

HISTORIC ZONING COMMISSION

Jonesborough Visitor's Center
117 Boone Street, Jonesborough, TN

April 24, 2025 – 6:00 PM

Minutes

Members Present: Frank Collins, Marcy Hawley, Herman Jenkins, Michael Kieta, Rebecca Moss, Nita VanTil, Colton Brasure, Matt Kehn, Dr. Bill Kennedy (Advisor)

Members Absent: Chad Hylton

Call to Order

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

Public Comments

There were no public comments.

Item I: - Training Session

The third HZC training session presented by Dr Bill Kennedy was held. The session covered Demolition by Neglect and Property Designation.

Item II: - New Business

a) Enclosure on First Ave. – Owner: Town Property

Presenter: Craig Ford

Discussion: The Town of Jonesborough will be constructing a dumpster pad at the end of First Avenue behind the Eureka Hotel. The dumpster pad will be installed on the Town's right-of-way and will serve the Jackson Theatre, Stage Door and JRT. According to Town Ordinance 8-218 subsection (2) the ordinance states, "Screening of collection containers must also be approved by the Historic Zoning Commission if the container is within the historic district." The Town will utilize the red or brown brick indicative of the brick sidewalk colors downtown and a black metal powder-coated gate. The enclosure will be approximately 18-feet wide by 16-feet deep by 8-feet tall and will accommodate two 8-yard dumpsters. In preparation for Mr. Ford's presentation, HZC mailed a letter to the six adjoining property owners.

Commissioners shared concerns about the location of the structure negatively impacting the Historic District and neighborhood, smell, public dropping trash outside of the structure and increased varmints. Item 14.7 from the Historic Zoning Standards and Guidelines for H-1 Overlay states that *the Commission shall consider the effect of the proposed location of such a structure. The Commission reserves the right to deny approval if, in the judgment of a majority of Commissioners hearing the proposal, the proposed location would make the proposed structure appear to dominate the primary structure or negatively impact the overall historic or physical character of the property.*

Chair Frank Collins reminded the Commissioners that, according to the Guidelines for New Construction (page 28 of the Building Standards and Guidelines for the H-1 Overlay Zone) the HZC does not evaluate interior construction or the intended use of proposed buildings or structures. The HZC does not evaluate the location. *Primary consideration is given to c) The general compatibility of exterior design arrangement, texture, and materials, proposed to be used".* These guidelines concern exterior construction.

Motion: Herman Jenkins made a motion, seconded by Colton Brasure, to deny the request as presented because of the negative impact it would have on the historic district and neighborhood.

Discussion: The Commissioners would like to see a mock-up of the site to better understand the impact it would have on the proposed location and the impact it would have on the accessibility of the area. The Commissioners would like additional locations to be reviewed.

Motion carried unanimously.

b) 122 E. Main St. – Owner/Presenter: Brian Ponder

Discussion: Requested approval on creating a doorway from the existing window on the East side of the building and adding a metal staircase with a platform that will reach the new door. The metal will be black to match the fence and stair treads will be a composite material. The stairway will start beyond the existing door on the East side of the building with a 4-foot landing over the garage and a 10-foot ramp on the with rail (matching the fence) on the garage. Drawings were shared at the meeting.

Motion: Matt Kehn made a motion, seconded by Colton Brasure, to approve making the existing window a doorway and the metal staircase as presented. Motion carried unanimously.

c) 100 N. Cherokee St. – Owner/Presenter: Don Bacon

Mr. Bacon was unable to attend the meeting, so the topic was not discussed.

Item III: Demolition by Neglect Update:

- a) 208 W Woodrow Ave – “Historic Church”** – Frank Collins has been working through Gordon Edwards to contact the responsible parties.

Item IV: Approval of Minutes: April 10, 2025

Motion: Nita VanTil made a motion, seconded by Michael Kieta, to approve the April 10, 2025 minutes as presented. The motion passed unanimously.

Adjourn – Chair, Frank Collins, adjourned the meeting.