

Historic Zoning Commission
6:00 P.M. Thursday, February 27, 2025
Jonesborough's Visitors Center

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

Vice Chairman Aaron Bible

Item 1: Training Session

Dr. Bill Kennedy - It will focus on the commission's Building Standards and Guidelines (S&Gs) for the H-1 and H-2 Overlay Zones as amended on April 11, 2024. The S&Gs are available online (if you don't have them) at www.jonesboroughtn.org > Government > Commissions/Committees & Boards > Historic Zoning Commission and scrolling down to the documents used by the Historic Zoning Commission.

Item 2. New Business:

- a) 140 E. Main St. (Fox St. Businesses, Built 1960) – Owners: Anna Floyd & Elena Gonzales - Presenter: Elena Gonzales (UPDATE)**

Request to remove the front overhang which is not original to the 1960 building. Due to roof leaks requests to change pitch of roof, by elevating the front section 4 feet and sloping drainage to the rear. Seeking recommendations from the HZC about material to use for the elevation. The roof cannot be seen from the street, but the 4 feet of elevation can be seen. Owner will remove the satellite dish.

Dr. Kennedy recommends that the elevation be a four foot brick parapet wall that surrounds the open area of the roof. He stated that General Shale could closely match the brick as they did with the Jackson Theatre. He stated that removing the front

overhang would improve the 1960s appearance of the building. Dr. Kennedy contacted the Architect who worked on the Jackson Theatre, Jay McCusker. Mr. McCusker knows the building well and would be happy to discuss it with the owner.

5.5 Flat roof or roofs completely hidden from view may be repaired or replaced according to standard, commonly accepted roofing practices provided that all historic materials are appropriately protected in Guidelines 1.3 and 1.4.

5.6 Any visible changes, including changes in structural design or configurations and additions to any roof must be compatible with the style of the building and must meet the criteria of applicable Guidelines in Section 13.0, Building Additions.

13.2 All additions must be compatible with the existing building in size, scale, material, and color, and must be subordinate to the existing building and design, size, and position.

b) 315 W Main Street (Owner/Presenter: Sydney Donovan)

Request to replace the existing standing seam roof on the porch with a new standing seam. In low-pitch areas, Mule-Hide will be used to improve drainage and eliminate pooling. In addition to the porch roof, the back roof, which is 5V, will be replaced with matching 5V. The main roof will be replaced with Timberline HDZ Architectural Shingles. Colors and pictures of replacement material to be presented.

c) 239 E Main (Owner/Presenter: Michelle “Mikki” Henley)

Discussion on demolition. This building is assigned as “contributing”. In the H-1 Historic Zoning and Guidelines:

16.2 The Commission will not approve the demolition of any structure in the H-1 Overlay Zone which is designated as contributing to the H-1 Overlay Zone according to the Commission’s Property Designation Criteria.

The owners have documentation of faulting foundation structures and seek guidance on what steps they can take to rectify the faults and what options they have moving forward.

d) 210 Spring Street (Owner: Jim Rhein Presenter: Aaron Bible)

Request approval to replace an old shed roof on his front building at 210 Spring Street with a green standing seam metal roof that is very similar to the roof on his adjacent building.

Item 3: Expedited

Item 4: Old Business:

a) Training Plan

The HZC training sessions by Dr. Kennedy will be held in four meetings. The next meeting is Thursday, March 27. The training sessions are being held at the **Visitor's Center** and will start promptly at 6pm. The training sessions may take up to 1 1/2 hours. An abbreviated regular HZC meeting will follow the training session which may be 30 minutes.

Demolition by Neglect Update

a) 208 W Woodrow Ave – “Historic Church”

The registered letter was sent but was returned unclaimed—Gordon Edwards with the Heritage Alliance with assist us with contact information for the owner/caretaker.

Commissioner Comments

Approval of Minutes

Adjourn

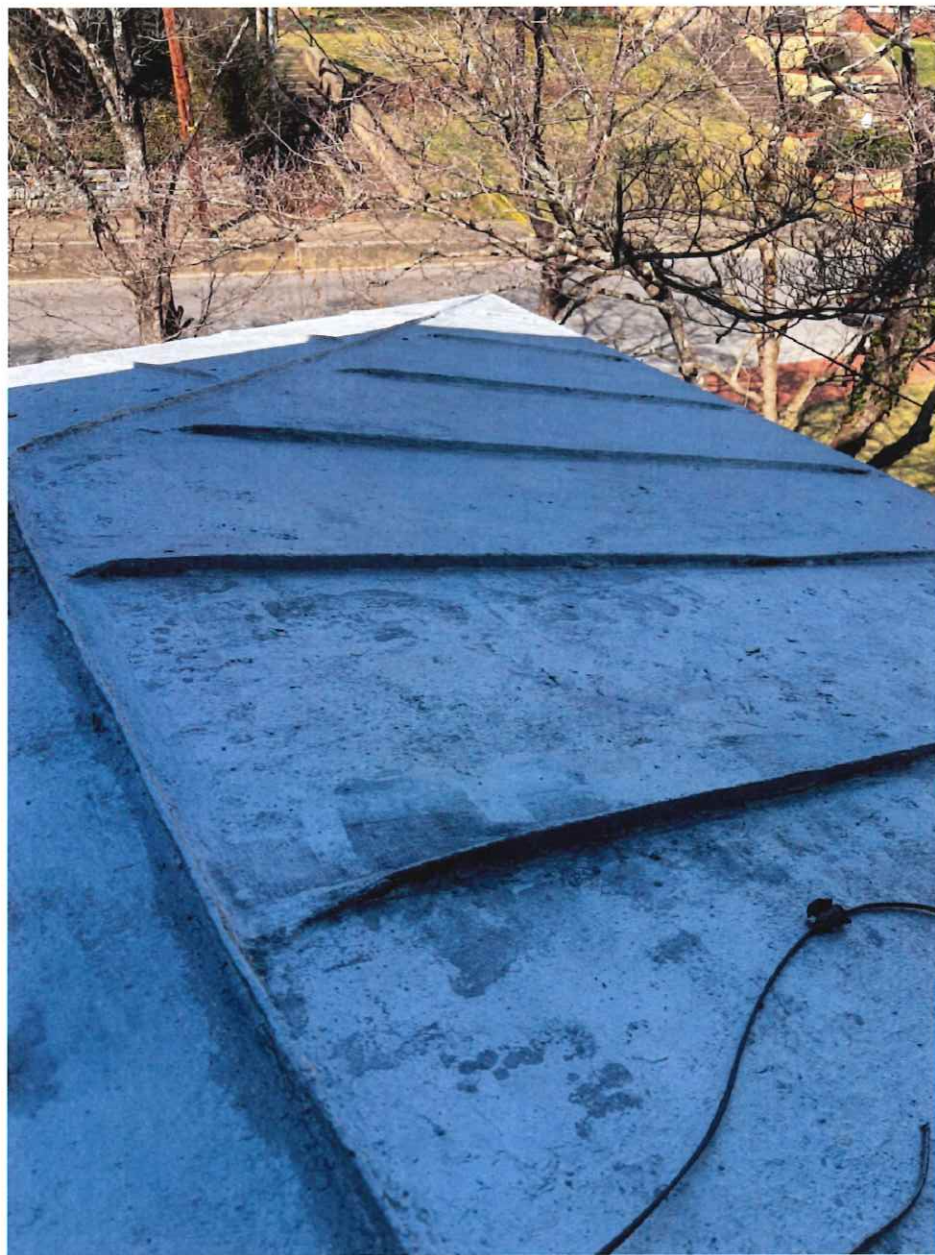
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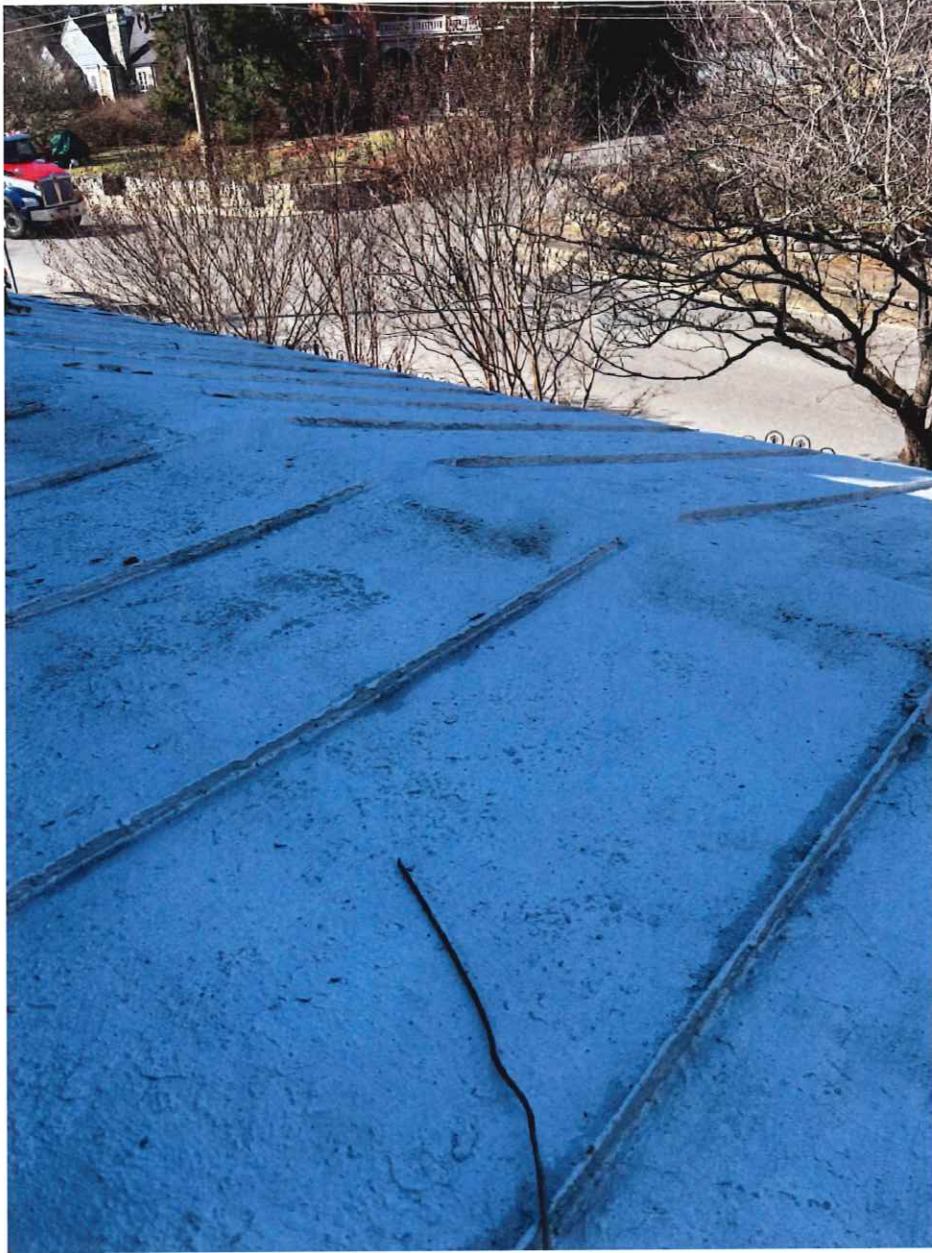




315 W Main Street











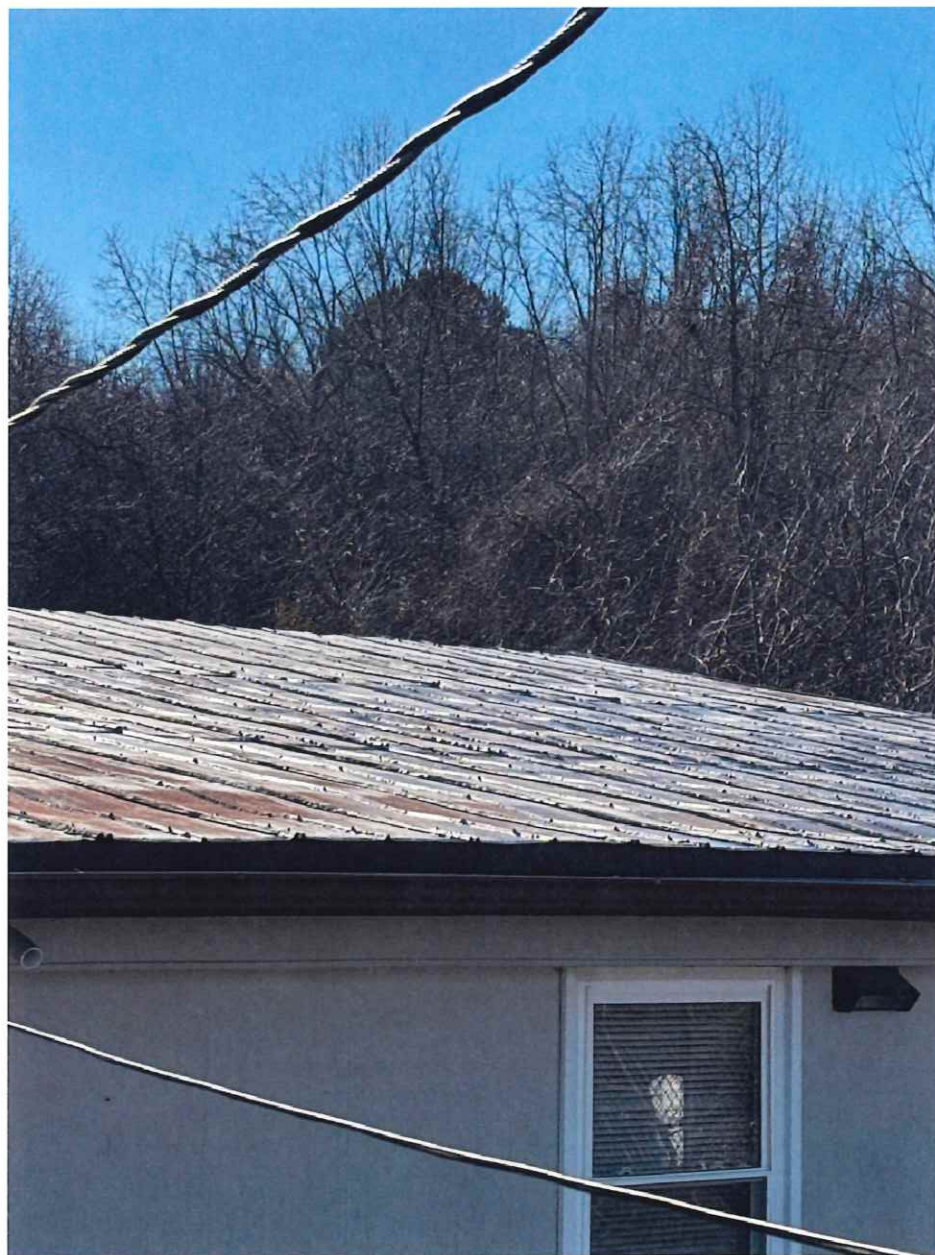




239 E Main Street



210 Spring Street







HISTORIC ZONING COMMISSION

Minutes

The Jonesborough Historic Zoning Commission met in a regular meeting on Thursday, February 13, 2025, at 6:00 p.m. in the Board Room at the Town Hall, 123 Boone Street, Jonesborough, TN.

Members Present: Aaron Bible, Marcy Hawley, Herman Jenkins, Michael Kieta, Rebecca Moss, Nita VanTil, Dr. Bill Kennedy (Advisor)

Members Absent: Frank Collins, Chad Hylton, Chris Basar

Call to Order

Vice Chair, Aaron Bible, called the meeting to order.

Public Comments

There were no public comments.

Item 1: - New Business

1. 140 E. Main St. (Fox St. Businesses, Built 1960) – Owners: Anna Floyed & Elena Gonzales – Presenter: Elena Gonzales

Discussion: Request to remove the front overhang which is not original to the 1960 building. Due to roof leaks requests to change pitch of roof, by elevating the front section 4 feet and sloping drainage to the rear. The roof cannot be seen from the street, but the 4 feet of elevation can be seen. The owner will remove the satellite dish. Michael Hartman, the contractor, explained the proposed project.

Dr. Bill Kennedy recommended that the elevation be a four-foot brick parapet wall that surrounds the open area of the roof. He stated that General Shale could closely match the brick as they did with the Jackson Theatre. He stated that removing the front overhang would improve the 1960s appearance of the building. The owners agreed that exploring the suggested options would be reasonable.

5.5 Flat roof or roofs completely hidden from view may be repaired or replaced according to standard, commonly accepted roofing practices provided that all historic materials are appropriately protected in Guidelines 1.3 and 1.4.

5.6 Any visible changes, including changes in structural design or configurations and additions to any roof must be compatible with the style of the building and must meet the criteria of applicable Guidelines in Section 13.0, Building Additions.

13.2 All additions must be compatible with the existing building in size, scale, material, and color, and must be subordinate to the existing building and design, size, and position.

Motion: Nita VanTil made a motion to deny the proposal for noncompliance with Guidelines 5.5 and 5.6. The motion was seconded by Herman Jenkins. Motion carried unanimously.

2. 107 Fox St. (Fox St. Apt., Built 1968) – Owners: Sherry Dean – Presenter: Aaron Bible

Discussion: Request to replace existing single pane silver aluminum windows with double pane vinyl windows. On January 30, Sherry Dean notified Frank Collins that the window change out was already in progress. The four windows on the left side of the building have already been changed. The remaining windows in the center and creek side of the building are in progress. Window trim and shutters material and color will remain the same. The new pane division creates 12 panes where the previous windows had 16. The owner lives in Marietta, GA and could not attend the meeting. Aaron Bible presented in her absence.

Motion: Rebecca Moss made a motion to approval the window replacement project as presented. The motion was seconded by Michael Kieta. Motion carried unanimously.

Item II: Expedited

1. Brenda McIntosh (101 Oak Grove Ave)
Requested approval of signage for telehealth business. (picture included) Referred to Advertising Standards. Plans for a “fixed sign” to be presented to the Commission no later than April 10th. Owners plan to attend a future meeting.

Item III: Old Business

1. Training Plan

The HZC training sessions by Dr. Bill Kennedy will be held in four meetings. The next meeting is Thursday, February 27. The training sessions are being held at the Visitor's Center and will start promptly at 6pm. The training sessions may take up to 1 ½ hours. An abbreviated regular HZC meeting will follow the training session which may be 30 minutes. Dr. Bill Kennedy stated that R1 and R2 guidelines will be discussed.

ITEM V – Approval of Minutes: January 23, 2025 Minutes

Motion: Nita VanTil made a motion to approve the January 23, 2025 minutes as presented, seconded by Herman Jenkins. The motion passed unanimously.

Motion: Marcy Hawley made a motion to adjourn the meeting, seconded by Herman Jenkins. The motion passed unanimously.