

Historic Zoning Commission

Minutes

The Jonesborough Historic Zoning Commission met in a regular meeting on Thursday, September 14, 2023, at 6:00 p.m. in the Board Room at the Town Hall, Jonesborough, TN.

Members Present: Zac Jenkins – Chairman, Anne Mason, Frank Collins, Chad Hylton, Marc Kovac, Rebecca Moss

Members Absent: Aaron Bible, Chris Basar,

Call to Order

Chairman Zac Jenkins called the meeting to order noting that a quorum was present, and the request was made to add 103 E. Main E. Main St. and 105 W. Woodrow to the agenda. Anne Mason made the motion to add as requested, seconded by Marc Kovac, and passed unanimously. Chairman Jenkins asked Commissioners if they had any conflicts of interest with any of the items listed on the agenda, noting that Anne Mason would be presenting one of the additions as well as himself.

Public Comments

Bobby Shipley requested to reclassify as noncontributing the property on 2nd Ave. The state of Tennessee has already done this in 2019. When you start working on an old building you never know what you are going to get into. This is the scenario here. It is in a flood zone and as we progressed, we found issues with the wall. The steel rods connecting the north wall to the south wall have now started to bow. Ceiling plates are starting to bow and collapse. The north wall and roof will have to be replaced and this will be quite expensive. Our church has about 200 people every Sunday and we have limited resources. The money spent can be spent better on other buildings on campus. We are wanting to tear down the building and create a green space or a prayer space where it once sat.

William Kennedy informed the looked up the records and 2003 was the first time the property designation committee had rated 105 S. 2nd as contributing using criteria 3 and 4 in the 2002 version of the Property Designation Handbook which was amended in 2017. Criteria 3 said properties build before 1945 are considered contributing. Criteria 4 said

the building had to have its architectural integrity. Mr. Kennedy recommended that this building is not a key point and should be considered non-contributing.

Rev. Lester informed the Commission that for 200 plus years the Methodist Church has tried and continues to try to be a good neighbor in this town. They have tried to supply space for AAA meetings, the food pantry, etc. Four buildings on campus is an economic drain and they need to put their resources towards ministry and helping others instead of maintaining a building the church cannot use. The hard decision to hold any more funds and efforts on the building was made and the death of that dream became an opportunity to redream and new exciting dream. They come before the board to ask as neighbors to help them continue ministering to the Town.

Kelly Wolfe addressed the Commission informing them that two of their members were not up to date with their term limits. He stated then that they are all neighbors and all live in the Town of Jonesborough and building don't make this town what it is, but they make it nice to live here. They have looked at and discussed trying to work on it and trying to make it work but they have a small congregation and are better off spending the funds and efforts on the other buildings on campus instead of using funds to fix a building that does not even have a use. They have thus far remained relatively unscaled but are very aware of what is going on with the climate, economy and the country and they are trying to be good resources of their God-given abilities. The methodist church has spent much time and resources on trying to keep the building up to par but they only have the resources God has given them. Mr. Wolfe requests that the building be considered non-contributing.

ITEM I: New Business

a) 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 on the paint color in a satin sheen.

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

b) 311 S. Cherokee

Owner/ Presenter: Pedro Rico & Chad Simpson

The homeowners requested a deck be placed in the southeast exterior corner of the home. There will be no roof, but there will be rails going around for safety since the back side is a drop off. The railing will match the front porch posts with the old Victorian style that sprung up in the late 1800s

using just materials available in the region. There will be three steps added coming off the deck and the material will be pressure treated pine in the same color as the home.

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

c) 103 E. Main St.

Owner/ Presenter: Jerome Bowers

Mr. Bowser requested to add fall décor outside of his store. The décor would be placed in locations that would still allow access on the sidewalk. He also requested to be able to place large photo booths outside of his store for everyone in the town to use. A different booth would be used to represent each holiday and would come down after the holiday has ended.

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

c) 105 W. Woodrow Ave.

Owner/ Presenter: Herman Jenkins/ Zac Jenkins

Chairman Jenkins requested for the homeowner to use 1X4 spindles with a design of geometric shapes. It is considered appropriate for this home because of the 1930's art deco period. He will be placing two on both sides of the porch and one on each end.

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

ITEM II: 212 E. Sabin Dr.

Owner/ Presenter: Anne Mason

Kennedy gave a presentation on the Munsell book of color. He broke down the Munsell color book in 2021. He used his medical microscope to help figure out the colors and how they worked in adding and subtracting light and dark. The proposal for Duncan house is to be repainted with the original colors used by Munsell.

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

ITEM I: Old Business

a) 105 S. 2nd Avenue.

Rebecca Moss presented, for the Property Designation Committee, the findings regarding the building in question, being that it was non-contributing. Frank Collins asked if the 2nd Avenue Baptist Church could be sold instead of torn down as it is a focal point. It was answered that the building is not a focal point as much as the main building on site. Frank also pointed out that our current contributing vs. non-contributing form creates a situation that all structures built in the last 80 years would be considered non-contributing unless we look at certain categories more broadly.

A roll call vote was taken. All commissioners voted yes, excluding Frank Collings who voted no.

Motion: Rebecca Moss Made a motion to accept the Committee's report, seconded by Marc Kovac.

Minutes

A motion was made by Anne Mason to approve the minutes with minor changes on the roman numerals, seconded by Marc Kovac, and passed unanimously.

Adjourn

A motion was made by Marc Kovac to adjourn, seconded by Chad Hylton, and passed unanimously.

