

**Historic Zoning Commission, Jonesborough, TN, Thursday, January 25, 2024, in the Board Room located in Jonesborough's Town Hall at 6:00 PM**

**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 Town Recorder at meetings of the Board of Mayor and Aldermen, or the secretary or staff of any board, commission or committee constituting any other governing body under this resolution.

Each individual shall be given three (3) minutes to address the Board regarding Agenda items. Comments shall be limited to items on the meeting's Agenda

**Roll call noting presence of a quorum and additions to the agenda**

**Any conflicts of interests with items on the agenda**

**Public Comments:**

**Item I:       New Business:**

**a)       128 W. Main – Tim Winter: Presbyterian Church**

In July the church was struck by lightning which caused damage and now needs to be fixed. First, they are seeking approval to replace roof tiles with new aluminum tiles from Interlocking Roofing in the color “Musket Grey”. They have a very similar profile, but the aluminum will be lower maintenance. Second, they want to install gutter guards on the newly installed roof over the sanctuary and correct the water flow in the front southwest corner. Lastly, they want to wrap the belfry in a custom white metal to provide an exact look as before the damage and the shutters would be custom wrapped in metal as well, only replacing missing or damaged slats/rails. The church will be working with Mid-South Construction, again, as they are the firm that wrapped the steeple in metal in 2018/2019. They have knowledge of the Church, historical buildings, and the expertise to repair the damage correctly. It will be the same craftsman that worked on the steeple, that will be working on these repairs. Attached are several photos of the damage and proposed work. ([Attachment A](#))

**b)       Sign Section of the HZC Guidelines**

Historic Zoning Commissioners will be reviewing the illuminated sign section of the guidelines with possible changes to be presented at the meeting.

**c) Property Designation Committee Handbook**

Historic Zoning Commissioners will be reviewing the revised changes brought forward by sub-committee Chairman, Frank Collins. Revisions in red. ([Attachment B](#))

**ITEM II: Old Business**

**ITEM III. Demolition by Neglect**

**ITEMIV. Expedited**

**a) 404 & 408 East Main - Jimmy Rhein**

Repair and repaint rotted wood with the same color scheme.

**ITEMV. Approval of Minutes**

12/14/23 HZC Minutes ([Attachment C](#))

**ITEMVI. Adjourn**

Photo 1: Speculation that the lightning entered the base of the steeple, possibly bounced off the bell and out the north side of the belfry and exited through the roof.



Photo 2: View of north side of belfry damage. Note corners are woven and Mid-South will not only match this woven appearance but will also custom bend metal to match the profile of the ship lapped poplar and will custom match the trim pieces.



Photo 3: View of damage to shutters



Photo 4: View of damage to south shutter

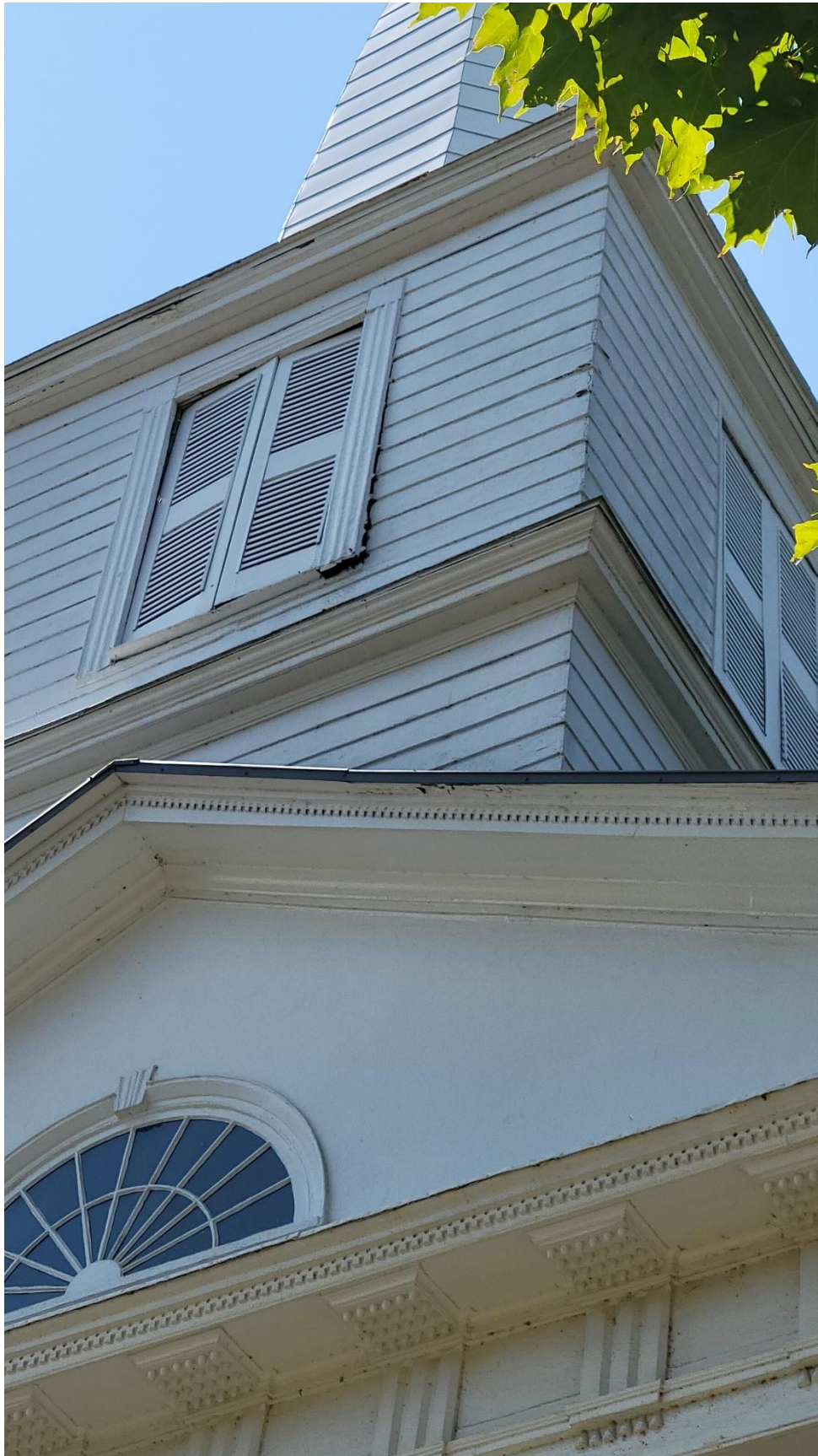


Photo 5: View of where south shutter was prior to August 14 storm that destroyed that shutter



Photo 6: Shutter in similar state of deterioration as ours are currently



Photo 7: View of same shutter after being wrapped in metal by Mid-South. This process should help us keep the historical look as we will only replace missing or damaged wood.



Photo 8: Structural Engineer and Building consultants hired by our Insurance to ensure repairs were done completely and correctly.



Photo 9: Interior structural damage in belfry



Photo 10: Interior damage showing hole at base of steeple from inside belfry



Photo 11: Interior wood shredded in belfry and charred. (It's amazing no fire started!)



Photo 12: View of damaged tin roof tiles. We believe this is where the lightning exited



Photo 13: Another angle of roof damage, the existing painted tin roof was installed in 2003 and is beginning to rust



Photo 14: Closeup of roof tiles showing pattern. Note ripple in center caused by force of lightning,



Photo 15: Another view of existing roof tiles.



Photo 16: Photo of SE corner downspout which is undersized at 3" as when it rains water flows over the gutter. Mid-South will inspect and correct as needed, maybe going to a 4" downspout.



Photo 17: View of Church before lightning strike.



Photo 18: Current and proposed roof tile samples.



# **Jonesborough Historic Zoning Commission Property Designation Committee Handbook**

[Edited February 28, 2002 to include H-2 Zone]

[Amended by the Historic Zoning Commission February 28, 2002 increasing the number of criteria for contributing to 3 or more.]

[Amended by the Historic Zoning Commission April 27, 2017, Criterion #3)

(Notes and recommendations by Frank Collins January 2024 in red)

## **INTRODUCTION AND BACKGROUND**

This handbook is intended to provide the Property Designation Committee with the tools and information needed to review properties in the Historic Zone according to the Historic Zoning Commission's property designation criteria.

An ad hoc committee of Historic Zoning Commissioners and representatives of the Historic Jonesborough Foundation and Jonesborough-Washington County History Museum developed the property designation criteria in 1999, Nancy Jane Baker of the Tennessee Historical Commission advised the committee.

The criteria were developed for use throughout the Historic Zones as a means of determining whether or not a property contributes to Jonesborough's character. In developing the criteria, the committee considered the entire Zones H-1 and H-2 and reviewed numerous dissimilar properties in order to determine the overall applicability of the criteria.

Properties' land use zoning, aesthetic quality, location in the Zone, and ownership were not considered.

## **PURPOSE AND COMPOSITION OF PREPROPERTY DESIGNATION COMMITTEE**

The Property Designation Committee is charged with evaluating properties in Jonesborough's H-1 and H-2 overlay zones according to the property designation criteria adopted by the Jonesborough Historic Zoning Commission. Approximately one-fifth of the properties in both Zones together shall be reviewed each year. Within any five-year period, all properties in both Historic Zones will be reviewed. The secretary of the HZC shall notify the owners of all properties being reviewed prior to the annual review. (Is notification required if we do not recommend a status change? How should owners be notified? I recommend we change this to notify owners if the status of their property may change -contributing vs. non-contributing) The committee is also charged with reviewing properties as they are added to the Zones. The Committee is to report its findings to the Commission upon completing its yearly review and upon the completion of special reviews conducted at the Commission's request.

The secretary of the Commission shall notify the owners of properties being reviewed by the committee as part of any special review being conducted at the Commission's request. The committee shall seek training and guidance from the Tennessee Historical Commission staff every three years. (How is this done? We have not had training in the past 3 years.) The committee shall formally review the criteria every five years and shall recommend to the HZC any changes it deems necessary. (These recommended changes in red are the start of our review and recommended changes). The PDC should have no less than four and no more than six members. At least one- third of the committee's members should come from outside the Historic Zoning Commission. Every effort should be made for an architect to serve on the committee.

A file is to be maintained for each property. The file should contain all property designation worksheets and reports for that property, photographs of the property taken at the time of each review, any available documentation of the property's age, and any other available information about the property. The property designation committee chairperson is responsible for maintaining the files. (Do we have "files" from a previous review? We have some work to do. Can the photos

be saved digitally? Jay Jarman stated this with Trello in 2021, but when we moved away from Zoom meetings, it wasn't feasible to continue as we don't all have laptops at our in person meetings.)

## **APPLYING THE CRITERIA**

### **THE YEARLY REVIEW**

The purpose of the yearly review is to ensure that all properties in the H-1 and the H-2 Zones are reviewed every five years without reviewing the entire Zones in a single year. Approximately one-fifth of the properties in both Zones taken together should be reviewed each year. It is not necessary for the review in any one year to include properties in both zones so long as all properties in each zone are reviewed once in any five-year period.

Most properties' status will not change. Particular attention should be given to properties that have been significantly altered since the last review.

A new property designation report should be issued for each property reviewed, property files should be updated to include new photographs and any information about the property that has been obtained since the last review. (What do we currently have? Should we send digital photos to Sarah to be printed and put with the file? And include some typed information as needed.)

### **SPECIAL REVIEWS**

The PDC is responsible for reviewing properties as they are added to the H-1 and H-2 Zones. The review should be done as soon as possible after the properties are added. The PDC is also responsible for reviewing any property for which a contributing or noncontributing designation has not been made before the Commission will consider approval of its demolition.

### **PROCEDURE**

Each PDC should develop its own procedure for reviewing properties. Before submitting final reports, however, the committee chairperson must be sure that a majority of the committee members agree with the final reports.

All committee members should read and understand the criteria before beginning the review. The following explanation is intended to help clarify the criteria and should be consulted as often as necessary.

## THE CRITERIA

**Criterion 1: Property is a natural feature having an association with an event or person significant to the history of Jonesborough, the State of Tennessee, or the United States, or which is significant because of size, condition, uniqueness, location, or setting.**

Natural features like old trees, open spaces, waterways, rock formations, and distinct landforms like hills, glades, and valleys are an integral part of the overall feel of an area. Quite often they are associated with persons or events of historical significance. Examples:

1. A spring which was the primary source of water for the community, or a segment of it.
2. A meadow or other open area in an otherwise developed area.

**Criterion 2: Property includes an outbuilding embodying or providing for a given use, period, style, and/or setting.**

Jonesborough once had a multitude of outbuildings. Many of them have been lost as the town has shifted away from an agrarian-based economy. Examples:

1. Of outbuildings providing for a given use: well houses, dairies, hen houses, barns, smoke houses, outhouses, etc.
2. Which embody a given period or style: mail-order garages from the 1920's, Victorian conservatories, outbuildings utilizing materials primarily associated with a specific time or architectural movement, e.g. garages built in the 1950's with aluminum casement windows and asbestos siding.
3. Providing for and/or embodying a given setting: outbuildings built to accommodate or utilize natural features like rock outcroppings or springs, or which are constructed of materials readily available in a particular location but not elsewhere, e.g. properties constructed of river rock next to a waterway.

**Criterion 3: Property is a historical or cultural resource that was constructed fifty (50) years ago or earlier.**

On February 28, 2002, the Commission voted to make Criterion #3 apply to properties constructed prior to 1945. At the time this was in recognition of the fact that the dominant historic character of the H-1 and the H-2 Zones was well established by 1945. On April 27, 2017 the Commission voted to make Criterion #3 a moving 50-year time of construction consistent with the National Register Criteria and in recognition of the fact that many structures built after 1945 incorporated styles and materials that are no longer used and that in more recent years have become historically significant.

Prior to the current revision of this Handbook [2/28/02], this criterion applied if a property were more than 50 years old. However, after appropriate discussions in several Commission meetings and PDC meetings, the PDC recommended on 2/28/02 and the Commission agreed that this criterion should be changed to the specific year of construction prior to 1945. This was in recognition of the fact that the dominant historic character of the H-1 and the H-2 Zones was well established by 1945 and that much of the development between 1945 and the establishment of

~~Historic Zoning in 1970 was not consistent with the dominant historic character of the H-1 and H-2 Zones. It was fully recognized that a number of post-1945 structures would probably fulfill 3 or more other criteria for designation as contributing. Even though a moving 50-year time is used under National Register Criteria and is generally accepted in the criteria of Historic Zones in many other communities, it did not seem applicable to Jonesborough's Historic Zones.~~

(The notes about the previous 2002 criterion contains extra verbiage that is not needed and confuses the reading of a very simple criterion. I yellow highlighted and struck-thru text that should be deleted.)

**Criterion 4: Property is a building or buildings which embody distinguishing characteristics of an architectural type or style or are representative of a recognized architect's or craft person's work that is not substantially altered.**

Although Jonesborough has very few priorities that can be clearly identified by a single architectural type or style, it does have many properties that have changed very little since being built and thus have architectural integrity. These properties can be regarded as embodying distinguishing characteristics.

One way to consider this issue is to ask whether or not the person who built the property under consideration or was involved with the last major architectural change, e.g. addition of a porch or other prominent feature, would recognize it today. For example, a frame house that was covered with aluminum siding in the 1970's but retained all or most of its decorative woodwork and windows could be regarded as having architectural integrity. A brick house covered with asbestos shingles or stucco in the 1950's would probably not be regarded as having architectural integrity.

**Criterion 5: Property is a key focal point in the visual quality or character of the neighborhood, street, area or zone.**

A property is considered a key focal point if its size, location, mass, height, and/or situation accentuates its presence in the overall appearance of a street, area, or zone and does not detract from the majority of the surrounding properties.

When considering whether or not a property is a key focal point, one may want to visualize several views of the area and imagine it without the property in question. Another way to approach the question is to think about the area around the property and ask with what property is the area identified. As a general rule, focal point properties tend to be larger, set apart from neighboring properties, and more visible from a distance.

**Criterion 6: Property is an historical or cultural resource that is identified with a person or persons who significantly contributed to the cultural history or development of Jonesborough, the State of Tennessee, or the United States.**

Whether or not a person or persons significantly contributed to the cultural history or development of a place can often be determined only with the passage of time. Careful consideration must be given to how the person contributed, the nature of his/her contribution, and the longevity of the contributor's significance.

1. A house that was the retirement home of a former U.S. president, state governor, etc.

2. The home of a person who brought about significant changes to local institutions like school systems, city governments, primary industries, etc.

**Criterion 7: Property is an historical or cultural resource that is the site of a significant historical event.**

As with historical persons, the significance of an event is often not realized until well after the fact. The significance of the event must be carefully determined. Every effort should be made to obtain clear documentation of the event that occurred on the site.

**Criterion 8: Property is a historical or cultural resource representing patterns of Jonesborough's 18th and 19th centuries and subsequent cultural development.**

A property represents a pattern of development when its architecture indicates economic and/or cultural growth or change. Examples:

1. A collection of houses built in the 1920's and 1930's in a previously undeveloped area indicate the cultural and economic development of the period and thus represent a pattern of development. (A house built in the 1920's or 1930's is not 18<sup>th</sup> or 19<sup>th</sup> century. It is subsequent, but criteria item is too vague)
2. Buildings built in the 1960's scattered throughout an area developed primarily in the 19<sup>th</sup> century may indicate a period of economic change and thus represent a pattern of development. (Again this is subsequent and refers to a collection of houses or scattered houses instead of one property.)

(Criteria 8 does not apply to Jonesborough and is too loosely defined and dependent on other properties to be of use. We should eliminate this criteria point)

DATE \_\_\_\_\_

ADDRESS

\_\_\_\_\_  
\_\_\_\_\_☐  
☐CONTRIBUTES  
DOES NOT CONTRIBUTE

DESCRIPTION:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

PROPERTIES THAT MEET **3** OR MORE CRITERIA ARE CONTRIBUTING. (The failure of the designation form is that we require a property to meet **3** or more criteria. Most properties in Jonesborough that were built from 1890 onward do not meet 3 criteria. To protect the historic structures in Jonesborough we need to change this to **1** criteria. If we want to keep 3 criteria, we need to add additional criteria that can be met by historic properties that do not have (1) a natural land feature (tree, meadow, etc.), (2) an outbuilding, (4) a single architectural style, (5) a focal point (size, location, mass, height), (6) a historical figure owner/visitor, (7) a significant historic event, or have (8) 18<sup>th</sup>/19<sup>th</sup>/+ century cluster of cultural development. The only current criteria that most historic buildings in Jonesborough meet is that they are (3) over 50 years old. Why have a historic district if very few of the properties within would be considered contributing to history?)

1. Property is a natural feature having an association with an event or person significant to the history of Jonesborough, the State of Tennessee, or the United States, or which is significant because of size, condition, uniqueness, location or setting.

Describe the natural feature: \_\_\_\_\_  
\_\_\_\_\_

2. Property includes an outbuilding embodying or providing for a given use, period, style, and/or setting.

What was/ is the historical use, style, and/ or setting of the outbuilding? \_\_\_\_\_  
\_\_\_\_\_

3. Property is a historical or cultural resource which was constructed 50 years ago or earlier. Is the period or date of construction known with reasonable certainty? \_\_\_\_\_

If so, what date or period? \_\_\_\_\_

Is your opinion of the age of the resource based on style and/ or materials? \_\_\_\_\_

What is the basis or the source of the above date or period? \_\_\_\_\_  
\_\_\_\_\_

4. Property is a building or buildings which embody distinguishing characteristics of an architectural type or style or are representative of a recognized architect's or craftsman's work that is not substantially altered.

List the distinguishing characteristics: \_\_\_\_\_

What architectural style and/ or person do they represent? \_\_\_\_\_

5. Property is a key focal point in the visual quality or character of the neighborhood, street, area, or zone.

What are the features that make this property a key focal point? \_\_\_\_\_

From what position or views is this property a key focal point? \_\_\_\_\_

6. Property is a historical or cultural resource that is identified with a person or persons who significantly contributed to the cultural history or development of Jonesborough, the State of Tennessee, or the United States.

What person or persons? \_\_\_\_\_

What is the documentation of the association? Please list references or attach appropriate exhibits. \_\_\_\_\_

7. Property is historical or cultural resource which is the site of a significant historic event.

What event? \_\_\_\_\_

What is the documentation of the event? Please list references or attach appropriate exhibits. \_\_\_\_\_

8. Property is an historical or cultural resource representing patterns of Jonesborough's 18<sup>th</sup> and/ or 19<sup>th</sup> centuries and subsequent cultural and economic development. Describe the pattern of cultural and economic development and tell why you think the resource represents that pattern.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

COMPLETED BY: \_\_\_\_\_

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ADDITIONAL NOTES OR OBSERVATIONS: (Use additional paper if necessary)

If we want to keep three criteria, we need to add additional criteria that can be met by historic properties that do not have a natural feature, an outbuilding, a set architectural style, a focal point

(size, location, mass, height), a historical figure owner/visitor, a significant historic event, or has 18<sup>th</sup>/19<sup>th</sup>/+ century cluster of cultural development. I recommend that property meet 1 criterion to be considered contributing. However, if more criteria are desired so three can be met, some examples are below. If needed, more detail can be added to examples 9 to 12 below. Also more criteria than these four items can be added.

**Criterion 9: Property was constructed as a permanent structure and made of quality materials appropriate for the era it was built.**

Structures constructed of wood, brick, or stone built to last in the era they were built are valued. Quickly assembled structures made of inexpensive materials not representative of the era built are not valued as highly. Examples: Structures made primarily of cinderblock or plywood are not as highly valued as other materials.

**Criteria 10: Property is an attractive building by the standards of the era.**

Extra care was given to the building to add visually appealing elements appropriate for the era of construction. Examples: A movie theatre embodying artistic value in its decorative features; a business front with interesting, varied brickwork; a church with an attractive spire, steeple, or cross; a home with an ornate balcony or porch; a house with an interesting roofline, etc.

**Criteria 11: Property was a valued resource to the community.**

Property served many members of the public and would be memorable to those whose families were part of the community and would possibly be covered in news reports of the time. Examples: A store, a schoolhouse, a wedding venue, an inn, a movie theatre, a church, etc.

**Criteria 12: Additional historic elements.**

Property contains other historic elements not otherwise detailed by the other listed criteria. PDC members must detail the other elements and explain why they are considered historic.

## Historic Zoning Commission

### Minutes

The Jonesborough Historic Zoning Commission met in a regular meeting on Thursday, December 14, 2023, at 6:00 p.m. in the Board Room at the Town Hall located at 123 Boone Street, Jonesborough, TN.

**Members Present:** Zac Jenkins – Chairman, Chad Hylton, Frank Collins, Rebecca Moss, Aaron Bible, Chris Basar, Nita VanTil, Marcy Hawley

**Members Absent:**

#### **Call to Order**

Chairman Zac Jenkins called the meeting to order noting that a quorum was present, and informed the Commission that there were no additions to the agenda. Chairman Jenkins asked Commissioners if they had any conflicts of interest with any of the items listed on the agenda, noting there were none.

#### **Public Comments**

There were no public comments.

#### **ITEM I. New Business:**

##### **a) 213 E. Main St**

**Owner/ Presenter: Larry Childress**

Mr. Childress requested to remove the old shed on his property and add a new workshop in its place. The new building is 14'X14'X12' with two windows facing west towards Main St. and two facing east towards the driveway. The building will have one door (79.5"X79") facing north toward the back door of the residence. The roof is 3-tab shingles (same as house) fiber cement board siding with 1X4 wood trim. Also attached will be four single-glazed, single hung, half screen, two-pane windows (23.5"X17.5"). The color of the building is Storm White (Valspar) for the siding and Almost Charcoal (Valspar) for the trim and shutters. Shutters will be built and added to the building so that the colors and the visibility of the building will match the home. The underpin will be wood.

**Motion:** Chris Basar made the motion to approve as presented, seconded by Aaron Bible, and passed unanimously.

**ITEM II. Expedited:**

**306 W. College Street**

**Owner: Nita Van Til**

Repairing woodwork, repainting front of home and replacing glass and rotted wood in garage. All matching the original version.

**ITEM III. Minutes**

A motion was made by Nita VanTil to approve the 10-26-2023 HZC minutes, seconded by Rebecca Moss, and passed unanimously.

**Adjourn**

A motion was made by Aaron Bible to adjourn, seconded by Nita VanTil, and passed unanimously.