

Historic Zoning Commission, Jonesborough, TN, Thursday, July, 27, 2023, 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 and additions to the agenda

Any conflicts of interests with items on the agenda

Public Comments

New Business:

Item I: 501 W Main Street – Terry Knight
Seeking approval for a new roof on the second floor of the home

ITEM II: 105 W. Main Street – Herman Jenkins
Seeking approval to paint his home

Demolition by Neglect:

ITEM III: 115 E Main Street – Tammy and Dan Eldridge
Possible DBN for “Jonesborough Antiques” due to mass peeling of paint, wood rot and window glazing falling off.

ITEM IV: 131-135 E Main Street – Gary Gearhart
Possible DBN due to mass peeling of paint, wood rot and window glazing falling off.

Old Business:

ITEM V: 129 E Main Street – Jeff Gurley

Mr. Gurley will be presenting his plans to fix the issues notated in a letter he received from the Historic Zoning Commission. (Attached)

Expedited:

Approval of the minutes from 7/13/2023 (Attached)

Adjourn

Certificate of appropriateness application written by the Historic Zoning Commission to meet the minimum maintenance requirements to prevent demolition by neglect as found in Chapter 16 11-1601 of the HZC guidelines:

Top priority that must be undersigned contract in the next 45 days from receipt of this notification:

1. Repair/repaint brick and mortar located on the southern elevation (front) of the building with specific detail to the second story right corner where the deterioration is the most pronounced. See photo 1.
2. Repair/repaint brick and mortar located on the northern elevation (rear) of the building with specific detail to the second story left corner where brick is missing, and a section of the brick is pulling away from the building. As well as repairing the large crack in brick/mortar on the rear of the building above the left window and along the top roofline. See photo 2.
3. The hanging soffit located on the southern elevation (front) of the building in the upper right corner needs to be repaired, primed and painted to match existing materials and style currently on the building. See photo 3
4. Hanging windowsill on the southern elevation (front) of the building on the upper left window needs to be repaired, primed, and painted to match existing materials and style currently on the building. See photo 4

Secondary priority that needs to be undersigned contract in the next 90 days.

1. Replacement of the large white PVC pipe used as a drain for the roof. Replacement needs to be metal downspout, either unpainted or a color to complement the building and help to blend it in. See photo 5
2. Replacing the original push bars that were on the front door of the building . This needs to be replaced with brass push bars the same as was there originally, or if the originals are obtainable need to be replaced on the front door. See photo 6
3. Hardening of wood where salvageable, replacement of any rotted wood with same materials, sanding, caulking, priming, and painting of all windows, and sills on building to stop further deterioration of the entire window unit.

June 15, 2023

Jeff Gurley
129 E Main Street
Jonesborough, TN 37659

Mr. Gurley,

At its meeting on March 9, 2023, the Historic Zoning Commission of Jonesborough, TN voted without dissent to proceed with demolition by neglect proceedings for the property located at 129 East Main Street in Jonesborough known as "The Lollipop Shop" and owned by Jeff Gurley. The chapter on the demolition by neglect guidelines will be attached to this notification.

A certified letter with notification to the owner of the property that the commission was receiving a report on the condition of the building from the town building inspector was sent to the above address. Two attempts were made without a signed receipt to the sendee prior to the meeting of the Commission on the 9th of March 2023.

The following list of violations of minimum maintenance requirements will comprise the different characteristics of deterioration the property at 129 E. Main Street is in breach of:

1. Those buildings which have parts thereof which are so attached that they may fall and injure members of the public or property. 11-1602 (1)
2. Members of walls, or other vertical supports that split, lean, list or buckle due to the defective material or deterioration. 11-1602 (4)
3. Important defining architectural features that are substantially deteriorated. 11-1602 (9)
4. Those Buildings with the peeling of external paint, rotting, holes, and other forms of decay. 11-1602 (10)
5. Exterior plaster or mortar that is deteriorated or crumbling. 11-1602 (12)
6. Any fault, defect, or condition on the building which renders the same structurally unsafe, not properly watertight, or likely to lead to the deterioration characteristics listed above. 11-1602 (14)

A full list of these characteristics and all other relevant information regarding the demolition by neglect process can be found in chapter 16 "Demolition By Neglect" of Jonesborough's Historic Zoning Commission guidelines. The guidelines in full can be procured at town hall. A full copy of Chapter 16 as well as a certificate of appropriateness with full detail on what must be accomplished to bring the property up to the "minimum maintenance requirements to prevent demolition by neglect" 11-1601 will be included in this packet.

The citation hearing will be held on July 20th, 6:00PM located at The Town Hall. Please see section 11-1605 "Citation hearing/Public meeting" for full details of the process and what is expected from the property owner as well as the commission.

If you have any questions, you can reach out to me or the building inspector.

- Zac Jenkins Chairman, Jonesborough, TN Historic Zoning Commission.

Historic Zoning Commission

Minutes

The Jonesborough Historic Zoning Commission met in a regular meeting on Thursday, July 13, 2023, at 6:00 p.m. in the Board Room at the Town Hall, Jonesborough, TN

Members Present: Zac Jenkins-Chairman, Ruth Verhegge, Anne Mason, Frank Collins, Chad Hylton, Rebecca Moss, Chris Basar

Members Absent: Aaron Bible, Mark Kovac

ITEM I. Call to Order

Chairman Zac Jenkins called the meeting to order noting that a quorum was present and asked Commissioners if they had any conflicts-of-interest with any of the items listed on the agenda. The request to add three additions to the agenda was made – 122 E. Main, Town Cemetery and 103 Sevier Ave. Chairman Jenkins informed the Commission that he and Anne Mason had a conflict as they would be presenting three of the items on the agenda. Rebecca Moss made the motion to approve adding the three additions to the agenda, seconded by Chris Basar, and passed unanimously.

ITEM II. 107 Fox Street:

Owner/ Presenter: Sherry Dean / Zac Jenkins

Ms. Dean requested to replace the old mailbox with a new conventional mailbox. This mailbox would have a brick lip around the bottom to keep it securely in place and would contain locks to keep mail secure from theft. The color of the mailbox will be black metal. .

Motion: Anne Mason made the motion to approve as presented, seconded by Ruth Verhegge, and passed unanimously.

ITEM III. 103 Sevier Avenue

Owner/ Presenter: Zac Jenkins

Mr. Jenkins requested to remove the front porch and porch roof due to extensive water damage. He will come back when he has more information about what he will be replacing the items with.

Motion: Chris Basar made the motion to approve as presented, seconded by Rebecca Moss, and passed unanimously.

ITEM IV. 201 East Main Street

Owner/ Presenter: Brian Ponder

Mrs. Ponder requested to replace the roof with a white vinyl rubberized roof matching the one on the building next door.

Motion: Anne Mason made the motion to approve as presented, seconded by Ruth Verhegge, and passed unanimously.

ITEM V. Town Cemetery

Owner/ Presenter: Town of Jonesborough / Anne Mason

Ms. Mason requested to add a new sign to the cemetery after finding a mass grave due to the Cholera outbreak. The new sign will be 12" X 18" and will read: "Sacred to the memory of those known and unknown who perished during July and part of August 1873, a cholera epidemic swept through the town of Jonesborough. The disease had spread coming from Chattanooga, Knoxville, Greenville, then to Jonesborough leaving those who died to be buried here in a mass grave and perhaps other unknown locations. For further information, please contact The Heritage Alliance at 423-753-9580"

Motion: Frank Collins made the motion to approve as presented, seconded by Rebecca Moss, and passed unanimously.

Approval of Minutes – Meeting of June 22, 2023

Motion: Anne Mason made the motion to approve as presented, seconded by Ruth Verhegge, and passed unanimously.

With there being no further business for discussion, the motion to adjourn the meeting was made by Ruth Verhegge, seconded by Frank Collins, and passed unanimously.