

Historic Zoning Commission
6:00 P.M. Thursday, March 13, 2025
Board Room in Jonesborough's Town Hall

Agenda

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

Members Present:

Members Absent:

Call to Order

Chairman Frank Collins

Public Comments

PUBLIC COMMENTS REGARDING AGENDA ITEMS

Members of the public wishing to speak concerning any item on the agenda during the Public Comment period must sign up by calling the Town Administrative Office at 423- 753-1030 with their name, address, and subject about which they wish to speak no later than 2 hours before the meeting if the meeting occurs during normal business hours or by 4:45 p.m. the day of the meeting if the meeting occurs after hours. Otherwise, such member of the public must sign in at the location of the meeting, prior to the beginning of the meeting, by seeing the Town Recorder at meetings of the Board of Mayor and Aldermen, or the secretary or staff of any board, commission or committee constituting any other governing body under this resolution. Each individual shall be given three (3) minutes to address the Board regarding Agenda items. Comments shall be limited to items on the agenda.

Item 1. New Business:

a) 111 W. Main St. – Owner/Presenter: Kelly Wolfe

Request to add fire escape and service ladder to building to meet code requirements.
New restaurant will be at this location. See photos and drawings.

b) 111 W. Main St. – Owner: Kelly Wolfe – Presenter: Tom Foster

Request to approve sign design for new restaurant.

See Advertising Standards and Guidelines (amended July 28, 2019)

c) 109 E. Main St. – Owner/Presenter: Michelle Hamilton

Request to put bench in front of new business. See photos.

d) 200 W Main Street – Owner: May family – Presenter Colton Brasure

Request to repair front porch including stairs, columns, flooring, rails, and decorative elements.

e) 315 W Main Street – Owner/Presenter: Sydney Donovan

Request to replace shingles with similar charcoal shingles and request to replace metal porch roof with black 5V. Burnished slate 5V is no longer available.

4.2: All repairs on metal roofing must be compatible chemically and electrolytically with the composition of the existing metal, which must first be identified. Most metal roofs in Jonesborough are of two basic compositions: zinc-galvanized sheet steel (5-V and embossed shingles), and terneplate, which is sheet steel coated with an alloy of tin and lead (standing-seam and interlocking flat pan roofs).

5.4: Asphalt shingles may be replaced by similar materials as needed. Colors and patterns must be compatible with the color scheme and style of the building.

Item II: Expedited

306 W. College St. – Owners: Nita & Steve Van Til

Request met criteria for expedited approval. Approval granted by Chairman Frank Collins and Vice-Chairman Aaron Bible.

Owner to repair woodwork on soffits with same type wood and repaint areas of house (front entry, windows side porch) using same colors as existing (from color study).

Item III: Unfilled HZC Positions

With Aaron Bible's resignation from the board, we need to nominate a new Vice Chairman. We also need to fill the Secretary position which we can do at this time or table until a later meeting.

During the May 8 HZC meeting, the HZC should be fully staffed with nine members and our training should be completed. At this point we will restructure a bit to assign territories to HZC members. We will also make sure the Property Designation Committee is fully staffed and ready to re-evaluate Contributing vs. Non-Contributing designations. PDC committee will also handle Demolition by Neglect duties.

Item IV: Old Business:

a) Training Plan

The HZC training sessions by Dr. Kennedy will be held in four meetings. The next meeting is Thursday, March 27. The training sessions are being held at the **Visitor's Center** and will start promptly at 6pm. The training sessions may take up to 1 1/2 hours. An abbreviated regular HZC meeting will follow the training session which may be 30 minutes.

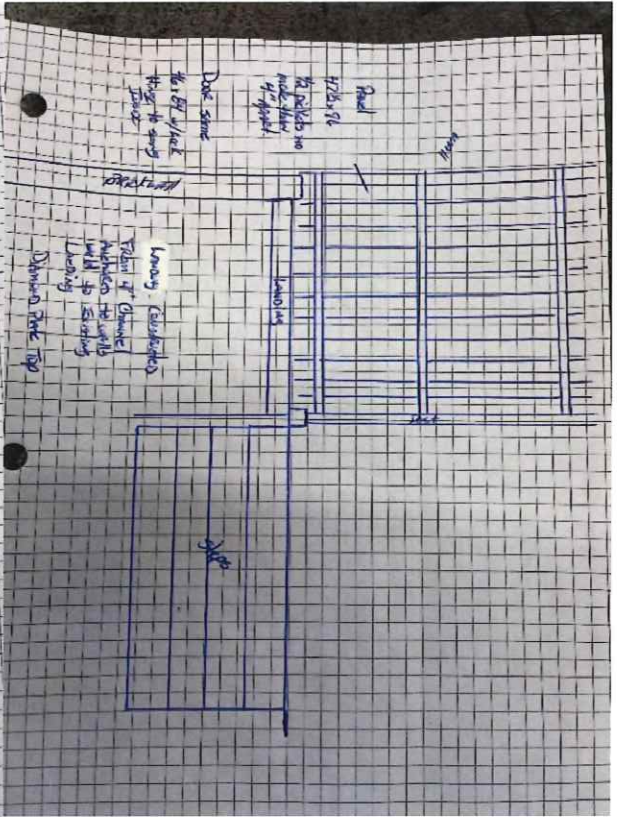
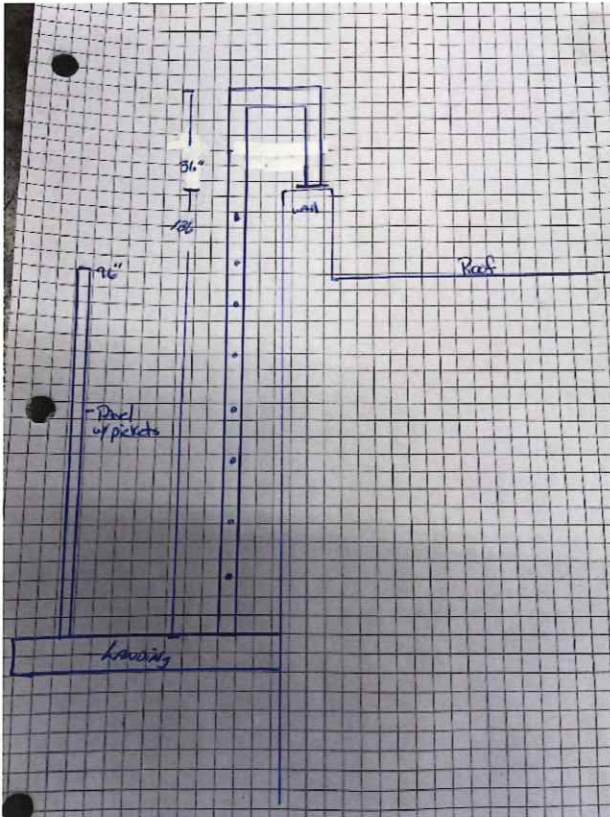
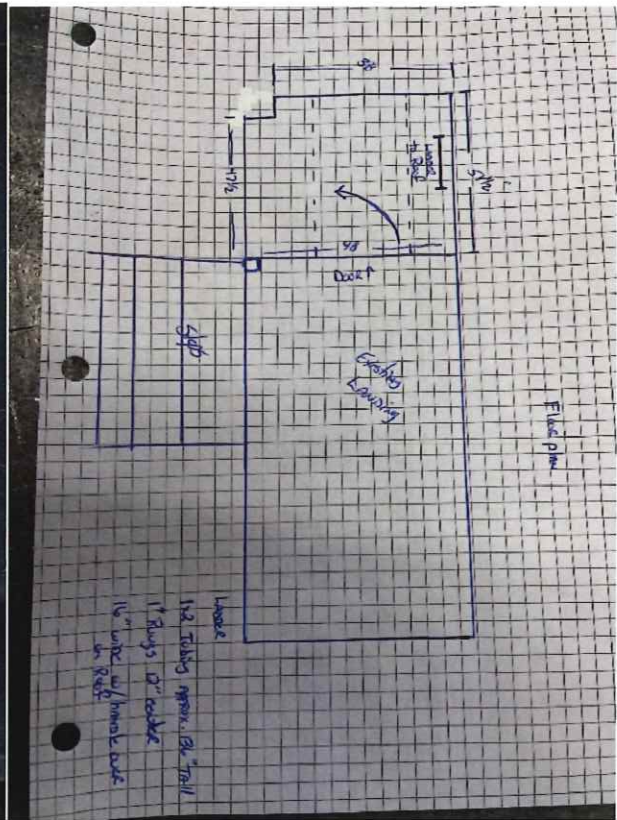
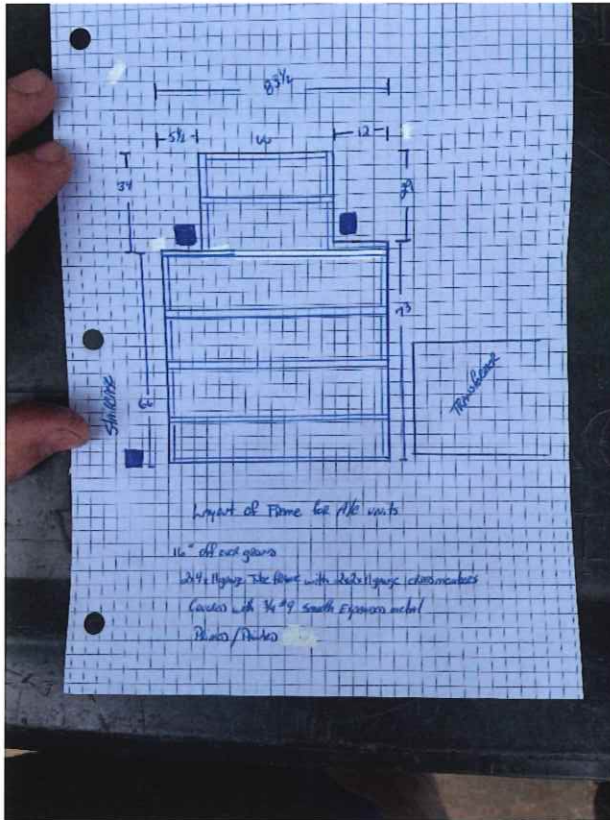
Item V: Commissioner Comments

Item VI: Demolition by Neglect Update

a) 208 W Woodrow Ave – “Historic Church”

The registered letter was sent but was returned unclaimed. Gordon Edwards with the Heritage Alliance will assist us with contact information for the owner/caretaker.

Approval of Minutes

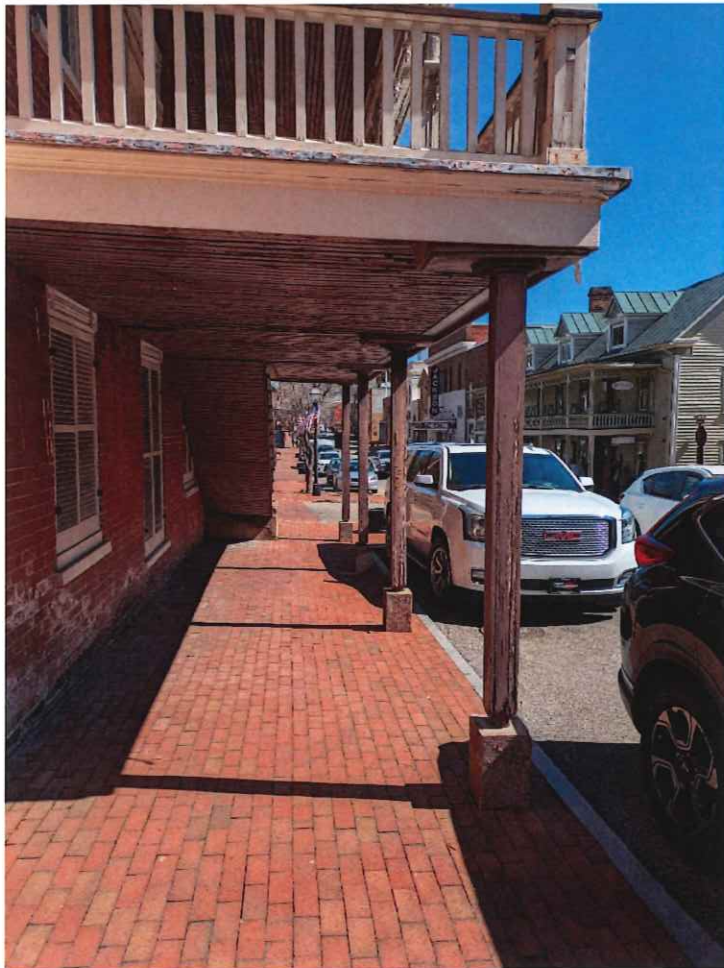


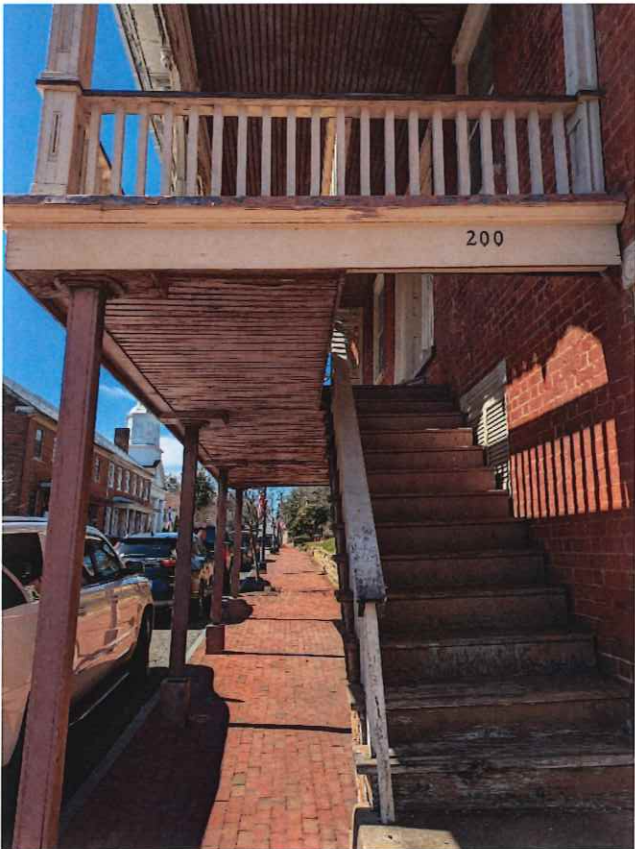


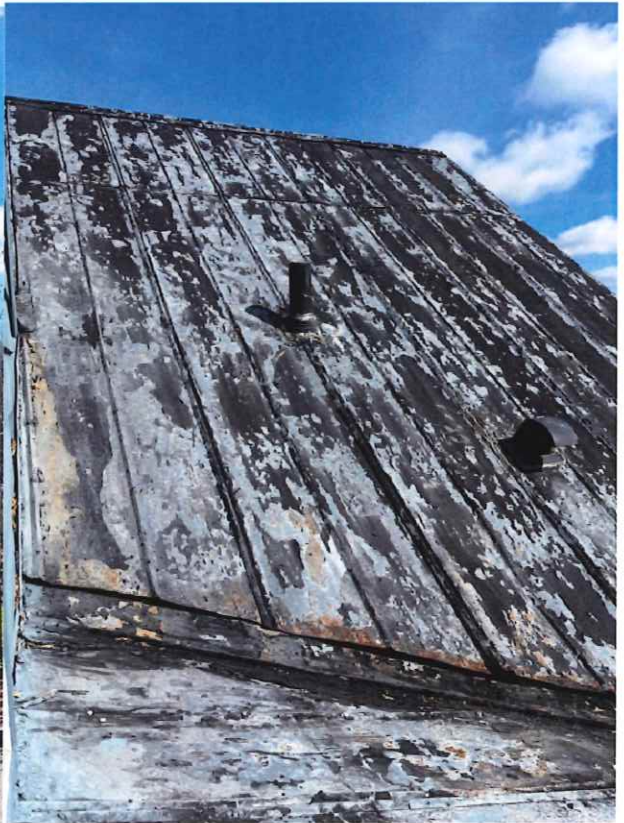
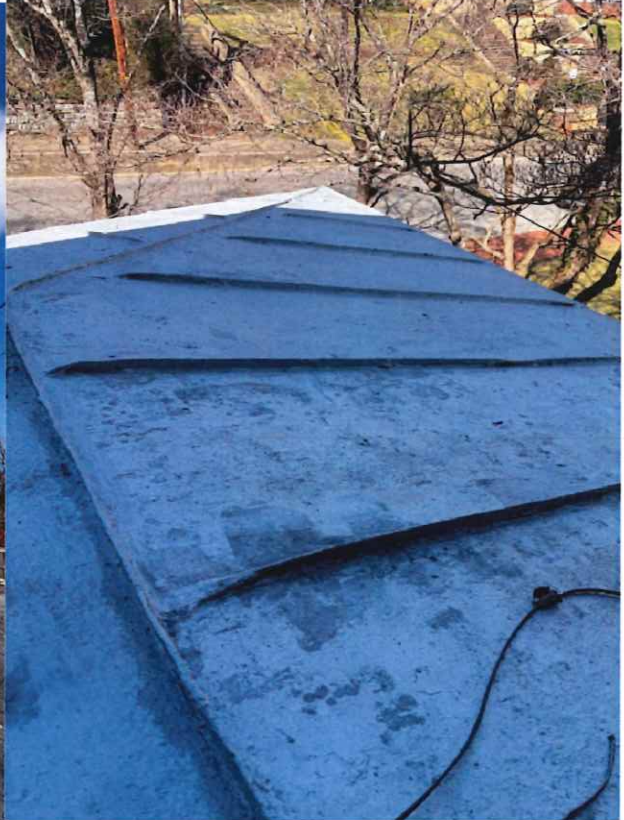












HISTORIC ZONING COMMISSION

Jonesborough Visitors Center
117 Boone Street, Jonesborough, TN

February 27, 2025 – 6:00 PM

Minutes

Members Present: Aaron Bible, Marcy Hawley, Chad Hylton, Herman Jenkins, Michael Kieta, Rebecca Moss, Nita VanTil, Dr. Bill Kennedy (Advisor)

Members Absent: Frank Collins, Chris Basar

Call to Order

Vice Chair, Aaron Bible, called the meeting to order at 6:00 PM.

Public Comments

There were no public comments.

Item 1: - New Business

1. Training Session

The second HZC training session presented by Dr. Bill Kennedy was held. The session covered Building Standards and Guidelines (S&Gs) for the H-1 and H-2 overlay zones as amended on April 11, 2024.

2. 140 E. Main St. (Fox St. Businesses, Built 1960) – Owners: Anna Floyed & Elena Gonzales – Presenter: Elena Gonzales

Discussion: Request to replace the existing roof with a white PVC membrane roof. The PVC membrane material will also be installed on the front awning. This material has been used on other flat roofs in town and has proven far more effective at diverting water off the roof than a regular flat roof. The owners are still waiting for bids on the project.

5.5 Flat roof or roofs completely hidden from view may be repaired or replaced according to standard, commonly accepted roofing practices provided that all historic materials are appropriately protected in Guidelines 1.3 and 1.4.

Motion: Nita VanTil made a motion, seconded by Marcy Hawley, to approve the proposal to replace the existing roof with a white PVC membrane roof. Motion carried unanimously.

3. 315 W Main Street – Owner/Presenter: Sydney Donovan

Discussion: Request to replace the existing standing seam roof on the porch with a new standing seam. In low-pitch areas, Mule-Hide will be used to improve drainage and eliminate pooling. In addition to the porch roof, the back roof, which is 5V, will be replaced with matching 5V. The main roof will be replaced with Timberline HDZ Architectural Shingles.

The Commission requested color samples of the metal and shingles.

Motion: Nita VanTil made a motion, seconded by Marcy Hawley, to hold off on approving the request until sample colors are presented. Motion carried unanimously.

4. 239 E Main – Owner: Michelle “Mikki” Henley (not in attendance)

Discussion: Discussion on demolition. This building is assigned as “contributing” in the H-1 Historic Zoning and Guidelines. The owners have documentation of faulting foundation structures and seek guidance on what steps they can take to rectify the faults and what options they have moving forward. Aaron Bible spoke with the owner and let them know that the Commission would like time for further discussion and to see explore other options. The home is currently vacant.

16.2 The Commission will not approve the demolition of any structure in the H-1 Overlay Zone which is designated as contributing to the H-1 Overlay Zone according to the Commission’s Property Designation Criteria.

5. 210 Spring Street – Owner/Presenter: Jim Rhein

Discussion: Requested approval to replace an old, shed roof on his front building at 210 Spring Street with a green standing seam metal roof that is very similar to the roof on his adjacent building.

Motion: Marcy Hawley made a motion, seconded by Herman Jenkins, to approve the request as presented. Motion carried unanimously.

Item II: Old Business

1. Training Plan

The HZC training sessions by Dr. Bill Kennedy will be held in four meetings. The next meeting is Thursday, March 27. The training sessions are being held at the Visitor’s Center and will start promptly at 6pm. The training sessions may take up to 1 ½ hours. An abbreviated regular HZC meeting will follow the training session which may be 30 minutes.

2. Approval of Minutes: February 13, 2025 Minutes

Motion: Nita VanTil made a motion, seconded by Rebecca Moss, to approve the February 13, 2025 minutes as presented. The motion passed unanimously.

3. Adjourn

Motion: Marcy Hawley made a motion to adjourn the meeting, seconded by Nita VanTil. The motion passed unanimously.