

Historic Zoning Commission

Jonesborough Town Hall – Board Room
123 Boone Street, Jonesborough, TN
July 9, 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:

211 W Main St – Owner: Jonesborough Methodist Church/ Presenter: Bill Flanery

Request for exterior work to be specified at meeting.

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 will be ready for HZC member review by the time of the meeting or in the near future.

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. F. Collins to provide update.

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). What are the options? M. Kehn to provide update.

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.

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

Chairman will ask the owner to attend the meeting on July 23 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

Chairman reached out to the owner of 205 W Main Street about the tent placed beside building that extends onto the sidewalk. F. Collins to provide update. 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, July 23.