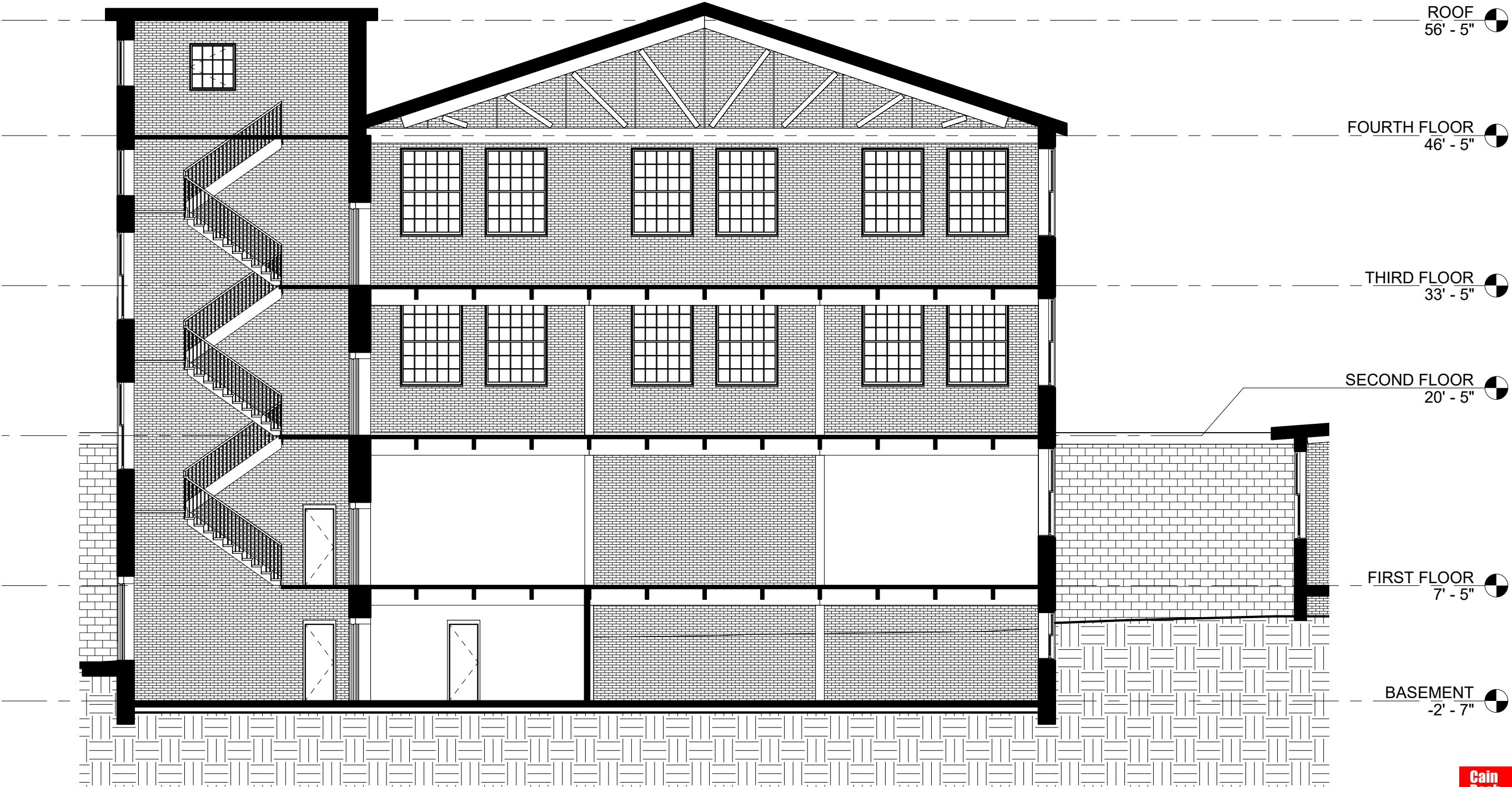


BUILDING 1 - SECOND FLOOR PLAN 10,302 S.F.

EXISTING STRUCTURE - BUILDING 1



EXISTING STRUCTURE - BUILDING 1 SECTION

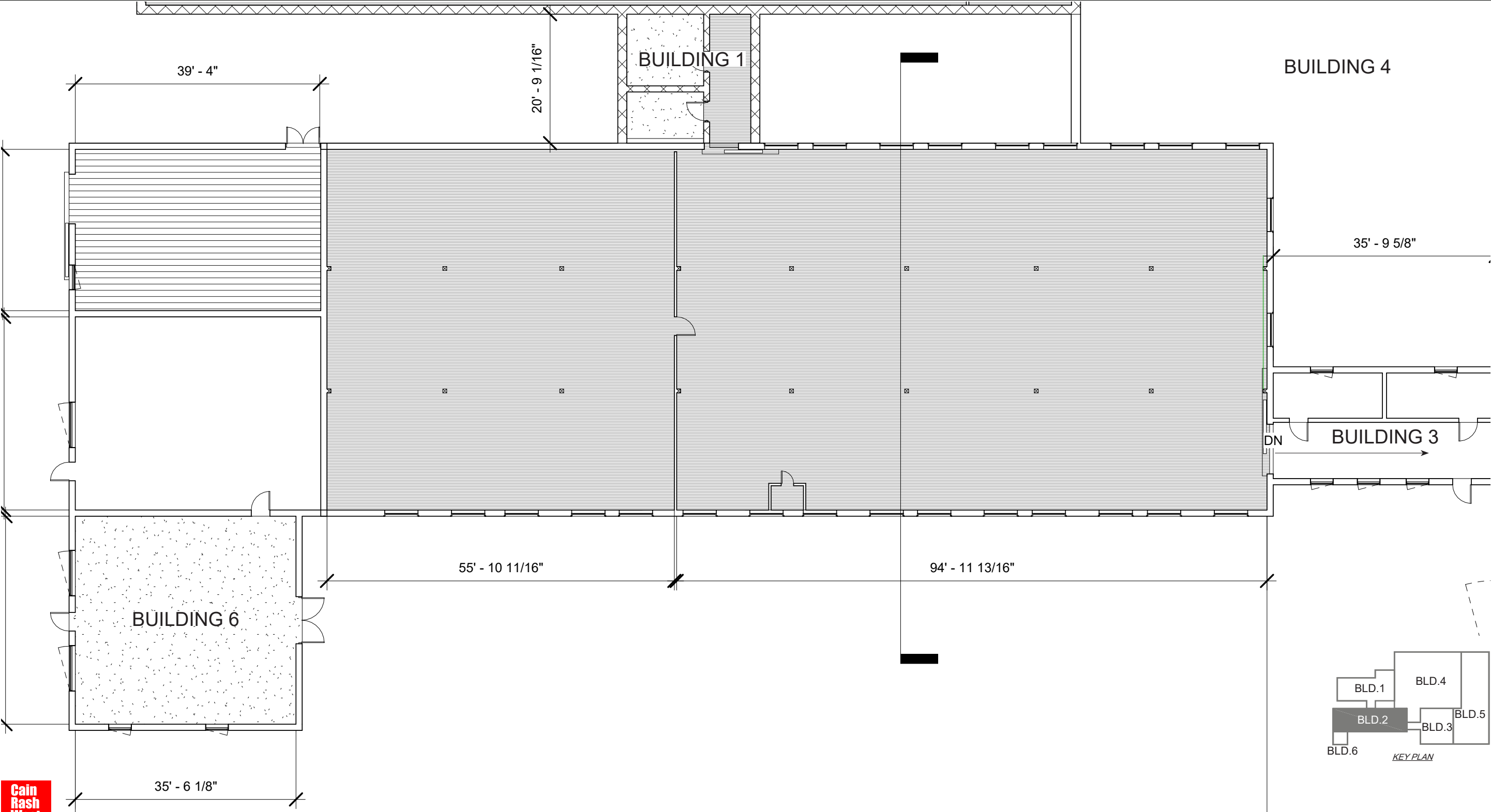


EXISTING BUILDING 1 - CROSS SECTION

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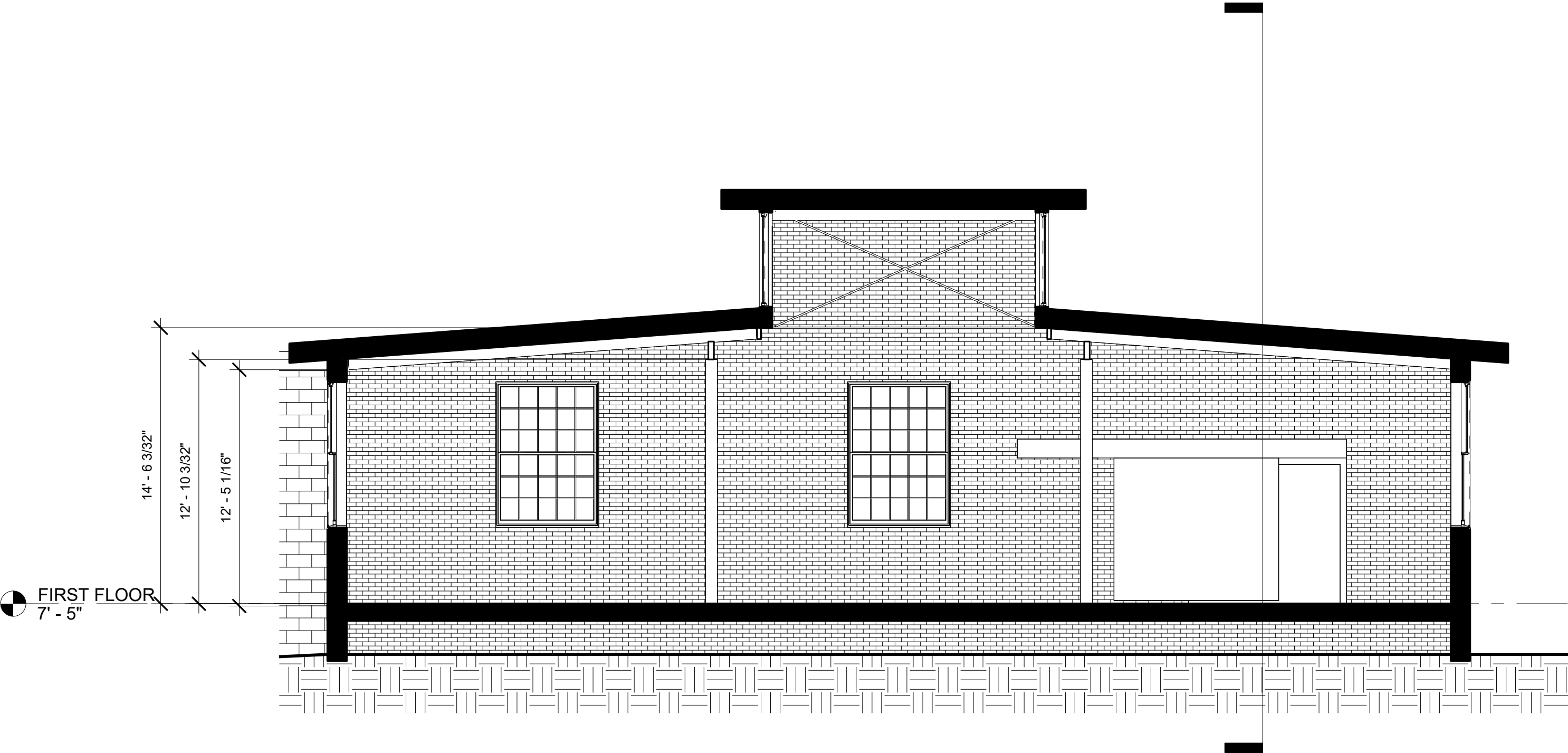
EXISTING STRUCTURE - BUILDING 2



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BUILDING 2 - FLOOR PLAN 11,637 S.F.

EXISTING STRUCTURE - BUILDING 2 SECTION

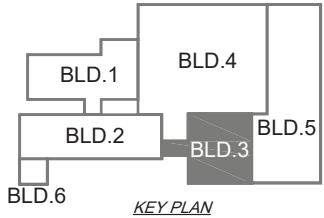
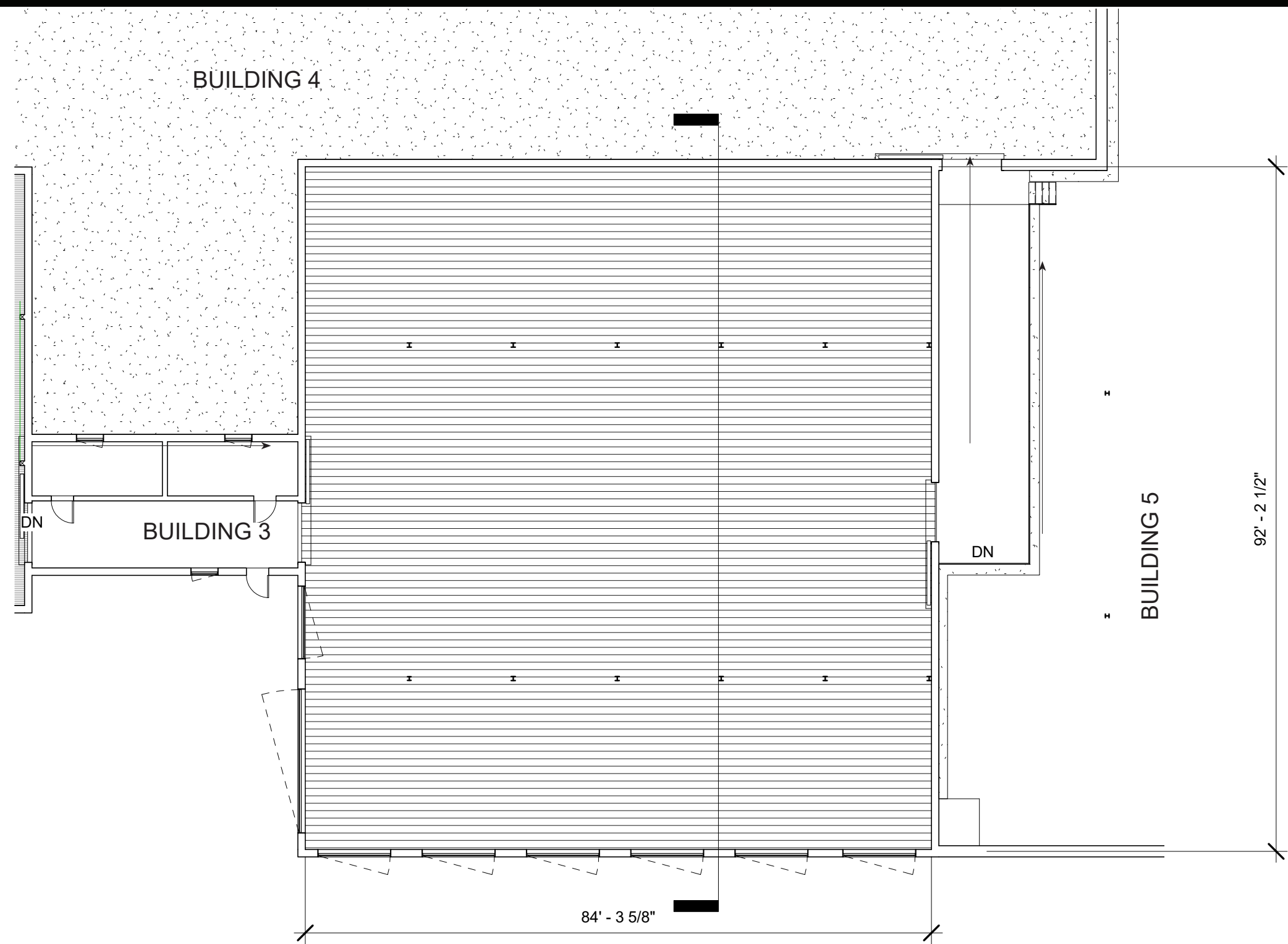


BUILDING 2 - CROSS SECTION

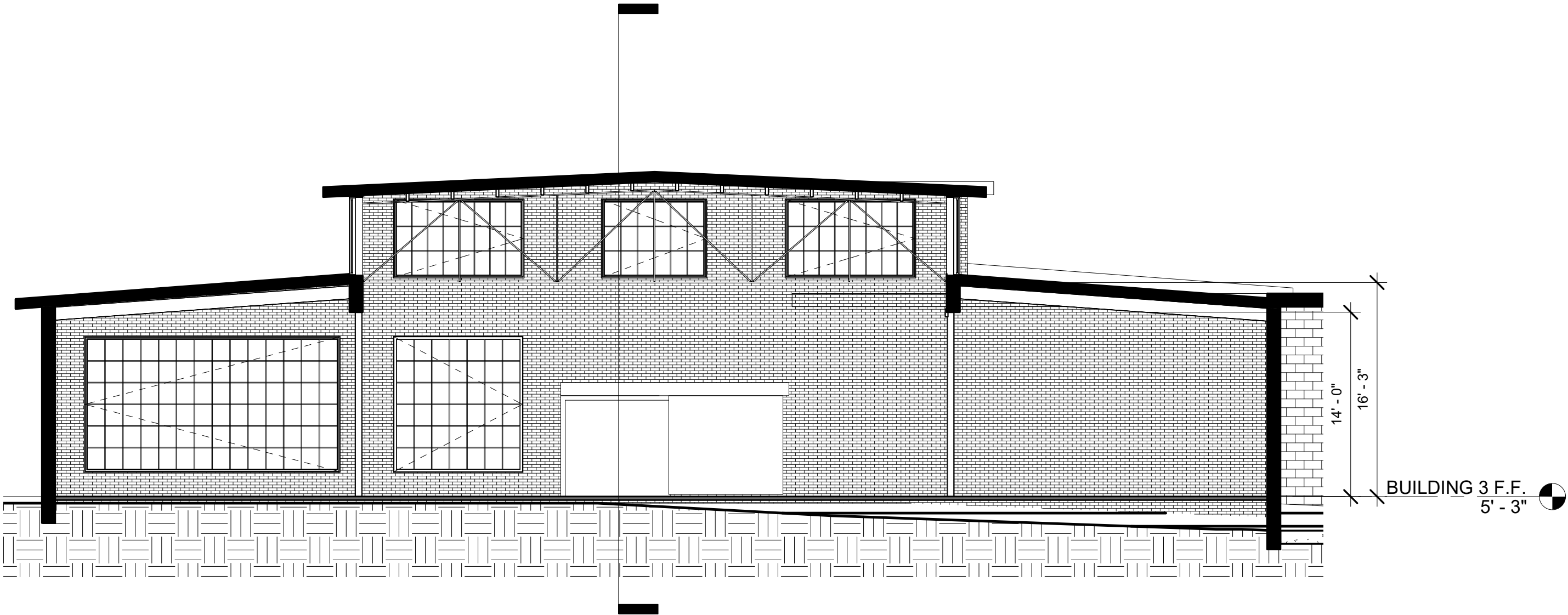
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EXISTING STRUCTURE - BUILDING 3



EXISTING STRUCTURE - BUILDING 3 SECTION

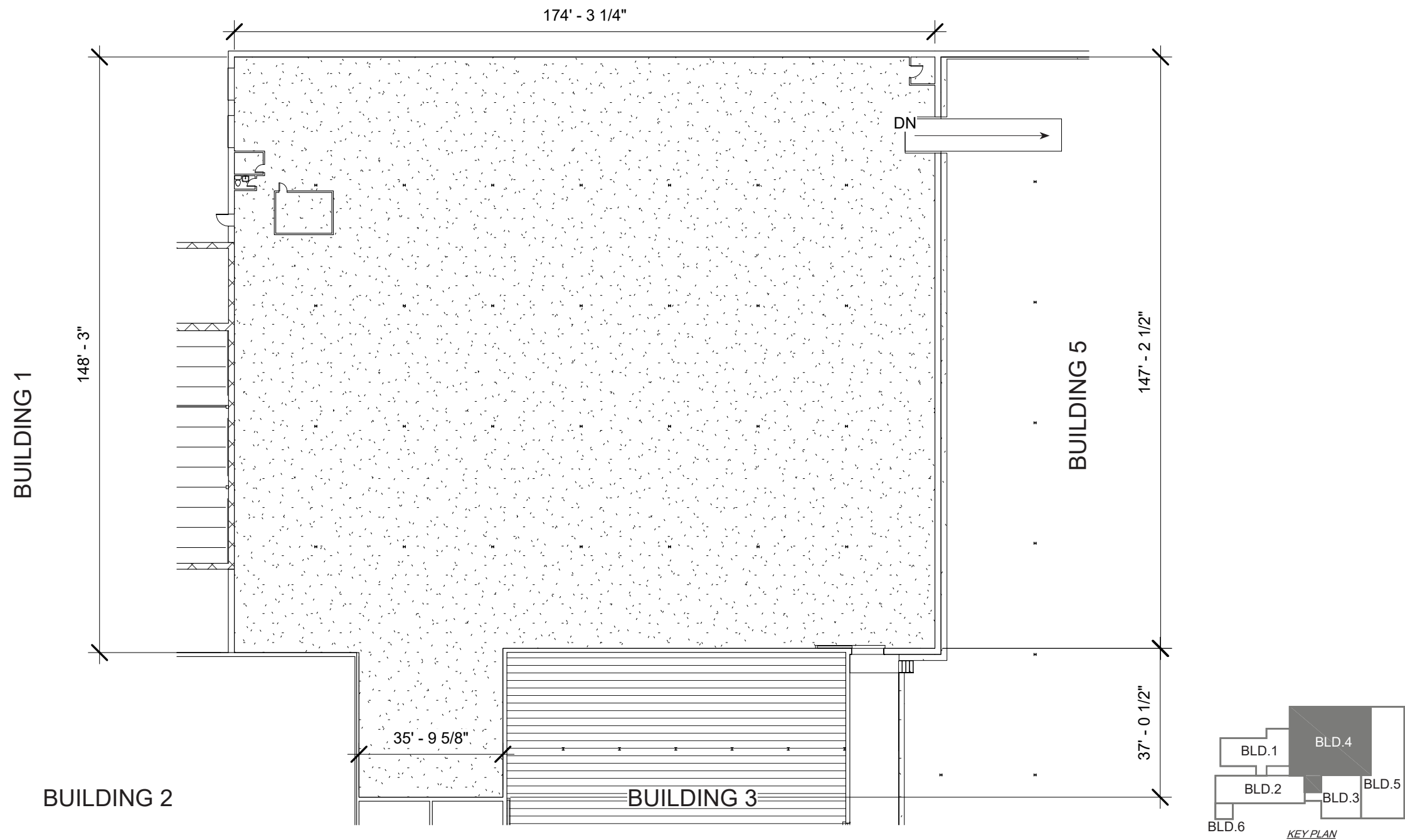


BUILDING 3 - CROSS SECTION

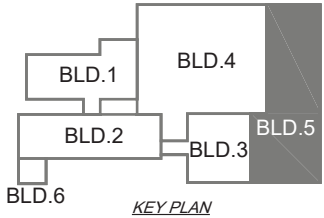
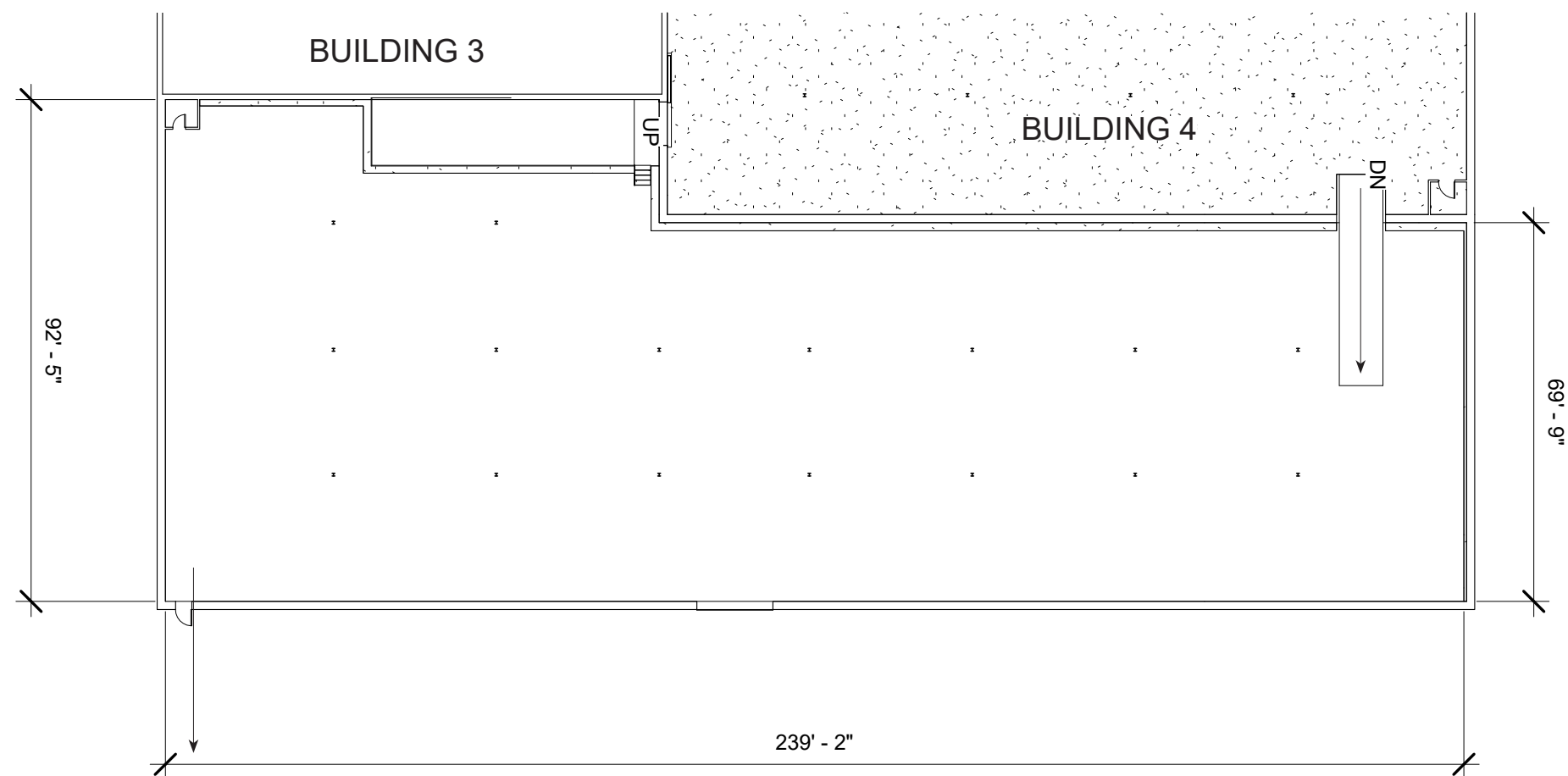
EXPERIENCE RELIABILITY INTEGRITY



EXISTING STRUCTURE - BUILDING 4



EXISTING STRUCTURE - BUILDING 5

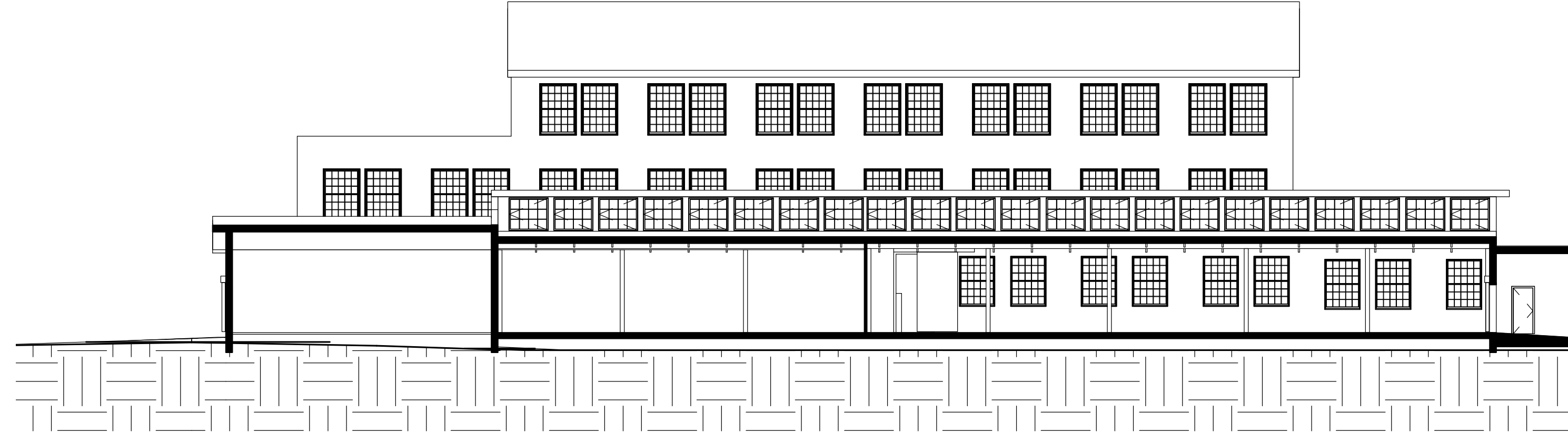


BUILDING 5 - FLOOR PLAN 20,371 S.F.

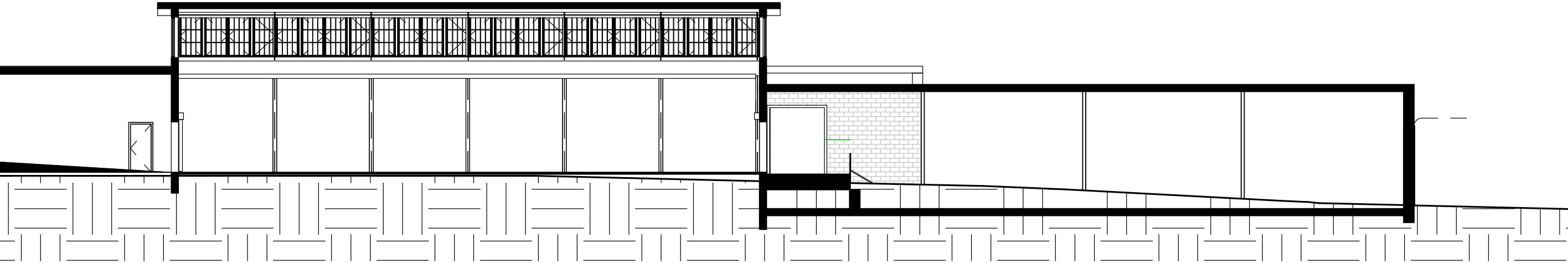
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EXISTING STRUCTURE - SITE SECTION



EXISTING STRUCTURE - SITE SECTION



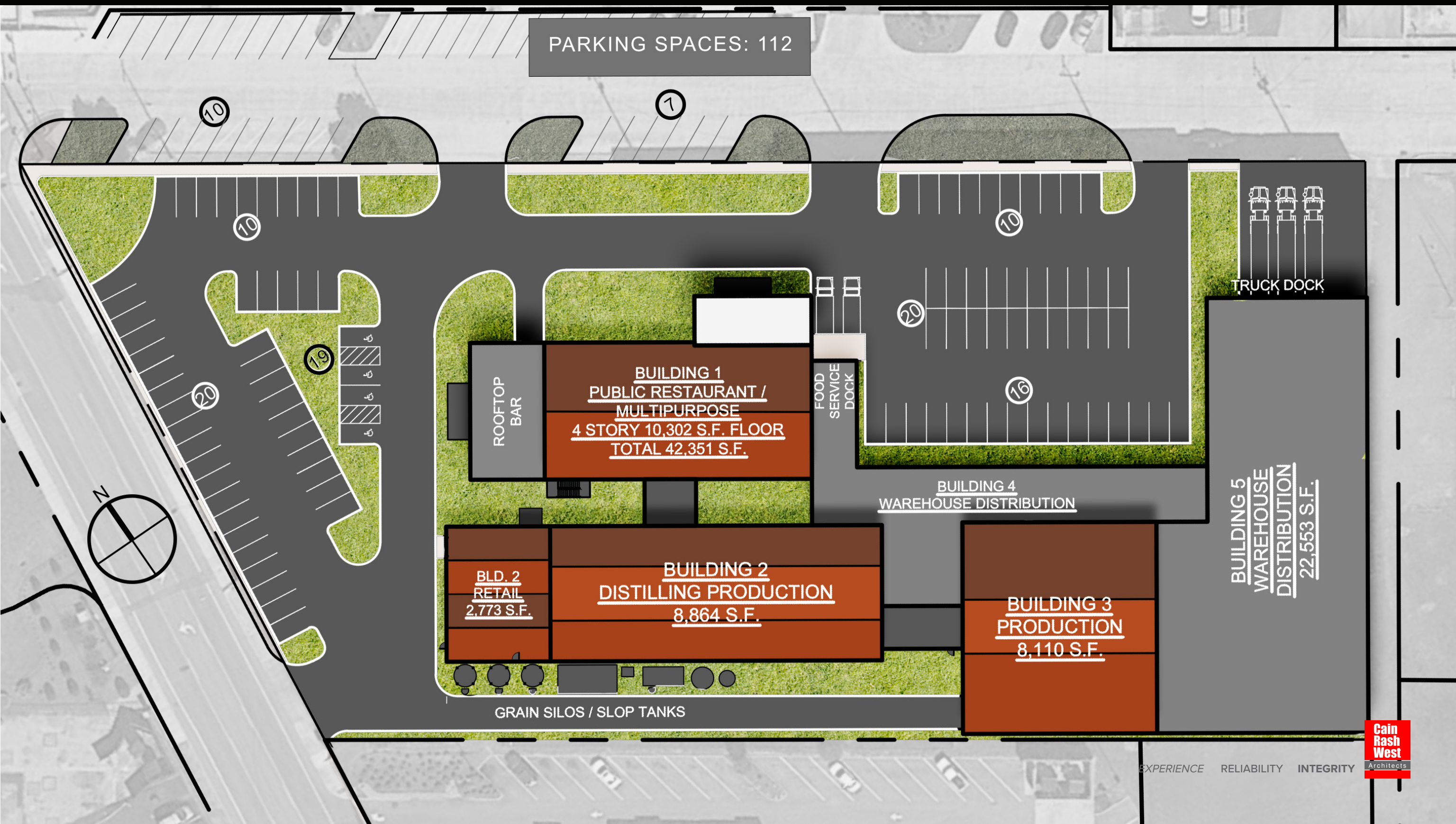
SITE SECTION

EXPERIENCE RELIABILITY INTEGRITY

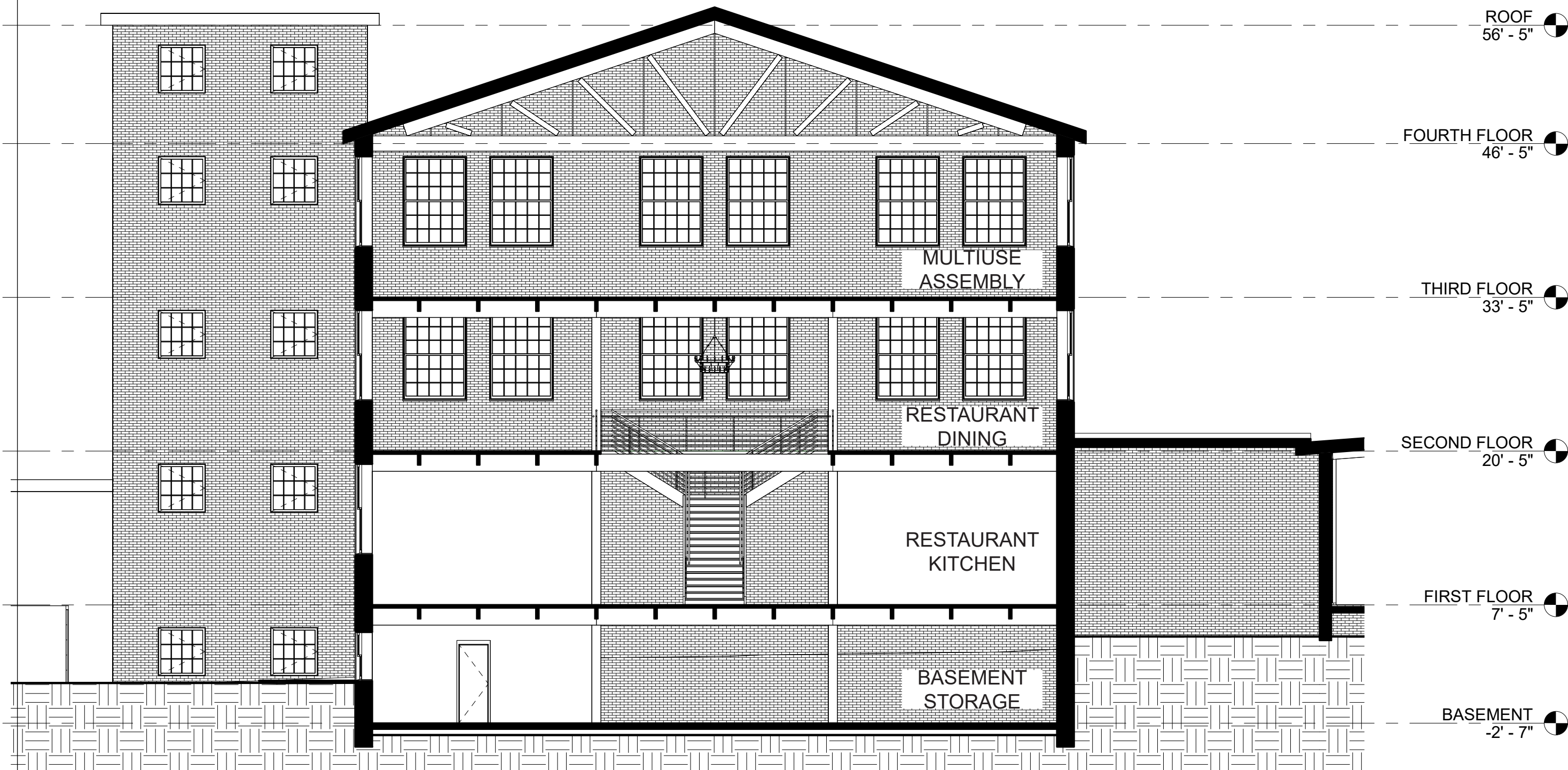


EXISTING PHOTOS

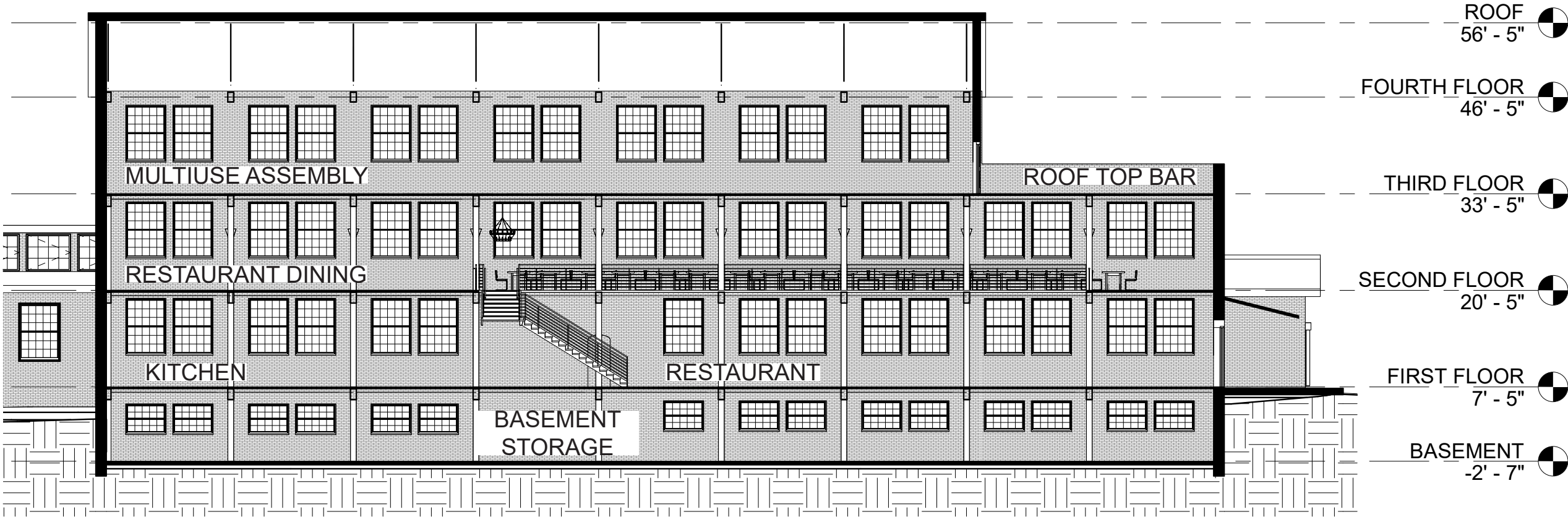




ADAPTIVE REUSE - BUILDING 1 SECTION



ADAPTIVE REUSE - BUILDING 1 SECTION



ADAPTIVE REUSE - FIRST FLOOR RESTAURANT RENDERING - BUILDING 1



ADAPTIVE REUSE - SECOND FLOOR RESTAURANT RENDERING - BUILDING 1



ADAPTIVE REUSE - OUTDOOR BAR RENDERING - BUILDING 1



ADAPTIVE REUSE - INTERIOR RENDERING - BUILDING 2



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ADAPTIVE REUSE - INTERIOR RENDERING - BUILDING 3





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