

**Historic Zoning Commission, Jonesborough, TN, Thursday, September 14, 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:

Item I: New Business:

a) 122 E. Main St. - Brian Ponder & Dr. Kennedy
Seeking approval to paint the building with a new color scheme (Dr. Kennedy will be doing a presentation).

b) 311 S. Cherokee - Pedro Rico & Chad Simpson
Seeking approval to add a deck to the rear of the home.

c) 106 Fox St. - Central Christian Church
Seeking approval to add a new shed to the rear of the church on the creek side, replacing an old shed already on the property.

- d) 212 E Sabine Dr. -Anne Mason/ Heritage Alliance
Seeking approval to paint the building with a new color scheme
(Dr. Kennedy will be doing a presentation).

ITEM II: Old Business:

- a) Update on 105 S. 2nd Ave - contributing or non-contributing.

ITEM III. Demolition by Neglect:

ITEMIV. Expedited:

- a) 115 W. Main St. - Town of Jonesborough
The Hankins' building will be replacing their existing rubber "membrane"
roof with a traditional flat pan standing seam roof.

ITEMV. Chairman's Comments:

ITEM VI. Approval of the minutes:

- a) 8/24/2023 (Attached)

Adjourn

Historic Zoning Commission

Minutes

The Jonesborough Historic Zoning Commission met in a regular meeting on Thursday, August 24, 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, Chris Basar, Aaron Bible, Chad Hylton, Marc Kovac, Rebecca Moss

Members Absent:

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, there being none. The request was made to add 129 E. Main St. to the agenda. Ruth Verhegge made the motion to add as requested, seconded by Aaron Bible, and passed unanimously.

Public Comments

New Business

ITEMI: 122 E Main St.

Owner/ Presenter: Brian Ponder

Mr. Ponder requested to paint his building with PPG Glidden, PPG1041-7, Cavalry. After discussion the commission agreed that the colors in the downtown business area are meant to be muted and colors from that specific building's era. The era of the building in question would have been a muted color blue, as blue was very expensive to make during that time. Marc Kovac requested Mr. Ponder to paint a different color of that era on the other column, and all the commissioners go to his building together to communicate their thoughts on the colors. Mr. Ponder would then return for the meeting scheduled for September 14, 2023.

Motion: Marc Kovac made the motion to table the discussion until the next meeting, seconded by Anne Mason, and passed unanimously.

ITEM II: 200 Sabin Dr.

Owner/ Presenter: Washington County Library

It was requested to add a pergola to the garden with a sign for the garden on the pergola (name not yet decided on). They want to make the garden more welcoming and make it more accessible to the community. The sign would be 24" X 27" and would be made of composite material. The help of a Boy Scout attempting to get his Eagle Badge designed the pergola and will be assisting on the project further.

Motion: Marc Kovac made the motion to approve as presented, seconded by Aaron Bible, and passed unanimously.

ITEM III: 129 E. Main St.

Owner/ Presenter: Jeff Gurly

Mr. Gurly requested to add the same awnings that are on the bottom floor to the windows on his top floor. He also requested to paint the doors back white or a matte pale blue.

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

Demolition by Neglect

ITEM IV: 129 E. Main St.

Owner/ Presenter: Jeff Gurly

Mr. Gurly updated the Commission that he has had some of the brick issues fixed as well as part of his door push bars and is now working on repairing the soffit, window seals and communicating with companies to get more work completed. He is also waiting to hear back on a grant he has done and will know something by October. The commission did a rollcall vote to decide if he is in violation of DBN, All voted no, if Mr. Gurly continues to show progress and agrees to keep the Commission updated. A motion was made to have Mr. Gurly return December 14th to discuss further action.

ITEMIV: 131 - 135 E. Main St.

Owner/ Presenter: Gary Gerhart

The Town of Jonesborough Building Inspector gave a report for DBN on the above address, resulting in his recommendation that the property does fall in the Demolition by Neglect guidelines. The property management team showed up to verify that they will be updating and fixing any issues the building has, including rotting wood, peeling paint, etc. It was voted on, that the next meeting the commission would complete the C of /:\s informing of the work needing to be completed. All in favor.

ITEMIV: 115 E. Main St.

Owner/ Presenter: Dan Eldridge

The Town of Jonesborough Building Inspector gave a report for DBN on the above address, resulting in his recommendation that the property does fall in the Demolition by Neglect guidelines. Dan Eldridge was at the meeting and informed the Commission that he would be touching up the paint and any other issues needed. It was voted on, that the next meeting the commission would complete the C of /:\s informing of the work needing to be completed. All in favor.

ExQedited

- **124 W. Main St**
Owner/ Presenter: Town of Jonesborough
Adding new compliant stairs to the Christopher Taylor home.
- **106 Fox St**
Owner/ Presenter: Central Christian Church
Pouring new polished concrete in alcove entrance and not replacing carpet.
- **101 E. Main St**
Owner/ Presenter: McLeod's Organics
Deconstructing rear deck and rebuilding with same materials as existing.
- **129 E. Main St**
Owner/ Presenter: Lollipop Shop
Replacing first floor awning with the new awnings matching existing.

Chairman's Comments

Property Designation Committee & Building Maintenance Committee

A vote was held to nominate the new members for the Property Designation Committee & Building Maintenance Committee:

- Rebecca Moss - Chair
- Marc Kovac - Vice Chair
- Frank Collins
- Chris Basar
- Chad Hylton
- Fred Counts

105 S. 2nd Ave

The owners of 105 S. 2nd Ave requested to have the building located on their property visited by the newly appointed Property Designation Committee to verify whether the building is contributing or non-contributing.

Saying Good-Bye

Chairman Jenkins took a moment to speak on behalf of the Commission in telling Ruth Verhegge that she would be greatly missed, as this was her last meeting with HZC. She spent over 10 years serving on the Historic Zoning Commission and has and will always love this small town she calls "home". We wish her many blessings on her new adventures.

Minutes

A motion was made by Anne Mason to approve the minutes as presented, seconded by Marc Kovac, and passed unanimously.

Adjourn

A motion was made by Aaron Bible to adjourn, seconded by Chris Basar, and passed unanimously.