

**Historic Zoning Commission, Jonesborough, TN, Thursday, April 11, 2024, in the Board Room located in Jonesborough's Town Hall at 6:00 PM**

**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 meeting's Agenda.

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

**Public Comments:**

**Item I: New Business:**

a) 117 Spring St- Owner presenter Allyson Wilkinson:

Requesting conceptual approval for renovations on the home including but not limited to: Repairing and replacing the porch while completing a wrap around to meet the east and west sides, Paint, Repair to the chimney, and others to be discussed at the time of the meeting.

b) 107 S. 2nd Ave- Owner Jonesborough 1st United Methodists Church:

Requesting to have an outbuilding added to the property. It will be located behind the building and in between the playground. (14.3, 14.5, 14.6, 14.7)

c) Discuss the new addition to the guidelines: Attached to the agenda.

d) Discuss the lighting decor in shops in the Historic District.

**ITEM II: Old Business**

**ITEM III. Demolition by Neglect**

**ITEMIV. Expedited**

**ITEMV. Approval of Minutes**

**ITEMVI. Adjourn**

# Attachment A





5.16: All metal roofs with ribbed, arched, waved or other protuberances in the center “pan” between the necessary seams will not be allowed. This includes but is not limited to: “tuff-rib” and “waved/ribbed” center pan standing seam of all types, no matter how small the ribbing or wave.

## Historic Zoning Commission

### Minutes

The Jonesborough Historic Zoning Commission met in a regular meeting on Thursday, March 14, 2024, at 6:00 p.m. in the Board Room at the Town Hall located at 123 Boone Street, Jonesborough, TN.

**Members Present:** Zac Jenkins – Chairman, Chad Hylton, Chris Basar, Rebecca Moss, Aaron Bible, Nita VanTil, Marcy Hawley, Herman Jenkins

**Members Absent:** Frank Collins

#### Call to Order

Chairman Zac Jenkins called the meeting to order noting that a quorum was present and informed the Commission that there was an addition to add to the agenda. Aaron Bible made a motion to add 207 W. Main Street to the agenda, seconded by Nita Van Til. Chairman Jenkins asked Commissioners if they had any conflicts of interest with any of the items listed on the agenda, there being none. Chairman Jenkins informed the Commission he would be presenting for Ned Stacey at 207 W. Main Street and Anna Floyd at 103 Fox Street.

#### Public Comments

There were no public comments.

#### ITEM I. New Business:

##### a) 122 Boone Street

**Owner/ Presenter: Gary McNabb**

Mr. McNabb requested permission to add a yellow metal sign with black lettering to the building. The commissioners informed them that the yellow was too bright for the Jonesborough Historic District. One commissioner suggested a black sign with yellow writing or a muted yellow with black writing as well as adding a frame around the sign to blend more with the aesthetic of the town. No decision could be made.

**Motion:** Herman Jenkins made a motion to table the discussion, seconded by Chad Hylton and passed unanimously.

##### b) 103 Fox Street

**Owner/ Presenter: Anna Floyd & Elena Gonzalas**

Zac Jenkins presented for the Opossum's Tail requesting permission to add two tables that are 26"X26" with two chairs to each table. They also want to add black poles with hemp rope to the exterior as well.

**Motion:** Chris Basar made a motion to approve as presented, seconded by Aaron Bible, and passed unanimously.

**c) 411 W. Main Street**

Chairman Jenkins requested to put a standard 5V roof on his home in either black or green from JD Metals.

**Motion:** Rebecca Moss made a motion to approve as presented, seconded by Nita Van Til and passed unanimously.

**ITEM I. Demolition by Neglect:**

**a) 102 W. Woodrow Ave.**

Zac Jenkins read the letter submitted by the Town of Jonesborough Building Inspector, (please see attachment), which stated that the building did meet DBN standards. It was decided that the owner of the Parson's Table would be given 30 days from the date of the letter being sent out to seal the broken windows with water-tight covering, and 9- days to properly replace and fix the damaged windows. Marcy Hawley abstained from voting.

**Motion:** Aaron Bible made a motion to approve as presented, seconded Chad Hylton, and passed unanimously

**ITEM III. Chairman's Comments:**

Chairman Jenkins spoke to the Commission about the amount of tough-rib roofing that has made its way into the Jonesborough Historic District. This roofing is not allowed and cannot be approved. Zac informed the commission that an amendment needed to be made to make this rule clear. Further discussion to be added to the next agenda.

**ITEM IV. Minutes**

**Motion:** A motion was made by Nita VanTil to approve the 2/8/24 HZC minutes with one mistake fixed, seconded by Aaron Bible, and passed unanimously.

**Adjourn**

**Motion:** A motion was made by Aaron Bible to adjourn, seconded by Frank Collins, and passed unanimously.



## TOWN OF JONESBOROUGH

123 BOONE STREET  
JONESBOROUGH, TN 37659  
TELEPHONE (423) 753-1030  
FAX (423) 753-1074

February 9, 2024

### Historic Zoning Commission

In reference to structure at 102 W. Woodrow Ave, the structure is located within the boundaries of the town's historic district. Jonesborough's Historic District is registered with the National Register of Historic Places, which makes it part of a designated landmark. In accordance with The Jonesborough Municipal Code, Title 11, Chapter 16, 11-1601 states in part, "Any designated landmark within the Jonesborough town limits; or any building or structure within the historic zone must be kept in good repair and must be maintained at minimum maintenance requirements."

The municipal code further states, "The presence of one (1) or more of characteristics (listed in 11-1602), which left unrepaired could lead to deterioration of the building's structural frame or architectural integrity, shall constitute a failure to meet minimum maintenance requirements and is thus determined to be demolition by neglect."

At this time, short of conducting a thorough in-person inspection of the interior spaces of the structure, there is substantial evidence on the exterior, due to the fact that several windows are broken & at least 1 sill is deteriorated, that the structure is in violation of 11-1602 item 14: Any fault, defect, or condition in the building which renders the same structurally unsafe, not properly water tight, or likely to lead to the deterioration.

In order for the structure to become compliant at minimum, based on the photographic evidence provided by the Town of Jonesborough's Historic Zoning Commission, the owner needs to be informed in writing directly that the windows need to be repaired by replacing the broken glass & any deteriorated sills or provide a protective covering designed to secure the structure & prevent water infiltration within 30 days of date of notice. If the owner fails to comply within those 30 days, then a citation may be issued.

Shawn Jackson  
Town of Jonesborough  
Building Inspector