

# HISTORIC ZONING COMMISSION

Jonesborough Town Hall – Board Room  
123 Boone Street, Jonesborough, TN  
**September 25, 2025 – 6:00 PM**  
Minutes

**Members Present:** Frank Collins, Nita VanTil, Matt Kehn, Marcy Hawley, Michael Kieta, Colton Brasure, Rebecca Moss

**Members Absent:** Chad Hylton, Herman Jenkins

## Call to Order

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

## Addition to Agenda

Chair, Frank Collins, asked for a motion to add 103 Sevier Dr, 236 E Main St, and 119 E Main St to the agenda.

***Motion: Nita VanTil made a motion, seconded by Rebecca Moss, to add 103 Sevier Dr, 236 E Main St, and 119 E Main St under new business. Motion passed unanimously.***

## Item I: Public Comments

No comments made.

## Item II: New Business

### **103 Sevier Dr – Owner/Presenter: Zac Jenkins**

Owner requested approval on new paint colors. The body of the house will be painted Dark Green Velvet (PPG 1136-7), the trim and door will be painted Nocturnal Green 5011-1/Berry Brown.

***Motion: Matt Kehn made a motion, seconded by Michael Kieta, to approve new paint colors as presented. Motion passed unanimously.***

### **236 E Main St – Owner/Presenter: Zac Jenkins**

Owner requested approval on painting the outbuildings to match the home. Paint to be used is Treeline – 5006-4C Valspar. Owner plans to paint the body and trim/doors of both outbuildings.

***Motion: Matt Kehn made a motion, seconded by Nita VanTil, to approve painting the outbuildings the same color as the house as presented. Motion passed unanimously.***

### **119 E Main St – Owner/Presenter: Dallas & Morgan Crouch**

Owners requested approval on new paint colors and business signs. Requested to paint the current yellow, blue and peach Glidden color, Nevergreen, PPG 1031-6, along with the concrete wall that is just below the wooden façade. Trim will be painted white.

Owners also requested approval on 2 vinyl sign applications onto front door, clear background with the store hours, logo, "Watch Your Step" and "Welcome". Door signs will be 40" x 20". A clear background logo sign (3.75' x 3x75') will be placed in the left window.

Owners requested approval to put a lighted open/close sign in the window, and the Commission informed them that a lit sign would not be permitted.

***Motion: Rebecca Moss made a motion, seconded by Nita VanTil, to approve the paint colors, painting the concrete wall below the wooden façade, the door signs and logo sign, not including the lighted open/close sign. Motion passed unanimously.***

**411 W Main St – Owner/Presenter: Ned Stacy**

Owners requested approval to replace black shingle roof with 5V black metal roof. In March 2024, HZC approved replacing 5V metal roof with 5V black metal roof. Approving the current request would be to clarify the roof is currently shingle and extend the previous approval. All roof areas will be replaced with “flat” black 5V metal, including the porch. Owner also requested approval to replace white style K gutters with new white metal K gutters.

***Motion: Rebecca Moss made a motion, seconded by Nita VanTil, to approve replacing the black shingle roof with 5V black metal and replacing the white style K gutters with new white metal K style gutters. Motion passed unanimously.***

**Item III: Old Business**

Chairman, Frank Collins, provided the following updates:

**117 Spring St – Owner: Allyson Wilkerson**

Owner to remove vegetation that is damaging the structure by early October 2025. The owner plans to present their plan to restore the property at a January 2026 HZC meeting.

**215 W Woodrow Ave – Owner: John & Charlene Buchanan**

Owner to remove the dilapidated 1950's addition before December 2025. This was approved by HZC in February 2023. After removal, owner will protect the rear of the original structure and later present a plan to the HZC to create a new rear addition. The following was also approved in February 2023 but will take place after the new rear addition is erected. 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.

**239 E Main St – Owner: Mikki Henley**

Chairman, Frank Collins, met with the owner on September 15 and was shown different parts of the property. Owner is committed to saving the structure. She was having trouble finding companies who specialized in the foundations of historic structures. Chairman observed the wood in the lower areas appeared to be solid, intact, and termite free. The first floor appeared to be firm and without sags. Dr. Kennedy has contacted a structural engineer who specializes in historic foundations. He is willing to meet with the owner and the HZC at the property. Brian Ponder is also willing to meet with Ms. Henley to discuss the foundation work that was done on his historic home at 214 E Main St which had foundation work completed a few years ago.

**Item IV: Expedited Approval**

None discussed.

**Item V: Property Designation Committee**

PDC lead Nita VanTil met with the PDC members and made assignments for the first round of evaluation on Contributing vs. Non-Contributing status on September 16. PDC members will complete the task and report back before September 30. Nita VanTil has been typing descriptions into the forms from the previous reviews. A meeting is scheduled for October 9.

## **Item VI: Demolition by Neglect Update:**

The HZC plans to send a certified letter to the property owner who did not respond to the DBN letter. We did not finalize the letter in time for this meeting. Properties that are candidates to be considered for the DBN process include, but are not limited to the following:

### **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 is collapsing, gutters failing and paint is deteriorating.

### **209 W Main St**

Sister's Row west unit – porch ceilings have a few missing boards and other rotted open areas. Racoons entered the roof and had to be trapped. The center unit at 207 W Main St. is attached to 209 W Main and the owner has reached out for help.

### **111 E Main St – Owner: Steve Bacon**

Building leased to multiple businesses. Rear of building has a broken window with a rotted window frame, and bricks that have fallen and have open areas. Several are missing mortar. Customers of adjoining businesses enter through the rear and view the dilapidated condition.

The Commission discussed requesting the assistance of the Town's Building Inspector to review the above properties and report back to the HZC at the next meeting.

***Motion: Matt Kehn made a motion, seconded by Michael Kieta, to approve moving forward with asking the Building Inspector to provide a report and/or an evaluation on 102 W Woodrow Ave, 209 W Main St, and 111 E Main St to assist in determining if the properties meet the definition of Demolition by Neglect. Motion passed unanimously.***

## **Item VII: Future Items** – No update/discussion.

## **Item VIII: HZC Database with Maps**

Glenn Rosenoff is setting up a meeting with a County representative, map staff, and the HZC Chairman to address a few discrepancies on the H-1, H-2 overlay zone map that the county digitized in 2023. Since no changes were made, the 2023 map should match the maps produced in earlier years.

## **Item IX: Commissioner Comments**

## **Item X: Approval of Minutes** – September 11, 2025 Minutes

***Motion: Marcy Hawley made a motion, seconded by Colton Brasure, to approve September 11, 2025 minutes as presented. Motion passed unanimously.***

**Chair, Frank Collins, adjourned the meeting.**