

**Historic Zoning Commission, Jonesborough, TN, Thursday, February 8, 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 St - Presbyterian Church  
Requesting new roof tiles for the church.
- b) 211 West Main Street - Peggy Youth Hall  
Requesting to remove original pressed tin shingles on rear gable of building with new asphalt shingles to match the rest of the building.

**ITEM II: Old Business**

**ITEM III. Demolition by Neglect**

- a) 102 W. Woodrow Avenue – The Parson's Table  
The Commission will discuss next steps for the Parson's Table and the state that the building has been in and the new state that it is currently in after recent storms. Please refer to images. ([Attachment A](#))

**ITEMIV. Expedited**

**ITEMV. Approval of Minutes**  
1/25/24 HZC Minutes ([Attachment B](#))

**ITEMVI. Adjourn**





## Historic Zoning Commission

### Minutes

The Jonesborough Historic Zoning Commission met in a regular meeting on Thursday, January 25, 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) 128 W. Main

##### **Owner/ Presenter: Tim Winter, Presbyterian Church**

Mr. Winter requested to replace roof tiles with new aluminum tiles from Interlocking Roofing in the color “Musket Grey” because of their similar profile and to install gutter guards over the sanctuary and correct the water flow in the front southwest corner. They also requested approval to wrap the belfry in a custom white metal to provide an exact look as before the damage. The shutters would be custom wrapped in metal as well, only replacing missing or damaged slats/rails.

The Commission discussed in depth the issues with the new roof option stating that they would like to see options closer to what the church originally had. During this discussion Rebecca Moss made a motion to approve as presented, seconded by Marcey Hawley. Not all Commissioners approved this motion leading the Chairman to do a roll call vote. All Commissioners voted no to the approval of the roof tiles except one.

Chris Basar then made a motion to approve everything present except the roof tiles and requested the church do research on the original roof material and return to present their findings.

**Motion:** Chris Basar made a motion to approve as presented except the roof replacement, seconded by Nita Van Til, and passed unanimously.

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

Chairman Jenkins and the Commissioners discussed the sign section of the HZC Guidelines looking for literature pertaining to monitors, tv's and other electronics in the storefronts of the downtown historic district. The passage needed was found by Nita Van Til who quoted Chapter 5:4, "No exposed electronic messages or images will be approved for use in the H-1 and H-2 Zones". This brought the discussion to an end.

**c) Property Designation Committee Handbook**

Frank Collins read through and revised sections of the Property Designation Committee Handbook after the last meeting in December. This was presented to the commission and after much discussion, the decision was made to have the Property Designation Committee meet and go over handbooks from other towns to see if we are closely related in literature or if some literature needs to be updated or revised. No changes were made to the handbook during this meeting.

**ITEM II. Expedited:**

**404 & 408 East Main**

**Owner: Jimmy Rhein**

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

**The Duncan House on Sabin Drive**

Replacing the 1970s standing seam roof which was failing on the back left side of the Duncan House. The right side was replaced in 2009 or 2010 with a new standing seam. Manufactured by White Construction Company in the color "Rustic Red".

**ITEM III. Minutes**

A motion was made by Nita VanTil to approve the 12-14-2023 HZC minutes, seconded by Chris Basar, and passed unanimously.

**Adjourn**

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