

Historic Zoning Commission
6:00 P.M. Thursday, September 25, 2025
Board Room in Jonesborough's Town Hall

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:

411 W Main St. – Owner/Presenter – Ned Stacy

Request to replace black shingle roof with 5V black metal roof. In March 2024, HZC approved replacing 5V metal roof with 5V black metal roof. An approval would be to clarify the roof is current shingle and extend the previous approval.

Request to replace white style C gutters with new white metal gutters. Shape to be discussed.

Item III: Old Business

117 Spring Street – Owner: Allyson Wilkerson

Owner to remove vegetation that is damaging the structure by early October 2025.

Owner will present plan to restore the property at a January 2026 HZC meeting.

215 W Woodrow Ave – Owner: John & Charlene Buchanan

Owner to remove the dilapidated 1950's addition before December 2025. This was approved by the HZC in February 2023. After removal, owner will protect the rear of the original structure and later present a plan to the HZC to create a new rear addition. The following was also approved in February in 2023, but will take place after the new rear addition is erected. Porch to be rebuilt and to extend around the west side where chimney is located. Siding to match the original. Roof will be repaired with like material. Half-round gutters to be added with downspouts.

239 E Main St – Owner: Mikki Henley

Chairman Frank Collins met with the owner on September 15 and was shown different parts of the property. Owner is committed to saving the structure. She was having trouble finding companies who specialized in the foundations of historic structures. Chairman observed the wood in the lower areas appeared to be solid, intact, and termite free. The first floor appeared to be firm and without sags or slants. If the floor is not level it was not noticed by the Chairman. Dr. Kennedy has contacted a structural engineer who specializes in historic foundations. He is willing to meet with the owner and HZC at the property. Brian Ponder is also willing to meet with Ms. Henley to discuss the foundation work that was done on his historic home. His home at 214 E Main St. had foundation work completed a few years ago.

Item IV: Expedited

none

Item V: Property Designation Committee

On September 16, PDC lead Nita VanTil met with the PDC members and made assignments for the first round of evaluations of Contributing vs. Non-contributing status. PDC members will complete the task and report back before September 30.

204 W Main Street outbuilding needs evaluation about Contributing status.

Item VI: Demolition by Neglect Update

The HZC plans to send a certified letter to the property owner who did not respond to the previous DBN letter. We did not finalize the letter in time for the September 25 meeting. Properties that are candidates to be considered for the DBN process include, but are not limited to the following:

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

Parson’s Table – Windows have been boarded up for over a year. Paint is deteriorating. Door is sometimes cracked open.

Widow Brown’s – Porch collapsing, gutters failing. Paint is deteriorating.

209 W Main St – Owner:

Sister’s Row west unit – porch ceilings have a few missing boards and other rotted open areas. Raccoons entered the roof and had to be trapped. The center unit at 207 W Main St. is attached to 209 W Main St. and the owner has reached out for help.

111 E Main St. – Owner: Steve Bacon

Building leased to multiple businesses. Rear of building has a broken window with a rotted window frame, and bricks that have fallen and have open areas. Several are missing mortar. Customers of adjoining businesses enter through the rear and view the dilapidated condition.

As part of the review of Contributing vs. Non-contributing status, the Property Designation Committee may encounter other properties that have conditions that need discussion.

Item VII: Future Items

The following information is provided to help keep track of future items. Discussion of specific properties will not take place since the owner will not be present.

- a) 100 Oak Grove Ave. – Jackson Park Church may want to expand parking lot.
- b) 201 Oak Grove Ave. – May request awning for side window.
- c) 100 N Cherokee St. – May paint building at a later date and will make request with paint chip sample and details.
- d) 133 E Main St. – “Merely Modest Boutique ” has a temporary door sign. At a future meeting they will present a hanging sign and permanent door sign.
- e) 127 W Main St. – “Eureka Inn” installed orange string lights on their front porch. These are not allowed per the Municipal Code.
- f) 204 W Main St. – outbuilding needs review by the PDC before we discuss.

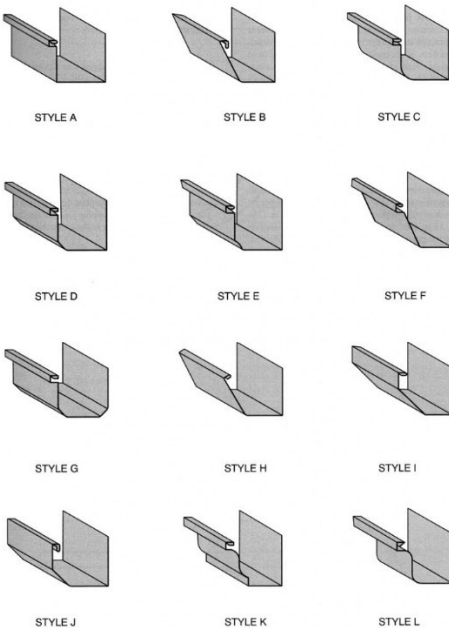
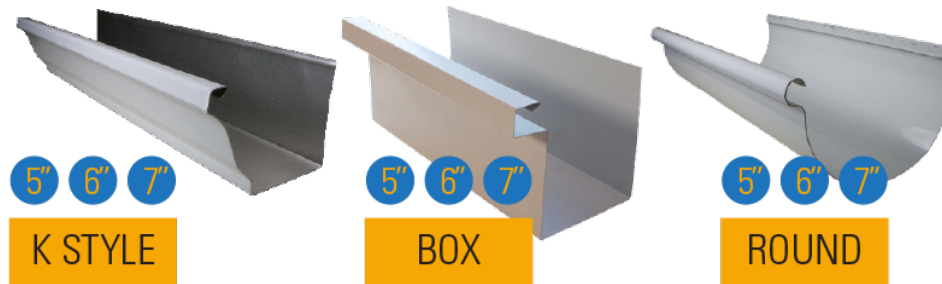
HZC Database with Maps

Glenn Rosenoff is setting up a meeting with a County rep, map staff, and the HZC Chairman to address a few discrepancies on the H-1, H-2 overlay zone map that the county digitized in 2023. Since no changes were made, the 2023 map should match the maps produced in earlier years.

Item IX: Commissioner Comments

Item X: Approval of Minutes

Approval of September 11 minutes.



Historic Zoning Commission
6:00 P.M. Thursday, September 11, 2025
Board Room in Jonesborough's Town Hall

Minutes

Members Present:

Frank Collins, Rebecca Moss, Nita VanTil, Matt Kehn, Chad Hylton, Herman Jenkins,
Michael Kieta, Marcy Hawley

Members Absent:

Colton Brasure

Call to Order

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

Item I: Public Comments

No Comments made.

Item II. New Business:

105 N First Ave — Owner/Presenter — Laurie McDaniel

Request to replace white metal awning with new white metal awning over the door/window and add matching white metal awning to other door/window. White color will match house trim color. Both are on driveway side of house.

Nita VanTil made motion to approve as presented. Seconded by Rebecca Moss.
Approved unanimously.

122 E Main St — Owner/Presenter Brian Ponder

Request to add a fire escape walkway from the bedroom windows on the back of the building leading to the new staircase. Fire escape would be difficult to see from the ground or adjoining properties. Color would be the same as the stairway.

Herman Jenkins made motion to approve as presented. Seconded by Michael Kieta.
Approved unanimously.

250 E Main St — Owner/Presenter — Wes McKinney

Request to replace existing silver flat panel standing seam metal roof with a black flat panel standing seam metal roof. Existing roof is very old.

Request to add black aluminum metal fence to the East side and rear of property.
Approximate placement of fence shown in diagram.



Michael Kieta made motion to approve as presented. Seconded by Nita VanTil.
Approved unanimously.

Item 111: Old Business

117 Spring Street — Owner: Allyson Wilkinson & Dan Schnorr

April 2024 approved addition of porch and railings to rear and side of house. House is deteriorating and needs attention.

Owner update: After some emergencies last winter with other properties, work has continued on clearing porches and interior. In addition, work has also started on clearing overgrown plants around house. Due to an abundance of poison ivy, this work will resume as the weather cools. Intentions are to have it cleaned up outside before Storytelling Festival.

215 W Woodrow Ave Owner: John & Charlene Buchanan

February 2023 1950s addition on rear of property was approved for removal. The addition has deteriorated to the point where it is an eyesore and nuisance to surrounding properties. Also approved — Porch to be rebuilt and to extend around the west side where chimney is located. Siding to match the original. Roof will be repaired with like material. Half-round gutters to be added with downspouts. Little progress has been made on the porch.

Update: Frank Collins & Herman Jenkins met with owner. Plans to do work within the next 2 months with help from his son.

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

Parson's Table — Windows have been boarded up for over a year. Paint is deteriorating. Door is sometimes cracked open.

Widow Brown's — Porch collapsing, gutters failing* Paint is deteriorating.

Update: No response to letter. Chairman will send registered letter.

239 E Main St — Owner: Mikki Henley

Condition of porch has not been stabilized since conversations in February 2025. The porch is endanger of further deterioration. Foundation concerns were discussed with the HZC in February 2025 and have not been addressed.

Owner Update: Per recommendation from HZC, they have had 2 structural engineers review the home. The second one used drones as he did not feel it was safe to enter. The house does not have a foundation and support beams have substantial degradation from water and termite damage. They had begun to explore rebuilding a replica of the house.

Frank Collins clarified that HZC cannot approve demolition even if there are plans to build a replica of the home. We will be trying to help find Preservation specialists that can help.

Item IV: Expedited

105 Courthouse Square — Smoky Grass Station - Manager: Sydney Greer

Request for sign emblem for front door window that matches the hanging sign. Door window has frosted glass to address sunlight. Expedited approval granted by Frank Collins & Nita Van Til.

Item V: Property Designation Committee

The Property Designation Committee consists of HZC members Nita Van Til, Rebecca Moss, Herman Jenkins, Marcy Hawley and community members Ruth Verhegge and Geoff Hoare.

Next meeting of the PDC will be Tuesday, September 16 at 4:30 pm at the Visitor Center Community Room.

204 W Main Street outbuilding needs evaluation about Contributing status. This outbuilding is NOT Contributing.

Item VI: Demolition by Neglect Update

There are four or more properties that came before the HZC more than a year ago and have made little or no progress with addressing significant issues with their properties. HZC to decide whether to move forward with the Demolition by Neglect process.

Frank will discuss this further at the PDC meeting.

JAMSA

The monthly Jonesborough Area Merchants and Service Association (JAMSA) meetings take place on the third Thursday each month at 8:30am. The meetings are usually about town events and business happenings. It would be helpful to have a member of the HZC attend as a resource for JAMSA. Attending would also solidify the HZC's commitment to helping the business community and town.

We did not have a member consistently available. Michael Kieta said he would not be able to attend in September, but would likely be available in the future. It was also mentioned that Colton Brazure had expressed interest.

HZC Database with Maps

Frank Collins met with Glenn Rosenoff to discuss a few discrepancies on the H-1 and H-2 overlay zone map that the county digitized in 2023. The 2023 map did match maps that the town and county published in 2004, 2009, and 2014. In 2023, nine properties were omitted, eight did not follow property lines (included the house but not the back yard), three H-1 properties were split between the H-1 and H-2 overlay zones, and one extra property was included as H-1. Once the issues have been resolved, we will work with the town to publish the HZC ARCGIS database,

Commissioner Comments

There were no commissioner comments

Approval of Minutes

Herman Jenkins made a motion for Approval of August 28 minutes, seconded by Marcy Hawley. Passed Unanimously

Chairman Frank Collins adjourned the meeting.