

Historic Zoning Commission

Jonesborough Town Hall – Board Room
123 Boone Street, Jonesborough, TN

January 8, 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 I. New Business:

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

Request to repair bricks on the rear of the building with similar old style bricks. Request to replace one of the windows on the rear of the building with a door. Request to replace the other window with a new window. Window and door requests may be for vinyl that look like wood.

Request to add a retaining wall to inside the existing concrete block wall on the rear of the property. Will need to relocate the utilities in the rear. (HVAC, Gas lines, etc.) In the future, owner will request a deck that would be on top of the retaining wall. The door, wall, & deck will allow the tenants of the second floor to have access to the rear of the property. (Similar to rear of building next door. (Hemp Co., Salon, Art Gallery).

300 block of W Main St. – Town of Jonesborough – Presenter: Frank Collins

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

312 W Main St. – Academy Hill – Presenter: Frank Collins

Request to add black metal handrail to the four step stoop that leads to the East entrance on the in the front of the building. Handrail has been requested by residents for safety.

Request to remove gutter and downspout from rear parking shelter. Parking shelter was built in 1980. Gutter and downspout were added to the front of the parking shelter around 2000. Rear does not have a gutter or downspout. Gutter does not work as intended and serves as a debris trap. Two enormous trees above the constantly deposit material onto roof and into gutter. Thus when cleaned, gutter is clogged again two weeks later even in the Summer.

Item III: Old Business

Demolition By Neglect Updates

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 five properties were sent letters and asked to discuss their properties with HZC on January 8. If the building inspector created a report, it will be available at the meeting or before. The HZC has the option to issue a citation for Demolition by Neglect if the owner is unwilling to address significant issues that would compromise the property.

505 W Main St. – Owner: William & Barbara 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. Commission members recommended that we have the building inspector visit the property to provide the commission and the property owner with an additional assessment of the condition of the property. A tracked letter was received by the property inviting the owner to attend the January 8 meeting or contact the Chairman.

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

The building has been under construction for over three years. At previous HZC meetings and via communication from the former HZC chairman, information was conveyed that the front porch contributed to the authentic historic appearance of Jonesborough. We received assurances that the porch columns and porch roofline would be maintained with their historic appearance. Recent changes to the porch appear to be contrary to this communication. A tracked letter was received by the property inviting the owner to attend the January 8 meeting or contact the Chairman.

102 W Woodrow Ave (2 buildings) – Owner: 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 a large open gaps between the top of the brick and the roofline. The second building is in the same abandoned condition with a porch column missing, and the gutters failing and falling off.

A report has been requested from the Jonesborough Building Inspector. The HZC sent a certified letter to the owners to ask them to attend the meeting on Thursday, January 8 or contact the Chairman by phone or email before the meeting. The letter was received and signed for.

306 S Cherokee St. – Owner: Nestor Levotch

Owner contacted the HZC Chairman by phone after receiving the letter. Chairman will discuss at the meeting and recommend that this one be deferred for a reevaluation and update at the April 9, 2026, meeting. Owner will address the significant items with the porch and bare siding.

205 W Main St. – Owner: 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 a 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 that commission members provide further input about any other items that currently remain on the porch. The owners have listed the property for sale on Facebook Marketplace. Chairman recommends that we hold off on further action other than sending the requested input about remaining items on the porch.

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

No properties to be added. Recommend we wait a few months until the properties previously discussed have been resolved.

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, 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 other 100+ year old properties that are near the current H-1 & H-2 boundaries.

Next meeting is Thursday, January 22.

Item X: Approval of Minutes

Approval of December 11 minutes.

Historic Zoning Commission

Jonesborough Town Hall – Board Room

123 Boone Street, Jonesborough, TN

December 11, 2025 – 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.

Additions to Agenda

103 Sevier Ave. – Owner: Zac Jenkins.

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

Item I: Public Comments

No comments made

Item II. New Business:

128 W Main St. – Owner: JBO Presbyterian Church / Presenter: Doug Hillmuth

Request to add a storage building in back of the Church addition building on the west side near the driveway. The storage shed would follow the same roof line and color of the existing back building. Mr. Hillmuth and a colleague were looking for guidance and recommendations from the commission about suitable materials and location. The commission members found the location satisfactory and recommended that wall and roof be the same materials as the building it would be attached to. This would be concrete block painted white with a faded red shingle roof. The presenters will be back in January with a final proposal including door types, size, and hardware. No motion was made as the presenter was only seeking guidance.

111 W. Main St. – Owner: Jackson Prime / Presenter: Frank Collins

Request to add two small directional signs on rear fence and enclosure on rear of the business to direct customers to the rear entrance. Customers with mobility issues who park in the back of the restaurant were not aware of the rear entrance. The rear entrance isn't readily visible and the two signs are small.

Motion: Rebecca Moss made a motion to approve as presented, seconded by Herman Jenkins. Motion passed unanimously.

103 Sevier Ave. – Owner: Zac Jenkins / Presenter: Frank Collins

Request to restore a historic brick chimney that was removed from the structure. The owner provided photos of the remaining part of the chimney that is within the structure and the roof location were the chimney once extended. The commission members recommended that the bricks to be used be old historic bricks to keep the look the same.

Motion: Nita VanTil made a motion to approve as presented, seconded by Michael Kieta.
Motion passed seven to zero with Herman Jenkins recusing himself from the vote.

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

Owner contacted chairman before the meeting. He will be ready to present his requested changes at a January meeting.

300 block of W Main St. – Town of Jonesborough – Presenter: Frank Collins

Town has decided to delay this item as the scope and contract bid will be done in 2026.

Item III: Old Business

none

Item IV: Expedited

307 W Main St. – Owner: Stephen Martin

Owner initially requested to paint the building SW Honorable Blue, but members of the HZC expressed concerns that the color would make the 1980 garage addition stand out and dominate the view of the historic 1834 structure. The owner agreed and revised his request. His revised request is to repaint the building the same medium red color as before and repair some damaged wood siding with the same material. Expedited approval granted by Frank Collins & Michael Kieta.

133 E Main St. – Owner: Merely Modest Boutique, Kellee Asher

Request to install hanging sign on the existing bracket. Sign is 22 inches round, $\frac{1}{4}$ inch ACM panel double sided. Graphics applied in Vinyl. Sign will be 8 feet above the sidewalk.

Expedited approval granted by Frank Collins & Rebecca Moss.

105 ½ Fox St. – Owner: Mean Mug Market, Jeremy Maden

Request to install a vinyl black & white business signs on the windows. One will read “Mean Mug” and the other is an image of a “Mean Mug”. Neither application will take up more than 25% of the window space. Expedited approval granted by Frank Collins & Rebecca Moss.

125 E Main St. – Owner: The Phoenix, Carla Bowers

Request to change sign for “Silver Raven” to “The Phoenix”. The sign is 27” round double sided $\frac{1}{4}$ ” ACM with vinyl applied to both sides. To be hung 9’ above the ground. Will use the existing sign bracket. Expedited approval granted by Frank Collins & Rebecca Moss.

Item V: Property Designation Committee

PDC lead Nita VanTil reported that the committee continues to make progress with reviewing properties and updating the database. More review forms will be ready in January.

Item VI: Demolition by Neglect Update

102 W Woodrow Ave (2 buildings) – Owner: 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 remain 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 rear sides, there are a large open gaps between the top of the brick and the roofline. The attached building is in the same abandoned condition with a porch column missing, and the gutters failing and falling off. A report has been requested from the Jonesborough Building Inspector. Commission members discussed sending a certified letter to the owner requesting their attendance at the next Historic Zoning Commission meeting on January 8 to discuss their plans for the building including maintenance, repairs, and the timetable. Chairman noted that a friendly letter was sent a few months ago, but the owners did not reach out after the letter was sent. The Commission agreed that a certified letter needs to be sent.

306 S Cherokee St. – Owner: Nestor Levotch

Porch, roof, and siding of house are showing significant signs of decay. Commission members recommended that we have the building inspector visit the property to provide the commission and the property owner with an additional assessment of the condition of the property. The commission members asked that a friendly letter be sent to invite the owner to attend our next meeting on January 8 to discuss the property.

Motion: Michael Kieta made a motion to send the certified letter, seconded by Brian Ponder. Motion passed unanimously.

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

Commission members brought this property to the attention of the Chairman at the meeting. They expressed concerns about the exterior condition of the structure including the character defining features on the porch and the condition of the siding. Commission members

recommended that we have the building inspector visit the property to provide the commission and the property owner with an additional assessment of the condition of the property. The commission members asked that a friendly letter be sent to invite the owner to attend our next meeting on January 8 to discuss the property.

Motion: Rebecca Moss made a motion to send the certified letter, seconded by Herman Jenkins. Motion passed unanimously.

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

Over the past few years, concerned citizens, potential customers, neighbors, and commission members have brought this property to the attention of the Historic Zoning Commission. The primary concerns expressed by commission members include: (1) the building has signage indicating it is a business, but the business is rarely open; (2) the porch and sidewalk are covered with weather damaged and yard sale type items that detract from the authentic historic appearance of this very historic building; (3) the porch has two green hued porch lights that do not blend well with the soft warm lights in the town; (4) a few people have reported that the inside of the structure is stacked floor to ceiling with flammable materials that creating narrow passages; (5) and certain exterior elements of the structure are in need of maintenance. Commission members recommended that we have the building inspector and/or fire inspector visit the property to provide the commission and the property owner with an additional assessment of the condition of the property. The commission members asked that a friendly letter be sent to invite the owner to attend our next meeting on January 8 to discuss the property.

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

The building has been under construction for over three years. At previous HZC meetings and via communication from the former HZC chairman, information was conveyed that the front porch contributed to the authentic historic appearance of Jonesborough. We received assurances that the porch columns and porch roofline would be maintained with their historic appearance. Recent changes to the porch appear to be disregarding this communication. The commission members asked that a friendly letter be sent to invite the owner to attend our next meeting on January 8 to discuss the property.

Item VII: Future Items

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

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- 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.
- f) 140 Boone St. – Need an update on the delayed construction.

- g) 111 E Main St. – Will present plan for new deck, door, & wall, rear of building.
- h) 512 W Main St. – Expedited request for gutter replacement and repainting.
- i) 204 W Main St. – Expedited request for gutter repair, siding repair, and repainting.
- j) 209 W Main St. – Will request for carpentry repair and repainting.
- k) 129 E Main St. – Will request extensive brick and window sill repair work.

Item IX: Commissioner Comments

Frank Collins will continue discussions with Glenn Rosenoff about signs that are not allowed per the Municipal Code, or the HZC Standards and Guidelines. Steps are developing to provide some enforcement rather than relying solely on volunteers.

Herman Jenkins relayed that he helped the owner of the outbuilding at 204 W Main Street remove all the vegetation and rotten wood from the structure. He also took steps to stabilize the brick walls and window enclosures.

Chad Hylton recommended that the HZC visit new property owners when they move to H-1 & H-2 overlay zones to welcome them to Jonesborough and give them information about living in the historic district. Chairman will work on the plan to present at the next meeting.

Next meeting is Thursday, January 8.

Item X: Approval of Minutes

Approval of November 13 minutes.

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

Chair, Frank Collins, adjourned the meeting.