

Historic Zoning Commission

Jonesborough Town Hall – Board Room

123 Boone Street, Jonesborough, TN

December 11, 2025 – 6:00 PM

Minutes

Roll call noting the presence of a quorum, additions to the agenda, or any conflicts of interest with items on the agenda.

Members Present: Frank Collins, Nita VanTil, Rebecca Moss, Marcy Hawley, Chad Hylton, Herman Jenkins, Michael Kieta, Brian Ponder

Members Absent: Matt Kehn

Call to Order

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

Additions to Agenda

103 Sevier Ave. – Owner: Zac Jenkins.

Motion: Nita VanTil made a motion to add, seconded by Michael Kieta. Motion passed unanimously.

Item I: Public Comments

No comments made

Item II. New Business:

128 W Main St. – Owner: JBO Presbyterian Church / Presenter: Doug Hillmuth

Request to add a storage building in back of the Church addition building on the west side near the driveway. The storage shed would follow the same roof line and color of the existing back building. Mr. Hillmuth and a colleague were looking for guidance and recommendations from the commission about suitable materials and location. The commission members found the location satisfactory and recommended that wall and roof be the same materials as the building it would be attached to. This would be concrete block painted white with a faded red shingle roof. The presenters will be back in January with a final proposal including door types, size, and hardware. No motion was made as the presenter was only seeking guidance.

111 W. Main St. – Owner: Jackson Prime / Presenter: Frank Collins

Request to add two small directional signs on rear fence and enclosure on rear of the business to direct customers to the rear entrance. Customers with mobility issues who park in the back of the restaurant were not aware of the rear entrance. The rear entrance isn't readily visible and the two signs are small.

Motion: Rebecca Moss made a motion to approve as presented, seconded by Herman Jenkins. Motion passed unanimously.

103 Sevier Ave. – Owner: Zac Jenkins / Presenter: Frank Collins

Request to restore a historic brick chimney that was removed from the structure. The owner provided photos of the remaining part of the chimney that is within the structure and the roof location were the chimney once extended. The commission members recommended that the bricks to be used be old historic bricks to keep the look the same.

Motion: Nita VanTil made a motion to approve as presented, seconded by Michael Kieta.
Motion passed seven to zero with Herman Jenkins recusing himself from the vote.

111 E Main St. – Owner/Presenter: Steve Bacon

Owner contacted chairman before the meeting. He will be ready to present his requested changes at a January meeting.

300 block of W Main St. – Town of Jonesborough – Presenter: Frank Collins

Town has decided to delay this item as the scope and contract bid will be done in 2026.

Item III: Old Business

none

Item IV: Expedited

307 W Main St. – Owner: Stephen Martin

Owner initially requested to paint the building SW Honorable Blue, but members of the HZC expressed concerns that the color would make the 1980 garage addition stand out and dominate the view of the historic 1834 structure. The owner agreed and revised his request. His revised request is to repaint the building the same medium red color as before and repair some damaged wood siding with the same material. Expedited approval granted by Frank Collins & Michael Kieta.

133 E Main St. – Owner: Merely Modest Boutique, Kellee Asher

Request to install hanging sign on the existing bracket. Sign is 22 inches round, $\frac{1}{4}$ inch ACM panel double sided. Graphics applied in Vinyl. Sign will be 8 feet above the sidewalk.

Expedited approval granted by Frank Collins & Rebecca Moss.

105 ½ Fox St. – Owner: Mean Mug Market, Jeremy Maden

Request to install a vinyl black & white business signs on the windows. One will read “Mean Mug” and the other is an image of a “Mean Mug”. Neither application will take up more than 25% of the window space. Expedited approval granted by Frank Collins & Rebecca Moss.

125 E Main St. – Owner: The Phoenix, Carla Bowers

Request to change sign for “Silver Raven” to “The Phoenix”. The sign is 27” round double sided $\frac{1}{4}$ ” ACM with vinyl applied to both sides. To be hung 9’ above the ground. Will use the existing sign bracket. Expedited approval granted by Frank Collins & Rebecca Moss.

Item V: Property Designation Committee

PDC lead Nita VanTil reported that the committee continues to make progress with reviewing properties and updating the database. More review forms will be ready in January.

Item VI: Demolition by Neglect Update

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

Parson's Table – Built in 1874 as the First Christian Church. In 1972, Jimmy Neil Smith, founder of the National Storytelling Festival and the International Storytelling Center, bought the property and opened the building as the restaurant Widow Brown's. He later renamed the restaurant to The Parson's Table. During the mid-2000s, The Parson's Table closed and the building became an event venue. In 2021, the building was purchased by Parson's Brew LLC. After replacing the roof, the building has been left largely abandoned. After vandals broke many of the historic windows, the owner left the building exposed to the elements for six months. With urging the owner eventually boarded up the windows to add some protection to the interior. The two buildings remain in an abandoned state with boarded up windows for well over a year. The paint is deteriorating, the brick is failing, black mold is present, and vegetation overgrows the sides. The front door is often not secured and found open. On the rear sides, there are a large open gaps between the top of the brick and the roofline. The attached building is in the same abandoned condition with a porch column missing, and the gutters failing and falling off. A report has been requested from the Jonesborough Building Inspector. Commission members discussed sending a certified letter to the owner requesting their attendance at the next Historic Zoning Commission meeting on January 8 to discuss their plans for the building including maintenance, repairs, and the timetable. Chairman noted that a friendly letter was sent a few months ago, but the owners did not reach out after the letter was sent. The Commission agreed that a certified letter needs to be sent.

306 S Cherokee St. – Owner: Nestor Levotch

Porch, roof, and siding of house are showing significant signs of decay. Commission members recommended that we have the building inspector visit the property to provide the commission and the property owner with an additional assessment of the condition of the property. The commission members asked that a friendly letter be sent to invite the owner to attend our next meeting on January 8 to discuss the property.

Motion: Michael Kieta made a motion to send the certified letter, seconded by Brian Ponder. Motion passed unanimously.

505 W Main St. – Owner: William & Barbara Stout

Commission members brought this property to the attention of the Chairman at the meeting. They expressed concerns about the exterior condition of the structure including the character defining features on the porch and the condition of the siding. Commission members

recommended that we have the building inspector visit the property to provide the commission and the property owner with an additional assessment of the condition of the property. The commission members asked that a friendly letter be sent to invite the owner to attend our next meeting on January 8 to discuss the property.

Motion: Rebecca Moss made a motion to send the certified letter, seconded by Herman Jenkins. Motion passed unanimously.

205 W Main St. – Owner: John & Sherry Markopoulos

Over the past few years, concerned citizens, potential customers, neighbors, and commission members have brought this property to the attention of the Historic Zoning Commission. The primary concerns expressed by commission members include: (1) the building has signage indicating it is a business, but the business is rarely open; (2) the porch and sidewalk are covered with weather damaged and yard sale type items that detract from the authentic historic appearance of this very historic building; (3) the porch has two green hued porch lights that do not blend well with the soft warm lights in the town; (4) a few people have reported that the inside of the structure is stacked floor to ceiling with flammable materials that creating narrow passages; (5) and certain exterior elements of the structure are in need of maintenance. Commission members recommended that we have the building inspector and/or fire inspector visit the property to provide the commission and the property owner with an additional assessment of the condition of the property. The commission members asked that a friendly letter be sent to invite the owner to attend our next meeting on January 8 to discuss the property.

140 Boone St. – Owner: Karl Klein & Renee Clossen

The building has been under construction for over three years. At previous HZC meetings and via communication from the former HZC chairman, information was conveyed that the front porch contributed to the authentic historic appearance of Jonesborough. We received assurances that the porch columns and porch roofline would be maintained with their historic appearance. Recent changes to the porch appear to be disregarding this communication. The commission members asked that a friendly letter be sent to invite the owner to attend our next meeting on January 8 to discuss the property.

Item VII: Future Items

The following information is provided to help keep track of future items.

- a) 100 Oak Grove Ave. – Jackson Park Church may want to expand parking lot.
- b) 239 E Main St. – Will present plan to erect addition in rear and repair main structure.
- c) 211 W Main St. – Will present plan to repaint & repair steeple.
- d) 117 Spring St. - Will present plan to restore structure.
- e) 215 W Woodrow – Will present plan for rear addition.
- f) 140 Boone St. – Need an update on the delayed construction.

- g) 111 E Main St. – Will present plan for new deck, door, & wall, rear of building.
- h) 512 W Main St. – Expedited request for gutter replacement and repainting.
- i) 204 W Main St. – Expedited request for gutter repair, siding repair, and repainting.
- j) 209 W Main St. – Will request for carpentry repair and repainting.
- k) 129 E Main St. – Will request extensive brick and window sill repair work.

Item IX: Commissioner Comments

Frank Collins will continue discussions with Glenn Rosenoff about signs that are not allowed per the Municipal Code, or the HZC Standards and Guidelines. Steps are developing to provide some enforcement rather than relying solely on volunteers.

Herman Jenkins relayed that he helped the owner of the outbuilding at 204 W Main Street remove all the vegetation and rotten wood from the structure. He also took steps to stabilize the brick walls and window enclosures.

Chad Hylton recommended that the HZC visit new property owners when they move to H-1 & H-2 overlay zones to welcome them to Jonesborough and give them information about living in the historic district. Chairman will work on the plan to present at the next meeting.

Next meeting is Thursday, January 8.

Item X: Approval of Minutes

Approval of November 13 minutes.

Motion: Nita VanTil made a motion to approve the minutes, seconded by Herman Jenkins. Motion passed unanimously.

Chair, Frank Collins, adjourned the meeting.