

Historic Zoning Commission
6:00 P.M. Thursday, October 9, 2025
Board Room in Jonesborough's Town Hall

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. Additions

None at present

Item II. New Business:

239 E Main St. – Owner/Presenter: Mikki Henley

Request to remove the two additions on the rear of the original 1879 house. The additions are lower quality materials and are in poor condition. In addition, removing the additions will give the owner better access to the foundation of the original structure and allow repairs to be made.

241 E Main St. – Owner/Presenter: Patricia Ball / Mikki Henley

Request to replace porch support column that is currently decorative 2x4s boards with a new column that will be a 4x4 post. Color will remain the same.

211 W Main St. – Owner: Jonesborough UM Church Presenter: Jamie Newgarde

Request to remove the stucco material from the front columns and ceiling of Church and replace with breathable material. The color and appearance would be exactly the same after the repair. The columns and ceiling have areas where the stucco is coming loose and bubbling because the material has sealed moisture within.

Item III: Old Business

none

Item IV: Expedited

119 E Main St – Verselets – Morgan & Dallas Crouch

Request to display a sandwich board. Sign is 18.5 inches wide, and 34.5 inches tall. Frame is wood and painted white. Background is black felt with stick-on letters. Expedited approval granted by Frank Collins & Marcy Hawley.

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 Update

Report from the building inspector will be provided about the following properties:

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 sat 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 sat 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 railroad side in the rear, there is an large open gap between 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.

209 W Main St – Owner: Gemma Velasquez & Murray Cruickshank

In 1821 Samuel D. Jackson, a Revolutionary War soldier, built this Federal style multi-dwelling residence which includes 205, 207, and 209 West Main Street. Called tenements in the early deed and known locally as “Sisters Row”, these townhouses were supposedly built for the daughters of Samuel D. Jackson. 209 W Main St. was used as a parsonage for the United Methodist Church from 1904 to 1996.

Currently the porch ceilings and gutter fascia have missing boards and other rotted open areas. Racoons entered the roof and had to be trapped. The unit has not been occupied for many years and regular maintenance has been neglected. The center unit at 207 W Main St. is attached to 209 W Main St. and the owner has reached out for help as the neglect is impacting his property.

111 E Main St. – Owner: Steve Bacon

This historic brick business operated as a grocery store in the late 1800s. After a remodel inside and out “Hilbert 1944” was added to the brick facade. The building is currently leased to multiple businesses. The rear of building has a broken window with a rotted window frame, and bricks that have fallen and have open areas. Several bricks are missing mortar. Customers of adjoining businesses enter though the rear and view the dilapidated condition.

Properties that also need discussion regarding DBN include but are not limited to:

200 W Main St., 204 W Main St., 205 W Main St., 511 W Main St., 306 S Cherokee St., 140 Boone St (construction update).

Item VII: Future Items

The following information is provided to help keep track of future items. Discussion of specific properties will not take place since the owner will not be present.

- a) 100 Oak Grove Ave. – Jackson Park Church may want to expand parking lot.
- b) 133 E Main St. – “Merely Modest Boutique ” has a temporary door sign. At a future meeting they will present a hanging sign and permanent door sign.
- c) 239 E Main St. – Will present plan to erect addition in rear and repair main structure.
- d) 211 W Main St. – Will present plan to repaint & repair steeple.
- e) 117 Spring St. - Will present plan to restore structure.
- f) 215 W Woodrow – Will present plan for rear addition.

HZC Database with Maps

Glenn Rosenoff is setting up a meeting with a County rep, map staff, and the HZC Chairman to address a few discrepancies on the H-1, H-2 overlay zone map that the county digitized in 2023. Since no changes were made, the 2023 map should match the maps produced in earlier years.

Item IX: Commissioner Comments

Item X: Approval of Minutes

Approval of September 25 minutes.

HISTORIC ZONING COMMISSION

Jonesborough Town Hall – Board Room
123 Boone Street, Jonesborough, TN
September 25, 2025 – 6:00 PM
Minutes

Members Present: Frank Collins, Nita VanTil, Matt Kehn, Marcy Hawley, Michael Kieta, Colton Brasure, Rebecca Moss

Members Absent: Chad Hylton, Herman Jenkins

Call to Order

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

Addition to Agenda

Chair, Frank Collins, asked for a motion to add 103 Sevier Dr, 236 E Main St, and 119 E Main St to the agenda.

Motion: Nita VanTil made a motion, seconded by Rebecca Moss, to add 103 Sevier Dr, 236 E Main St, and 119 E Main St under new business. Motion passed unanimously.

Item I: Public Comments

No comments made.

Item II: New Business

103 Sevier Dr – Owner/Presenter: Zac Jenkins

Owner requested approval on new paint colors. The body of the house will be painted Dark Green Velvet (PPG 1136-7), the trim and door will be painted Nocturnal Green 5011-1/Berry Brown.

Motion: Matt Kehn made a motion, seconded by Michael Kieta, to approve new paint colors as presented. Motion passed unanimously.

236 E Main St – Owner/Presenter: Zac Jenkins

Owner requested approval on painting the outbuildings to match the home. Paint to be used is Treeline – 5006-4C Valspar. Owner plans to paint the body and trim/doors of both outbuildings.

Motion: Matt Kehn made a motion, seconded by Nita VanTil, to approve painting the outbuildings the same color as the house as presented. Motion passed unanimously.

119 E Main St – Owner/Presenter: Dallas & Morgan Crouch

Owners requested approval on new paint colors and business signs. Requested to paint the current yellow, blue and peach Glidden color, Nevergreen, PPG 1031-6, along with the concrete wall that is just below the wooden façade. Trim will be painted white.

Owners also requested approval on 2 vinyl sign applications onto front door, clear background with the store hours, logo, “Watch Your Step” and “Welcome”. Door signs will be 40” x 20”. A clear background logo sign (3.75’ x 3x75’) will be placed in the left window. Owners requested approval to put a lighted open/close sign in the window, and the Commission informed them that a lit sign would not be permitted.

Motion: Rebecca Moss made a motion, seconded by Nita VanTil, to approve the paint colors, painting the concrete wall below the wooden façade, the door signs and logo sign, not including the lighted open/close sign. Motion passed unanimously.

411 W Main St – Owner/Presenter: Ned Stacy

Owners requested approval to replace black shingle roof with 5V black metal roof. In March 2024, HZC approved replacing 5V metal roof with 5V black metal roof. Approving the current request would be to clarify the roof is currently shingle and extend the previous approval. All roof areas will be replaced with “flat” black 5V metal, including the porch. Owner also requested approval to replace white style K gutters with new white metal K gutters.

Motion: Rebecca Moss made a motion, seconded by Nita VanTil, to approve replacing the black shingle roof with 5V black metal and replacing the white style K gutters with new white metal K style gutters. Motion passed unanimously.

Item III: Old Business

Chairman, Frank Collins, provided the following updates:

117 Spring St – Owner: Allyson Wilkerson

Owner to remove vegetation that is damaging the structure by early October 2025. The owner plans to present their plan to restore the property at a January 2026 HZC meeting.

215 W Woodrow Ave – Owner: John & Charlene Buchanan

Owner to remove the dilapidated 1950's addition before December 2025. This was approved by HZC in February 2023. After removal, owner will protect the rear of the original structure and later present a plan to the HZC to create a new rear addition. The following was also approved in February 2023 but will take place after the new rear addition is erected. Porch to be rebuilt and to extend around the west side where chimney is located. Siding to match the original. Roof will be repaired with like material. Half-round gutters to be added with downspouts.

239 E Main St – Owner: Mikki Henley

Chairman, Frank Collins, met with the owner on September 15 and was shown different parts of the property. Owner is committed to saving the structure. She was having trouble finding companies who specialized in the foundations of historic structures. Chairman observed the wood in the lower areas appeared to be solid, intact, and termite free. The first floor appeared to be firm and without sags. Dr. Kennedy has contacted a structural engineer who specializes in historic foundations. He is willing to meet with the owner and the HZC at the property. Brian Ponder is also willing to meet with Ms. Henley to discuss the foundation work that was done on his historic home at 214 E Main St which had foundation work completed a few years ago.

Item IV: Expedited Approval

None discussed.

Item V: Property Designation Committee

PDC lead Nita VanTil met with the PDC members and made assignments for the first round of evaluation on Contributing vs. Non-Contributing status on September 16. PDC members will complete the task and report back before September 30. Nita VanTil has been typing descriptions into the forms from the previous reviews. A meeting is scheduled for October 9.

Item VI: Demolition by Neglect Update:

The HZC plans to send a certified letter to the property owner who did not respond to the DBN letter. We did not finalize the letter in time for this meeting. Properties that are candidates to be considered for the DBN process include, but are not limited to the following:

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

Parson's Table – Windows have been boarded up for over a year. Paint is deteriorating. Door is sometimes cracked open.

Widow Brown's – Porch is collapsing, gutters failing and paint is deteriorating.

209 W Main St

Sister's Row west unit – porch ceilings have a few missing boards and other rotted open areas. Raccoons entered the roof and had to be trapped. The center unit at 207 W Main St. is attached to 209 W Main and the owner has reached out for help.

111 E Main St – Owner: Steve Bacon

Building leased to multiple businesses. Rear of building has a broken window with a rotted window frame, and bricks that have fallen and have open areas. Several are missing mortar. Customers of adjoining businesses enter through the rear and view the dilapidated condition.

The Commission discussed requesting the assistance of the Town's Building Inspector to review the above properties and report back to the HZC at the next meeting.

Motion: Matt Kehn made a motion, seconded by Michael Kieta, to approve moving forward with asking the Building Inspector to provide a report and/or an evaluation on 102 W Woodrow Ave, 209 W Main St, and 111 E Main St to assist in determining if the properties meet the definition of Demolition by Neglect. Motion passed unanimously.

Item VII: Future Items – No update/discussion.

Item VIII: HZC Database with Maps

Glenn Rosenoff is setting up a meeting with a County representative, map staff, and the HZC Chairman to address a few discrepancies on the H-1, H-2 overlay zone map that the county digitized in 2023. Since no changes were made, the 2023 map should match the maps produced in earlier years.

Item IX: Commissioner Comments

Item X: Approval of Minutes – September 11, 2025 Minutes

Motion: Marcy Hawley made a motion, seconded by Colton Brasure, to approve September 11, 2025 minutes as presented. Motion passed unanimously.

Chair, Frank Collins, adjourned the meeting.