

# HISTORIC ZONING COMMISSION

Jonesborough Visitors Center  
117 Boone Street, Jonesborough, TN  
**February 27, 2025 – 6:00 PM**  
Minutes

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

**Members Absent:** Frank Collins, Chris Basar

## **Call to Order**

Vice Chair, Aaron Bible, called the meeting to order at 6:00 PM.

## **Public Comments**

There were no public comments.

## **Item 1: - New Business**

### **1. Training Session**

The second HZC training session presented by Dr. Bill Kennedy was held. The session covered Building Standards and Guidelines (S&Gs) for the H-1 and H-2 overlay zones as amended on April 11, 2024.

### **2. 140 E. Main St. (Fox St. Businesses, Built 1960) – Owners: Anna Floyed & Elena Gonzales – Presenter: Elena Gonzales**

**Discussion:** Request to replace the existing roof with a white PVC membrane roof. The PVC membrane material will also be installed on the front awning. This material has been used on other flat roofs in town and has proven far more effective at diverting water off the roof than a regular flat roof. The owners are still waiting for bids on the project.

*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.*

**Motion:** Nita VanTil made a motion, seconded by Marcy Hawley, to approve the proposal to replace the existing roof with a white PVC membrane roof. Motion carried unanimously.

### **3. 315 W Main Street – Owner/Presenter: Sydney Donovan**

**Discussion:** 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.

The Commission requested color samples of the metal and shingles.

***Motion: Nita VanTil made a motion, seconded by Marcy Hawley, to hold off on approving the request until sample colors are presented. Motion carried unanimously.***

**4. 239 E Main – Owner: Michelle “Mikki” Henley (not in attendance)**

**Discussion:** Discussion on demolition. This building is assigned as “contributing” in the H-1 Historic Zoning and Guidelines. 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. Aaron Bible spoke with the owner and let them know that the Commission would like time for further discussion and to see explore other options. The home is currently vacant.

*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.*

**5. 210 Spring Street – Owner/Presenter: Jim Rhein**

**Discussion:** Requested 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.

***Motion: Marcy Hawley made a motion, seconded by Herman Jenkins, to approve the request as presented. Motion carried unanimously.***

**Item II: Old Business**

**1. Training Plan**

The HZC training sessions by Dr. Bill 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 ½ hours. An abbreviated regular HZC meeting will follow the training session which may be 30 minutes.

**2. Approval of Minutes: February 13, 2025 Minutes**

***Motion: Nita VanTil made a motion, seconded by Rebecca Moss, to approve the February 13, 2025 minutes as presented. The motion passed unanimously.***

**3. Adjourn**

***Motion: Marcy Hawley made a motion to adjourn the meeting, seconded by Nita VanTil. The motion passed unanimously.***