

HISTORIC ZONING COMMISSION

MINUTES

The Jonesborough Historic Zoning Commission met in a regular meeting on Thursday, February 8, 2023, at 6:00 p.m., in the Board Room at the Town Hall, Jonesborough, Tennessee.

Members Present: Chairman – Zac Jenkins, Ruth Verhegge, Frank Collins, Aaron Bible, Rebecca Moss, Marc Kovac, Chris Basar, Anne Mason

Members Absent: Mark Edmonds

ITEM I. Call to Order

Chairman Zac Jenkins called the meeting to order noting that a quorum was present. Chairman Jenkins asked if there were any additions to the agenda or conflicts of interested, noting that there were none.

ITEM II. 213 W. Woodrow; John Buchanan owner/ presenter:

Mr. Buchanan requested to demolish the 1950's rear addition and rebuild more in line with the original angle of the gable roof, while extending the addition out another twelve feet in length. The foundation wall of the addition will be old brick to match the original part of the home. The porch will be rebuilt and will extend around the westside where the original chimney is located. Siding will all be matching like the original, the roof will need to be repaired and replaced where necessary, with like material. Half-round gutters will be added, with downspouts. Presented information attached to minutes.

Motion: Mark Kovac made the motion to table the discussion as presented seconded by Anne Mason and passed unanimously.

ITEM III. 119 W. Main Street; Shane Adams; Owner; Presenter:

Mr. Adams stated he wanted to start work on the house in April. He is hopeful to finish the work in the fall of 2023. He presented a list of items to be completed in the order he hopes to complete them by. He stated he would start with repairs that were the most critical. The issue of this home being on DBN was tabled until July to give Mr. Adams time to start his repairs. The detailed list of plans are attached to the minutes.

Motion: Chris Basar made the motion to approve as presented, seconded by Aaron Bible and passed unanimously.

Note: Mr. & Mrs. May could not attend the meeting, so a motion was made to table their discussion until the upcoming meeting February 23, 2023, and passed unanimously.

ITEM IV. Approval of Minutes:

Motion: Ruth Verhegge made the motion to approve the minutes, seconded by Frank Collins and passed unanimously

With there being no further business for discussion, the motion to adjourn the meeting was made by Ruth Verhegge, seconded by Chris Basar, and passed unanimously.

John Buchanan
215 W. Woodrow Avenue
Presentation

John Buchanan
215 Woodrow Ave.
Jonesborough, TN 37659
Email: BuchananJCR@gmail.com
Tel: 423-360-5913

To: Historic Zoning
City of Jonesborough, TN

Application to Historic Zoning for work on 215 Woodrow Ave.

For your consideration, I am requesting to do the work listed in this folder.

Regards,

A handwritten signature in black ink, appearing to read "John Buchanan", with a long horizontal flourish extending to the right.

John Buchanan

Application for Work at 215 Woodrow Ave., Jonesborough, TN

This application is for three separate work requests, but they are all linked to complete the overall property restoration.

1. Repair damage to existing barn.
The first week of January, 2023, a car missed a turn at Depot St. and collided with existing barn, damaging footer wall and wood structure wall.
2. Add extension to barn on the east side.
The barn originally had an extension on the east side. See photos. This addition is needed for storage of materials that are inside the main house.
3. Renovation of the main house.

I have included three separate applications for your consideration, but the reason to get approval for all three jobs at the same time is for the brickwork.

I will have to get a brick-layer in to repair the existing barn that was damaged. It is difficult to get anyone to come in and lay 100 bricks. If I tie-in the porch columns for the main house porch and foundation work on the east side along with the brick work on the lower section of the barn extension, that will be about 1000 bricks and I can get a brick-layer easily and it completes the base work for the porch and the barn extension which would speed up the whole process of getting everything repaired, instead of getting someone in three separate times to lay brick.

Repair Damage to Existing Barn

1. Re-lay brick footer using existing bricks. Any bricks that were damaged beyond use to be replaced with similar color and size.
2. Repair wood wall structure, needing only four pieces of 6" beveled siding replaced.
3. Repaint new wood siding to original color.
4. Paint color Sherwin Williams Falconer Gray.



Image from car damage to existing barn on west side.

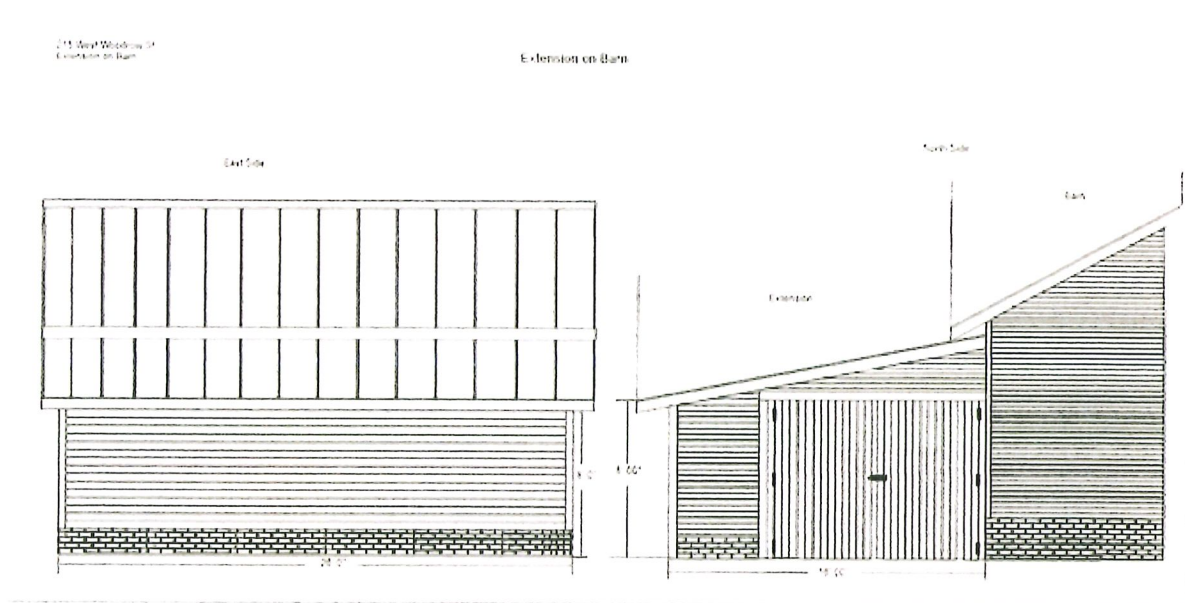
Add Extension to Barn on East Side

History

When we purchased the property, the barn had an extension on the east side. There is historic precedent to allow this construction. Although, it would be new construction, but matching the existing barn. It is needed as a storage area for materials that are in the main house. When the main house is being worked on, a permanent location for those items is needed. This job would be done first along with the repair of the barn, to allow us to clean out the house structure.

1. Concrete monolithic slab
2. Brick base to match existing base on barn, using period brick size and color of barn.
3. 6" bevel siding, matching existing barn.
4. Roof, standing seam, color burgundy, matching existing roof on barn.
5. Paint Sherwin Williams Falconer Gray, matching existing barn.
6. Door hinges and locks, black metal, period appropriate.

Refer to folded plans in application.



Original Barn Extension



to the barn. However, the car hitting the existing barn required us to rewrite part of the application. If approved, we will get started on the repairs.

I will say that the previous Chairman had good intentions and did a great deal for buildings in the town but had a different outlook on financial resources of individuals.

When talking with Glenn Rosenoff and Craig Ford, my main suggestion on Historic Zoning should be that the Building Inspector reviews applications regarding any structural or repair work and not the Chairman of Historic Zoning as previously had been done in the past.

Rebuild of Porch

Rebuilding of the Porch

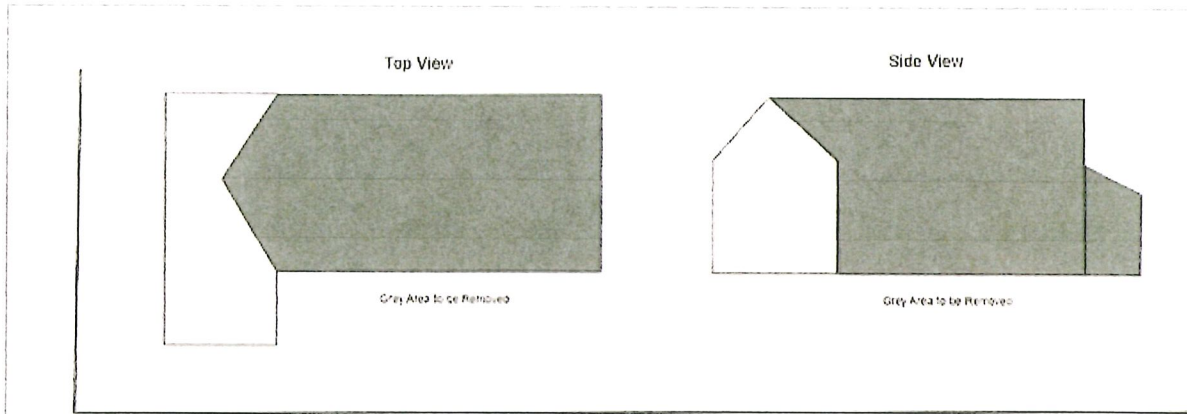
1. Rebuild brick support columns out of correct period brick back to original dimensions, with poured footers under each column.
2. Frame lower porch using 2"x8" treated pine.
3. Install sub-sheeting on top of framing.
4. Cover in tung and groove yellow pine.
5. Wood steps at the center of the front porch. And wood steps up to the rear part of porch.
6. Existing columns from original porch to be repaired and replace back in original positions.
7. Roof to be framed in 2"x6" joists with OSB sheeting.
8. Interior roof above the porch to be tung and groove bead board.
9. Roofing to be metal, 5V or standing seam in gray, depending on availability and cost.
10. Victorian trim filigree to be pine or poplar to original design, with possible substitution of spindles if original shapes can not be sourced.
11. Paint colors – columns and spindles – Sherwin Williams Nature Walk
Filigree and details on columns – Sherwin Williams Royal Garnet
Ceiling – Sherwin Williams Blue Sky
Deck – Sherwin Williams Klondike Gray

Front Section of House

1. Scrape and paint. Paint color Sherwin Williams Cozy White.
2. Re-roof - metal, 5V or standing seam in gray, depending on availability and cost.
3. Window/Door trim, corner trim Sherwin Williams Nature Walk.
4. Replace windows with double pane, single hung wood framed windows.
5. Check chimneys and repair loose mortar and/or brick. Extend chimneys up to their original height, using brick of same size and period.
6. Front door is the original door with the building.
7. Repair any structural problems with footer on east side of building.

Rear Section of House

1. Demolition of rear section of house. See diagram for structure to be removed.



Gray area in drawing shows the structure to be removed.

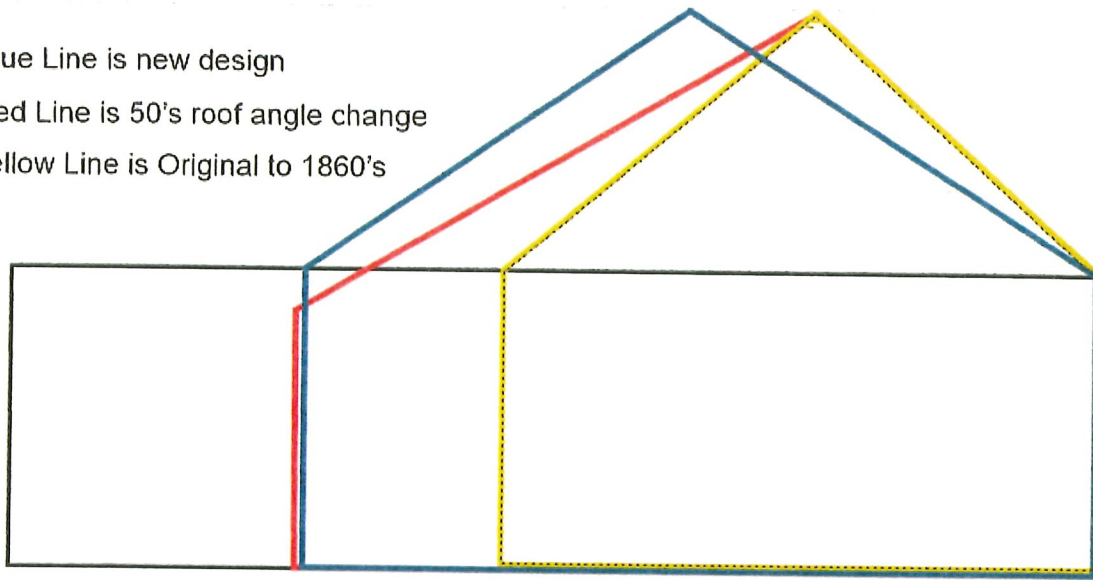
New Rear Section Design

The new rear section differs slightly from the existing rear, but is closer to the original house design. Refer to the drawing below for details. The long roof on the west side was an addition in the 1950s. It was added on and the roof angle was changed from the original house. This enabled them to have a kitchen and another room. The back area, with its own roof, was also added on in the 1950s. This low-angled-long roof is not how the original house was designed. The design that we are proposing is more correct to the original house design, without increasing the current width. The only other changes to the rear section are a length increase of 12 feet. This is to facilitate the interior layout.

Blue Line is new design

Red Line is 50's roof angle change

Yellow Line is Original to 1860's



Drawing showing rear view of how width of house changed from original and proposed new design.

Work to be Completed on New Rear Section of House

1. Excavate site for foundation work and crawl space.
2. Pour concrete foundation for rear of building. Exterior brick in correct brick for period.
3. Frame 10" floor joists. Cover with sheeting.
4. Siding - 6" bevel siding painted Sherwin Williams Cozy White.
5. Roof - metal, 5V or standing seam in gray, depending on availability and cost.
6. Window/Door trim, corner trim Sherwin Williams Nature Walk.
7. Replace single windows with double pane, single hung wood framed windows.
8. Double window with double pane wood frame.
9. Kitchen window, double pane wood frame.
10. Side door, original from property.
11. Rear door, from Heritage Alliance warehouse or period correct exterior door.

Materials

Siding.

Beveled siding White Pine or Cedar. 6" Width.

Examples



Roof

JD Metals 16" Standing Seam Or 5V 24". Color Grey.

Examples



Foundation Brick

I have collected and stored 4000 bricks from demolished buildings in Johnson City. They were from correct time period and match size and color of original house brick.



Vintage Brick for Foundation

Porch

Post - Original from Property
Brackets - New from Poplar
Spindles - New from Poplar
Railings - New from Poplar
Deck - New Yellow Pine
Ceiling - New Bead Board



Spindles

Brackets

Post

Railings

Paint Colors

House - Cozy White 300b-10c

Windows and Trim - Nature Walk 8006-12e

Detail trim on porch - Royal Garnet 1011-5



Example

Original pictures of property before any work was started.



Shane Adams
119 W. Main Street
Presentation

To: Historic Zoning Commission
Town of Jonesborough, Tennessee

From: Shane Adams
119 West Main Street
Jonesborough, Tennessee

Date: February 9, 2023

Dear Commission Members:

Pursuant to my request to obtain a work permit to finish the exterior portion of my home and the commission's request for a description of that work and an estimated time frame for its completion, I respectfully submit the following outline, which lists specific jobs in their intended chronological order of completion with a planned starting time of the latter part of April, 2023.

1. Repair four cornices of east and west sides of the north section of the home. Materials will include general framing lumber, kiln-dried poplar fascia boards and custom-made poplar crown molding, topped with low profile, custom-fitted metal flashing (flashing not visible from street view).
2. Finish repairing soffit of east upper corner section where north and south sections of house join using kiln-dried poplar and custom-made poplar crown molding.
3. Repair missing soffit and molding on upper section of front porch.
4. Replace/repair missing soldiered bead board on east side of front porch between upper and lower sections.
5. Repair decking boards of upper and lower sections of front porch with kiln-dried pressure-treated tongue and groove deck boards.
6. Repair bead board ceiling of upper section of front porch.
7. Paint roof with Sherwin Williams semi-gloss "Jasper" Green DTM paint (SW 6216).
8. Finish repairing/glazing/replacing as necessary all window sashes and window sills.
9. Prepare, prime, caulk, and paint all exterior woodwork with Sherwin Williams Pure White semi-gloss exterior paint (HGSW4006).
10. Attach remaining Senox Corporation 3-inch diameter white round gutter downspouts to east enclosed porch.
11. Re-cover rear awnings with dark green canvas (same as previously used) and reattach.

It is important to note that the above list is the anticipated order of repairs that will be completed and that it is very likely, based on weather and the number of people working at any given

time. that some repairs may be completed sooner or later than others and that several may end up being completed concurrently as well. Also, I will be integrating into this order of completion a focus on completing the north and east facades of the home first while intending to complete the project in its entirety in the fall of 2022

For the commission's review and for historic documentation, I have enclosed a list of improvements that have already been performed to the property under my ownership. Also, I have enclosed a materials list that includes items that that have been unique to the restoration of the property and that will be used for the repairs that remain to be completed.

Sincerely,

A handwritten signature in black ink, reading "Shane Adams". The signature is written in a cursive, flowing style with a large initial 'S'.

Shane Adams

PROJECTS COMPLETED
119 WEST MAIN STREET
JONESBOROUGH, TN 37659
2004 TO PRESENT

1. Termite treatment 2004, 2011, 2018
2. Removed positive-sloped degraded concrete pad behind house.
3. Whole house dehumidifier and plastic placed in crawlspace. Exhaust fan replaced.
4. Purchased Genie Lift and examined entire roof and made several repairs. Purchased replacement tin shingles for several repairs.
5. Rebuilt all four listing chimneys with house-matching, handmade brick using lime putty mortar.
6. Placed low-profile custom-made chimney caps on all four chimneys.
7. Entire house brick examined and deteriorated sections repaired with handmade brick and repointed using lime putty mortar.
8. Multiple overhanging trees either pruned or removed.
9. Half round gutters reinforced and gutter hangers added. All round downspouts either repaired or replaced. Six additional downspouts placed to carry roof water adequately.
10. Eight-inch gutter drain line buried in hand-dug trench along entire east side of house running from south east corner of house to creek.
11. Six-inch French drain placed along entire east side of the house running from south east corner of house to creek.
12. All exterior rotted wood surfaces directly exposed to the elements (e.g. most window sills) treated with wood preservative and either repaired or replaced.
13. All exterior rotted wood surfaces with remaining portions less directly exposed to the elements (e.g. cornices, friezes, and soffits under roof overhangs) treated with wood preservative to arrest decay until repaired.
14. Rotted exterior wood siding boards on east porch reproduced and replaced.
15. Multiple window sashes repaired and re-glazed.
16. Multiple window sashes (both 6 and 9 light) reproduced and replaced.
17. Multiple window sills reproduced and replaced.

18. Removed rotted and termite-infested framing of the previously open east side porch (now and since the mid 1900's an enclosed living space built independently above the old porch) and saved the original tongue and groove flooring and had this kiln dried for future use.
19. Replaced listing open piers under east side porch with continuous foundation. Hand dug 2 feet deep by 2 feet wide square trench for a continuous concrete footer approximately 60 feet long and placed 8 inch concrete block from footer to exterior wall and added pressure treated sill plate. Faced block with age-appropriate, house-matching handmade brick using lime putty mortar made to match original mortar. Foundation vents and dryer vent incorporated into brick pattern.
20. Most of east fence removed and water meter relocated from Main Street to east side of property.
21. Replaced overhead power line with buried service and removed telephone pole from west yard.
22. Relocated heat pumps away from east porch foundation and buried all lines in conduit.
23. Kiln dried poplar procured and treated with preservative and used to repair rotted portions of frieze and planned repair of cornices and front porch.
24. Original exterior crown molding reproduced for planned repair of frieze and cornices and front porch.
25. Treated exterior grade tongue and groove deck boards procured for planned repair of front porch decking.
26. All roof and exterior paints procured for planned painting 2022-2023. House and roof last painted entirely 2009-2010.
27. As part of an agreement with The Town of Jonesborough over the Jackson Theater project, sidewalk leading up to the creek bridge in front of the house will be widened and replaced with brick pavers upon completion of the theater project.

UNIQUE MATERIALS LIST
119 WEST MAIN STREET
JONESBOROUGH, TN 37659
2004 TO PRESENT

1. Lime Putty Mortar, Virginia Lime Works, Lynchburg, VA, EMMG 121
2. Sherwin Williams Pure White semi-gloss exterior paint, HGSW4006.
3. Sherwin Williams Jasper Green semi-gloss DTM paint, SW 6216.
4. 3-inch round downspouts, 5-inch half-round gutter hangers, round elbows, white, Senox Corporation, 3500 Woodpark Blvd Suite G, Charlotte, NC 28206.
5. Victorian Embossed Metal Shingle, 9 by 14 inches, galvanized steel, Follansbee Steel Corp, 1 State Street, Follansbee, WV 26037
6. Custom-made crown molding and custom-made wood siding, kiln-dried poplar, Gillette Wood Products Corporation, 122 Gillette Road, Jonesborough, TN, 37659.
7. Handmade brick, circa 1800's, from dilapidated house located at 200 Hall Road, Jonesborough, TN.
8. 3-inch wide Tongue and groove pressure treated number one southern yellow pine decking. Klumb Lumber, 403 Bohannon Ave, Greeneville, TN.