

Historic Zoning Commission

Jonesborough Town Hall – Board Room

123 Boone Street, Jonesborough, TN

July 23, 2026 – 6:00 PM

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

Item I: 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 secretary or staff of the commission. Each individual shall be given three (3) minutes to address the Commission regarding Agenda items. Comments shall be limited to items on the agenda.

Item II. New Business:

117 Spring St – Owner/Presenter: Allyson Wilkinson

Plan and timetable to protect and restore the historic home

500 W Main – Owner/Presenter: Mark McIntosh

Proposal for darker color scheme.

215 Washington Dr – Owner/Presenter: Chad Hylton

Request for hot tub placement. Not visible from the road. Screening options.

Item III: Old Business

None

Item IV: Expedited

None

Item V: Property Designation Committee

Several properties that were not considered Contributing to the Historical Character of Jonesborough in 2002/2003 are now considered Contributing after the 2026 review. This was mainly due to the properties now being more than 50 years old. The owners of these properties will be sent a letter informing them of the change and inviting them to a meeting if they have any questions or concerns. The primary difference in the status change for the property is that demolition of the property would not be allowed now or in the future. Draft letter has been sent to HZC members to review and comment. Letter may be sent the week of July 27.

Item VI: Signage - Authentic Historic Appearance of Jonesborough

Jonesborough sent letters to remind seven properties about certain provisions in the Jonesborough Municipal Code section 11-1207 and Historic Zoning Commission Advertising Standards and Guidelines regarding temporary signs (size, number, duration). The HZC will continue to monitor the situation. The following also need to be addressed:

107 Fox St. - plastic sign affixed to the apartment building on Fox Street for over four months. Owner agree to remove the sign.

201 W Main St. – temporary “Christmas Crafts” sign has remained visible on W Main St. for well over a year. R.Moss to provide update.

703 W Main St. – billboard in or at edge of historic district. Type and length of agreement in place (lease/contract). M.Kehn to provide update on progress.

Item VII: Demolition by Neglect

To protect historic properties in the Jonesborough H-1 and H-2 overlay zones, the Historic Zoning Commission periodically identifies properties that are showing significant neglect that compromises their long-term viability. Once identified, the HZC requests that the building inspector to give a professional opinion about issues impacting the property.

The following property owners were contacted in the past about their properties experiencing conditions qualifying as Demolition by Neglect. The status of each is below. If commissioners want to discuss updates about any of the properties, we can do so at this time.

208 W. Woodrow Ave. – Owner: AMEZ Church

Due to a non-existent title, the process for the town to acquire the property is taking longer than expected. Paint and wood siding are in very bad condition. There has been a delay with the town's acquisition of the property.

117 Spring St. – Owner: Allyson Wilkerson

Owner will present a plan to restore the building at the July 23 HZC meeting.

209 W. Main St. – Owner: Gemma Velaquez

Chairman has been in contact with the owner each month. She continues to obtain quotes to make the exterior repairs shown on the Building Inspector's report. Owner is not local and plans to visit Jonesborough in July. Chairman will contact owner before the July 23 meeting.

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

Owner agreed to repair the upper and lower parts of the porch by December 2026. The HZC will monitor progress during the year and ask for an update.

129 E Main St. – Owner: Jeff Gurley

Owner will be able to attend an August meeting to provide an update on the brick work, the bare wood, and other repairs. More than six months have passed and the owner has not addressed the brick separation.

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

Both buildings have significant repair issues and still have boarded up windows. Co-Owners Scott Andrew and Stephen Callahan do not want to address restoring the properties until after March 2027 as they prefer to focus on their Bristol location.

Item VIII: Future Items

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

- a) 306 S Cherokee St. – Obtaining estimates to repair & repaint bare wood
- b) 512 W Main St. – Obtaining estimates to repaint bare wood.
- c) 111 E Main St – Continued work on the rear of the building.

Item IX: Additions to the H-1 & H-2 Overlay Zones

Properties on Locust Street and N. Third Avenue will be discussed on July 9. If the HZC decides to make a recommendation, the actual process would require several steps with the BMA holding two public readings and two votes.

Item X: Commissioner Comments

205 W Main Street – after contact by HZC, owner removed the temporary tent placed beside building that extends onto the sidewalk.

109 Courthouse Square – new owner removed awning and previous sign. Need to determine if same awning will be put back in place or whether something different will be proposed. New sign request can be presented at a later date.

Stevie Malenowski with the Certified Local Government of the Tennessee Historical Commission tentatively plans to conduct the HZC's four year review at a future meeting. THC offers resources to assist us.

Next meeting is Thursday, August 13.

Item XI: Approval of Minutes

Approval of the HZC meeting minutes for June 25, 2026 and July 9, 2026.

Historic Zoning Commission

Jonesborough Town Hall – Board Room

123 Boone Street, Jonesborough, TN

June 25, 2026 – 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 Van Til, Rebecca Moss, Marcy Hawley, Chad Hylton, Herman Jenkins, Matt Kehn, Michael Kieta, Brian Ponder

Members Absent:

Call to Order

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

Item 1. Public Comments

No comments made.

Item II: New Business:

1. 207 West Main Street – Owner: Burgin Dossett

Presenter: Chris Basar

Request is for a new color paint scheme using Pittsburg Acry-Shield Paint as follows:

Re Backside siding and gable – green (Sylvan PPG 1032-4)

Railing, pickets, trim – off white (Almond Paste PPG 1103-2)

Motion: Nita Van Til made the motion, seconded by Brian Ponder, to approve the new color paint scheme as presented. The motion passed unanimously.

2. 128 West Main Street – Owner: Jonesborough Presbyterian Church

Presenter: Doug Hillmuth

Request for a temporary sign to hang on the new black post to prevent further damage to the historic wall at the front entrance off Main Street and rear entrance of the drive. The sign will be used for church functions, and town special events. The proposed sign will be a white background, black border and lettering, and will be hung with white roping.

Motion: Nita VanTil made the motion, seconded by Matt Kehn, to approve the signage as presented. The motion passed unanimously.

3. 239 East Main Street – Owner: Mikki Henely

Presenter: Joseph Slonaker, Contractor

Request for approval of the following: new additions to be a bit wider as they will extend and be about 1 foot from the wall of original house in the front. The 1-foot spacing will delineate the new from the old and keep the historic appearance of the front of the structure; repair chimneys, paint roof to original green color instead of dark blue as previously approved; add white C style gutter to porch and front of house, K style gutters at the back of house, return addition to the structure mirroring current addition with a shed roof (JD Metals - Ivy Green 5-V metal flat panel) matching existing green roof; and current addition to be an open space side porch; additions, fascia, wood repairs will be replaced with like LP lap siding and matching existing widths; (Note: the green shutters were removed and will be restored and repainted green); and windows will be addressed at a later date.

Motion: Michael Keita made the motion, seconded by Brian Pond, to approve the items requested as presented. Michael Keita amended the motion to add house be painted current white color, and Brian Ponder seconded the motion. The motion passed unanimously.

Item III: Old Business

No old business was discussed.

Item IV: Expedited

1. 204 West Main Street – Owner: Donald Dale and Elizabeth Fox

Expedited approval to paint and repair siding, and porch railings, posts, and spindles. Surfaces will first be cleaned, prepped and primed. Color to be the same. Expedited approval to repair hole in the back wall of the house with the same materials.

Approval by Collins/Ponder/Jenkins/Kieta/Moss.

2. 115 East Main Street – Owner: Dan Eldridge

Expedited approval granted for a hanging sign for Grace Meadows Farm Creamery. Size is the same as the Gabriel's Christmas hanging sign and the same as the center emblem for the Tennessee Hemp Company hanging sign.

Approval by Collins/Ponder/Kieta/VanTil/Hawley.

Item V: Property Designation Committee

Commissioners discussed the following non-contributing properties; and reviewed the criteria for contributing: (1) more than fifty years old, (2) Minimalist Traditional Cottage, (3) with quality construction materials. A Minimal Traditional architectural style, which was immensely popular in American suburbs during the 1940s and 1950s as a transitional style between the detailed revival cottages of the 1930s and the sprawling Ranch homes of the late 1950s.

- 118 Boone Street
- 307, 314, 317, 319 South Cherokee St
- 206 Depot
- 230 East Main Street
- 305 West Main Street
- 200 Sabine (Library)

Motion: Rebecca Moss made the motion to classify 118 Boone St, 307,314, 317, 319 South Cherokee St, 206 Depot St, 230 East Main St, 305 West Main St, as contributing meeting the criteria as listed, and 200 Sabine (Library) as contributing due to a community resource center and high quality construction. Michael Kieta seconded the motion, and it was duly passed.

Item VI: Sign Non-Compliance Impacting Authentic Appearance of Jonesborough

A letter was sent by the Town of Jonesborough to remind seven property owners about certain provisions in the Jonesborough Municipal Code Section 11-1207, and the Historic Zoning Commission Advertising Standards and Guidelines regarding temporary signs (size, number and duration).

Item VII: Demolition by Neglect Update

To protect historic properties in the Jonesborough H-1 and H-2 overlay zones, the Historic Zoning Commission periodically identifies properties that are showing significant neglect that could compromise their long-term viability. Once identified, the HZC requests that the building inspector give a professional opinion about issues impacting the property.

The following property owners were contacted in the past about their properties experiencing conditions qualifying as Demolition by Neglect. The status of each is below.

- **208 W. Woodrow Ave. – Owner AMEZ Church**
Due to a non-existent title, the process for the town to acquire the property will take much longer than expected. Paint and some siding are in very bad condition. Chair Frank Collins spoke to Alderman Dickson who reported that the transaction could be complete in the next few weeks.
- **117 Spring St. – Owner: Allyson Wilkerson**
Owner will present a plan to restore the building at the July 23, 2026 HZC meeting.

- **209 W. Main St. – Owner: Gemma Velaquez**
Chairman has been in contact with the owner each month. She continues to obtain quotes to make the exterior repairs shown on the Building Inspector's report. Owner is not local and plans to visit Jonesborough in July.
- **505 W. Main St. – Owner: William & Barbara Stout**
Owner has agreed to repair the upper and lower parts of the porch by December 2026. The HZC will monitor progress during the year and ask for an update.
- **129 E. Main St. – Owner: Jeff Gurley**
Chairman will ask the owner to attend a meeting in July to provide an update on the brick work, the bare wood, and other repairs. More than six months have passed, and the owner has not addressed the brick separation.
- **102 W. Woodrow Ave. (2 buildings) – Owner: Parson's Brew LLC**
Both buildings have significant issues and boarded up windows. Co-owners Scott Andrew and Stephen Callahan do not want to address restoring the property until after March 2027 as they prefer to focus on their Bristol location.

Item VIII: Future Items

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

- d) 306 S Cherokee St. – Obtaining estimates to repair and repaint bare wood.
- e) 512 W Main St. – Obtaining estimates to repaint bare wood.
- f) 111 E Main St. – Continued work on the rear of the building.

Item IXI: Additions to the H-1 and H-2 Overlay Zones

Due to a full agenda on the June 25 meeting, the Additions' discussion will continue during the July 9th meeting. If the HZC decides to make a recommendation, the actual process would require several steps with the BMA holding two public readings and two votes.

Item IX: Commissioner Comments

Due to an illness, Stevie Malenowski with the Certified Local Government of the Tennessee was not able to attend the meeting and will reschedule at a later date.

Next meeting is Thursday, July 9, 2026.

Item X: Approval of Minutes

Approval of May 28, 2026, minutes.

Motion: Nita VanTil made the motion, seconded by Brian Ponder, to approve the June 11, 2026, minutes as presented. The motion was passed unanimously.

Chairman Frank Collins adjourned the meeting.

