

Historic Zoning Commission

Jonesborough Town Hall – Board Room

123 Boone Street, Jonesborough, TN

January 22, 2026 – 6:00 PM

Agenda

Roll call noting the presence of a quorum, additions to the agenda, or any conflicts of interest with items on the agenda.

Members Present:

Members Absent:

Call to Order

Chairman Frank Collins

Item I: Public Comments

PUBLIC COMMENTS REGARDING AGENDA ITEMS

Members of the public wishing to speak concerning any item on the agenda during the Public Comment period must sign up by calling the Town Administrative Office at 423- 753-1030 with their name, address, and subject about which they wish to speak no later than 2 hours before the meeting if the meeting occurs during normal business hours or by 4:45 p.m. the day of the meeting if the meeting occurs after hours. Otherwise, such member of the public must sign in at the location of the meeting, prior to the beginning of the meeting, by seeing the secretary or staff of the commission. Each individual shall be given three (3) minutes to address the Commission regarding Agenda items. Comments shall be limited to items on the agenda.

Item II. New Business:

140 Boone St. – Owner: Karl Klein & Renee Closson

Request to add a composite deck with a ramp onto the front of the building. Request to raise the roof of the porch (already completed). Request to replace siding, doors, and windows. Will present dimensions, materials, color, and drawings at the meeting.

Item III: Old Business

205 W Main St. – Owners: John & Sherry Markopoulos

Owners have asked for feedback about items they have displayed on the sidewalk and on their porch. HZC members asked if they could take a look and discuss at the January 22 so that we can provide consolidated feedback. The home is currently for sale on Facebook Marketplace.

Item IV: Expedited

None

Item V: Property Designation Committee

Report on the review of properties as contributing vs. non-contributing in the H-1 and H-2 overlay districts. The review process is underway.

Item VI: Demolition by Neglect

To protect historic properties in the Jonesborough H-1 and H-2 overlay zones, the Historic Zoning Commission periodically identifies properties that are showing significant neglect that compromises their long-term viability. Once identified, the HZC requests that the building inspector to give a professional opinion about issues impacting the property.

The following property owners were contacted in the past about their properties experiencing conditions qualifying as Demolition by Neglect. The status of each is below. If commissioners want to discuss updates about any of the properties, we can do so at this time.

208 W. Woodrow Ave. – Owner: AMEZ Church

The town is in the final stages of acquiring this property and entering into an agreement with the Heritage Alliance to run the property. Once acquired the Heritage Alliance will provide a plan and timetable to address the missing and open siding, the overgrown vegetation, and the repainting.

215 W. Woodrow Ave. – Owners: John & Charlene Buchanan

Owner removed the rear addition that was collapsing. Owner will present a plan and timetable in early 2026 for a rear addition. Owner plans to finish rebuilding the front porch after the rear addition is completed.

117 Spring St. – Owner: Allyson Wilkerson

Owner addressed the overgrown vegetation that was further damaging the building. Owner will present a plan and timetable in early 2026 to repair and repair the exterior of the structure. Owner may also request a rear addition.

239 E. Main St. – Owner: Mikki Henley

Owner removed the rotten lower part of the front porch, and the two rear additions. Owner is currently addressing issues with the foundation. Owner will present a plan and timetable during the first half of 2026 for more exterior repair and to add a rear addition.

209 W. Main St. – Owner: Gemma Velaquez

Owner agreed to make the exterior repairs shown on the Building Inspector's report. Owner asked for recommended contractors and has received estimates from at least one.

111 E. Main St. – Owner: Steve Bacon

Owner will present a plan for the rear of the building at a meeting in February. One January 15, he met with the Chairman onsite to discuss the plan. He is currently working with an Architect and several contractors. The plan will include moving utilities, repairing a brick wall, replacing a window with a door, replacing the other window, improving the drainage, and adding a rear deck.

512 W. Main St. – Owner: Marie Cooper Nelson / Contact: Steve Guthrie

Owner's son, Steve Guthrie contacted the Chairman on January 15. He repaired the window where the glass was missing and addressed most of the overgrown vegetation. He has scheduled the gutters to be replaced with like material (standard white gutter). When the temperature is suitable in the Spring they will look into having the bare wood and peeling paint addressed.

204 W Main St. – Owners: Donald Dale & Elizabeth Foxx

Volunteers helped the owner stabilize the brick outbuilding in the rear of the property. The rotten wood and overgrown vegetation were removed. The original brick walls remain. The structure is now in a state where it can be rebuilt in the future. Owner agreed to address the main house including the hole in the rear, the peeling paint and bare wood, the overgrown vegetation, and the failing gutter and will provide an update by April 2026.

129 E Main St. – Owner: Jeff Gurley

Owner was to meet with contractors about the failing brick, separating walls, the PVC drainage pipe, and the bare wood window sills. Owner was to provide and update in January 2026. Chairman will contact the owner to get an update.

505 W Main St. – Owners: William & Barbara Stout

The owner has agreed to repair the upper and lower parts of the porch within the next twelve months. The HZC will monitor progress during the year and ask for an update later in the year.

306 S Cherokee St. – Owner: Nestor Levotch

Owner agreed to repair the porch, repaint siding, and make other structural repairs. Will provide an update on progress in April 2026.

102 W Woodrow Ave (2 buildings) – Owner: Parson’s Brew LLC

Owner signed for the certified letter. This is the second letter that was sent. They did not attend the January 8 meeting as requested and have not contacted the Chairman by phone or email. These two historic properties are greatly neglected and endangered. Chairman is working with the town about the next steps to take. It has been a slow process.

Item VII: Future Items

The following information is provided to help keep track of future items.

- a) 100 Oak Grove Ave. – Jackson Park Church may want to expand parking lot.
- b) 211 W Main St. – Will present plan to repaint & repair steeple.
- c) See DBN list for other future items.

Item VII: HZC Database

The corrected H-1 and H-2 overlay zones (Historic District) were approved after the second reading. The zones include the same properties that have been recognized as being part of the H-1 and H-2 overlay zones for more than 25 years. Amy Collins now has an ARCGIS license via Washington County and is working with Chris Pape, GIS Planning Analyst to put the Jonesborough Historic Zoning Commission database online. It should be very soon. Initially, each commissioner and a few others will have logins.

In the future, we will begin discussions about expanding the H-1 & H-2 overlay zones. We have received requests by a few property owners to be added to the Historic District. There are also several other 100+ year old properties that adjoin the current H-1 & H-2 boundaries. Six areas with a small number of properties have been identified.

Item IX: Commissioner Comments

Next meeting is Thursday, February 12.

Item X: Approval of Minutes

Approval of the January 8 minutes.

Historic Zoning Commission

Jonesborough Town Hall – Board Room

123 Boone Street, Jonesborough, TN

January 8, 2026 – 6:00 PM

Minutes

Roll call noting the presence of a quorum, additions to the agenda, or any conflicts of interest with items on the agenda.

Members Present: Frank Collins, Nita VanTil, Rebecca Moss, Marcy Hawley, Chad Hylton, Herman Jenkins, Michael Kieta, Brian Ponder

Members Absent: Matt Kehn

Call to Order

Chair, Frank Collins, called the meeting to order at 6:00 PM.

Item I: Public Comments

Allyson Wilkinson thanked the Commission for their time and consideration last meeting.

Item III: Old Business

140 Boone St. – Owner/Presenter: Karl Klein and Renee Closson

The building has been under construction for over three years. Previously, the HZC considered that elements of the front porch contributed to the authentic historic appearance of Jonesborough, but the remaining part of the house did not. Previously, the HZC received assurances that the historic appearance of the porch would be maintained. Recent changes to the porch appeared to be contrary to this communication, so the HZC asked the owners to provide the HZC with an update.

During the meeting the owners reported that the original columns and ornamentation were saved and would be re-installed on the front porch. They also requested to add composite material decking over the porch floor and extend the decking outward over the current concrete steps. They also requested to install a ramp off the side of the deck. This would provide a second ADA entrance for the structure. The HZC and the owners also noted that the roof of the porch was raised and altered from its original appearance.

Before the meeting Chairman Frank Collins spoke with Dr. Kennedy about the structure. He stated that the HZC does not provisions where only part is considered Contributing. Based on the location of the structure, the surrounding properties, and what remained of the structure, he recommends that the structure as a whole be considered Non-Contributing and the property follow the Section 15. "New Construction" for the Building Standards and Guidelines for the H-2 Overlay Zone.

After much discussion, the Commissioners agree that "New Construction" guidelines would be followed. However, the HZC needed more detail and drawing showing the size, location, and materials for the proposed new construction. The owner will prepare this and present it at the next HZC meeting on January 22.

505 West Main St. – Owner/Presenter: William Stout

Commission members expressed concerns about the exterior condition of the structure including the character defining features on the porch and the condition of the siding. Commissioners requested the building inspector visit the property and provide an assessment of the property. The report was completed and emailed to the Chairman prior to the meeting. The Building Inspector stated that overall, the property is in need of a lot of TLC and routine maintenance. More specifically he stated the upper porch as a rotten beam with a steel post in place to carry the roof load, front guard rail is missing on the upper porch, porch posts on the lower front porch have some evidence of rot, an open space to the left of a crawl space storage door and gutters around the house need to be cleaned out, and downspouts re-routed in areas to run water away from wood/siding.

The owner gave a presentation on how and why wood rots and decays. He has completed a post for the upper deck and will work to get that installed. He plans to replace the railing and scrape and paint peeling paint. He assured the Commission that there is no threat of termites, moisture, or further decay. He also stated that he does not plan on closing up an open area that leads under the house as there are currently no problems with animals or moisture. The Chairman asked for a more specific timeline for repairing the porch and painting bare wood. However, the owner did not want to commit to three months or six months for the repair and repainting. He agreed to make the repairs during the next twelve months. The Chairman also asked the owner about the appearance of the siding which is very dirty and the appearance had a negative impact on the Historic District. Since the soiled and unclean appearance of the siding did not compromise the integrity of the structure the owner did not want to address this.

Motion: Rebecca Moss made a motion to approve Owner's plans for upper front porch pole and railing and to scrape and paint some of the walls within the calendar year of 2026 as presented, seconded by Nita VanTil. Motion passed unanimously.

102 W. Woodrow Ave (2 Buildings) – Owners: Parson's Brew LLC

Parson's Table – Built in 1874 as the First Christian Church. In 1972, Jimmy Neil Smith, founder of the National Storytelling Festival and the International Storytelling Center bought the property and opened the building as the restaurant Widow Brown's. He later renamed the restaurant to The Parson's Table. During the mid-2000s, The Parson's Table closed and the building became an event venue.

In 2021, the building was purchased by Parson's Brew LLC. After replacing the roof, the building has been left largely abandoned. After vandals broke many of the historic windows, the owner left the building exposed to the elements for six months. With urging the owner eventually boarded up the windows to add some protection to the interior. The two buildings have remained in an abandoned state with boarded up windows for well over a year. The paint is deteriorating, the brick is failing, black mold is present, and vegetation overgrows the sides. The front door is often not secured and found open. On the sides of the building towards the rear, there are large open gaps between the top of the brick and the roofline. The second building is in the same abandoned condition with a broken porch column, open areas near the roof, and the gutters failing and falling off.

The HZC sent a certified letter to the owners to ask them to attend the January 8th meeting or contact the Chairman prior to the meeting. The letter was received and signed for; however, no

contact was made. Chairman, Frank Collins, will get guidance from the Town and bring the property back to a future meeting for discussion.

306 S. Cherokee St. – Owners: Nestor Levotch

Owner contacted the HZC Chairman by phone after receiving the letter. Chairman stated that this property will be deferred for reevaluation and updated to the April 9, 2026, meeting. The owner stated he will address the significant items with the porch and the unpainted siding.

205 W. Main St. – Owners: John & Sherry Markopoulos

Owner contacted the HZC Chairman by phone after receiving the letter. Chairman will discuss at the meeting. Owner stated they no longer have a physical business at the location. They acknowledged potential customers were confused and they agreed to remove the sign. This has been done. The green bug lights on the front porch were changed to warm white bulbs. The owners removed many of the plastic and weathered items that were on the porch and were formerly for sale. They want to limit what is on the porch to chairs, plants, and seasonal decorations. They asked the commission members to provide further input about any other items that currently remain on the porch. The owners have listed the property for sale on Facebook Marketplace. The commission agreed to individually visit the property and bring feedback to the January 22 meeting.

Item II. New Business:

111 E Main St. – Owner/Presenter: Steve Bacon

This presentation was postponed to the January 22, 2026 meeting.

300 Block of West Main St. – Owner: Town of Jonesborough

Presenter: Frank Collins

Request to erect decorative black metal handrail on the north side of West Main Street in the 300 block due to the elevated sidewalk. Handrail will run from the corner of West Main St. to near the driveway of 300 W. Main St. The handrail will be the same style as the handrail on Boone St. at the Baptist Church. The handrail will be black and installed at the standard rail height.

Motion: Nita VanTil made a motion to approve as presented, seconded by Michael Kieta. Motion passed unanimously.

312 W. Main St. – Academy Hill

Presenter: Frank Collins

Request to add a black metal handrail to the four-step stoop that leads to the East entrance on the front of the building. The handrail has been requested by residents for safety. Also requested approval to remove gutter and downspout from rear parking shelter. The parking shelter was built in 1980 and the gutter was installed around 2000. The rear does not have a gutter or downspout. The current gutter does not work as intended and serves as a debris trap.

Frank Collins recused himself from the vote. Vice-Chair, Nita VanTil presided over the discussion and motion.

Motion: Brian Ponder made a motion to approve as presented, seconded by Rebecca Moss. Motion passed unanimously with Frank Collins recusing himself from the vote.

Item IV: Expedited

None discussed.

Item V: Property Designation Committee

PDC lead Nita VanTil reported that the committee continues to make progress with reviewing properties and updating the database. A PDC meeting will be scheduled after all forms are completed and compiled.

Item VI: Demolition by Neglect Update

The Commission agreed that no other properties will be added at this time so that the HZC can focus on properties that are already part of the process.

Item VII: Future Items

The following information is provided to help keep track of future items.

- a) 100 Oak Grove Ave. – Jackson Park Church may want to expand parking lot.
- b) 239 E Main St. – Will present plan to erect addition in rear and repair main structure.
- c) 211 W Main St. – Will present plan to repaint & repair steeple.
- d) 117 Spring St. - Will present plan to restore structure.
- e) 215 W Woodrow – Will present plan for rear addition.

Item IX: Commissioner Comments

In the future the Commission will begin discussions about expanding the H-1 and H-2 overlay zones. The Commission has received requests by a few property owners to be added to the Historic District. There are also other 100+ year old properties that are near the current H-1 and H-2 boundaries.

Item X: Approval of Minutes

Approval of December 11, 2026, minutes.

Motion: Nita VanTil made a motion to approve the minutes, seconded by Herman Jenkins. Motion passed unanimously.

Chair, Frank Collins, adjourned the meeting.