

Historic Zoning Commission
6:00 P.M. Thursday, September 11, 2025
Board Room in Jonesborough's Town Hall

Minutes

Members Present:

Frank Collins, Rebecca Moss, Nita VanTil, Matt Kehn, Chad Hylton, Herman Jenkins, Michael Kieta, Marcy Hawley

Members Absent:

Colton Brasure

Call to Order

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

Item I: Public Comments

No Comments made.

Item II. New Business:

105 N First Ave — Owner/Presenter — Laurie McDaniel

Request to replace white metal awning with new white metal awning over the door/window and add matching white metal awning to other door/window. White color will match house trim color. Both are on driveway side of house.

Nita VanTil made motion to approve as presented. Seconded by Rebecca Moss.
Approved unanimously.

122 E Main St — Owner/Presenter Brian Ponder

Request to add a fire escape walkway from the bedroom windows on the back of the building leading to the new staircase. Fire escape would be difficult to see from the ground or adjoining properties. Color would be the same as the stairway.

Herman Jenkens made motion to approve as presented. Seconded by Michael Kieta.
Approved unanimously.

250 E Main St — Owner/Presenter — Wes McKinney

Request to replace existing silver flat panel standing seam metal roof with a black flat panel standing seam metal roof. Existing roof is very old.

Request to add black aluminum metal fence to the East side and rear of property.
Approximate placement of fence shown in diagram.



Michael Kieta made motion to approve as presented. Seconded by Nita VanTil.
Approved unanimously.

Item 111: Old Business

117 Spring Street — Owner: Allyson Wilkinson & Dan Schnorr

April 2024 approved addition of porch and railings to rear and side of house. House is deteriorating and needs attention.

Owner update: After some emergencies last winter with other properties, work has continued on clearing porches and interior. In addition, work has also started on clearing overgrown plants around house. Due to an abundance of poison ivy, this work will resume as the weather cools. Intentions are to have it cleaned up outside before Storytelling Festival.

215 W Woodrow Ave Owner: John & Charlene Buchanan

February 2023 1950s addition on rear of property was approved for removal. The addition has deteriorated to the point where it is an eyesore and nuisance to surrounding properties. Also approved — Porch to be rebuilt and to extend around the west side where chimney is located. Siding to match the original. Roof will be repaired with like material. Half-round gutters to be added with downspouts. Little progress has been made on the porch.

Update: Frank Collins & Herman Jenkins met with owner. Plans to do work within the next 2 months with help from his son.

102 W Woodrow Ave (2 buildings) - Owner: Parson's Brew LLC

Parson's Table — Windows have been boarded up for over a year. Paint is deteriorating. Door is sometimes cracked open.

Widow Brown's — Porch collapsing, gutters failing* Paint is deteriorating.

Update: No response to letter. Chairman will send registered letter.

239 E Main St — Owner: Mikki Henley

Condition of porch has not been stabilized since conversations in February 2025. The porch is endanger of further deterioration. Foundation concerns were discussed with the HZC in February 2025 and have not been addressed.

Owner Update: Per recommendation from HZC, they have had 2 structural engineers review the home. The second one used drones as he did not feel it was safe to enter. The house does not have a foundation and support beams have substantial degradation from water and termite damage. They had begun to explore rebuilding a replica of the house.

Frank Collins clarified that HZC cannot approve demolition even if there are plans to build a replica of the home. We will be trying to help find Preservation specialists that can help.

Item IV: Expedited

105 Courthouse Square — Smoky Grass Station - Manager: Sydney Greer

Request for sign emblem for front door window that matches the hanging sign. Door window has frosted glass to address sunlight. Expedited approval granted by Frank Collins & Nita Van Til.

Item V: Property Designation Committee

The Property Designation Committee consists of HZC members Nita Van Til, Rebecca Moss, Herman Jenkins, Marcy Hawley and community members Ruth Verhegge and Geoff Hoare.

Next meeting of the PDC will be Tuesday, September 16 at 4:30 pm at the Visitor Center Community Room.

204 W Main Street outbuilding needs evaluation about Contributing status. This outbuilding is NOT Contributing.

Item VI: Demolition by Neglect Update

There are four or more properties that came before the HZC more than a year ago and have made little or no progress with addressing significant issues with their properties. HZC to decide whether to move forward with the Demolition by Neglect process.

Frank will discuss this further at the PDC meeting.

JAMSA

The monthly Jonesborough Area Merchants and Service Association (JAMSA) meetings take place on the third Thursday each month at 8:30am. The meetings are usually about town events and business happenings. It would be helpful to have a member of the HZC attend as a resource for JAMSA. Attending would also solidify the HZC's commitment to helping the business community and town.

We did not have a member consistently available. Michael Kieta said he would not be able to attend in September, but would likely be available in the future. It was also mentioned that Colton Brazure had expressed interest.

HZC Database with Maps

Frank Collins met with Glenn Rosenoff to discuss a few discrepancies on the H-1 and H-2 overlay zone map that the county digitized in 2023. The 2023 map did match maps that the town and county published in 2004, 2009, and 2014. In 2023, nine properties were omitted, eight did not follow property lines (included the house but not the back yard), three H-1 properties were split between the H-1 and H-2 overlay zones, and one extra property was included as H-1. Once the issues have been resolved, we will work with the town to publish the HZC ARCGIS database,

Commissioner Comments

There were no commissioner comments

Approval of Minutes

Herman Jenkins made a motion for Approval of August 28 minutes, seconded by Marcy Hawley. Passed Unanimously

Chairman Frank Collins adjourned the meeting.