

Historic Zoning Commission

Minutes

The Jonesborough Historic Zoning Commission met in a regular meeting on Thursday, January 25, 2023, at 6:00 p.m. in the Board Room at the Town Hall located at 123 Boone Street, Jonesborough, TN.

Members Present: Zac Jenkins – Chairman, Chad Hylton, Frank Collins, Rebecca Moss, Aaron Bible, Chris Basar, Nita VanTil, Marcy Hawley

Members Absent:

Call to Order

Chairman Zac Jenkins called the meeting to order noting that a quorum was present, and informed the Commission that there were no additions to the agenda. Chairman Jenkins asked Commissioners if they had any conflicts of interest with any of the items listed on the agenda, noting there were none.

Public Comments

There were no public comments.

ITEM I. New Business:

a) 128 W. Main

Owner/ Presenter: Tim Winter, Presbyterian Church

Mr. Winter requested to replace roof tiles with new aluminum tiles from Interlocking Roofing in the color “Musket Grey” because of their similar profile and to install gutter guards over the sanctuary and correct the water flow in the front southwest corner. They also requested approval to wrap the belfry in a custom white metal to provide an exact look as before the damage. The shutters would be custom wrapped in metal as well, only replacing missing or damaged slats/rails.

The Commission discussed in depth the issues with the new roof option stating that they would like to see options closer to what the church originally had. During this discussion Rebecca Moss made a motion to approve as presented, seconded by Marcey Hawley. Not all Commissioners approved this motion leading the Chairman to do a roll call vote. All Commissioners voted no to the approval of the roof tiles except one.

Chris Basar then made a motion to approve everything present except the roof tiles and requested the church do research on the original roof material and return to present their findings.

Motion: Chris Basar made a motion to approve as presented except the roof replacement, seconded by Nita Van Til, and passed unanimously.

b) Sign Section of the HZC Guidelines

Chairman Jenkins and the Commissioners discussed the sign section of the HZC Guidelines looking for literature pertaining to monitors, tv's and other electronics in the storefronts of the downtown historic district. The passage needed was found by Nita Van Til who quoted Chapter 5:4, "No exposed electronic messages or images will be approved for use in the H-1 and H-2 Zones". This brought the discussion to an end.

c) Property Designation Committee Handbook

Frank Collins read through and revised sections of the Property Designation Committee Handbook after the last meeting in December. This was presented to the commission and after much discussion, the decision was made to have the Property Designation Committee meet and go over handbooks from other towns to see if we are closely related in literature or if some literature needs to be updated or revised. No changes were made to the handbook during this meeting.

ITEM II. Expedited:

404 & 408 East Main

Owner: Jimmy Rhein

Repairing woodwork, repainting front of home and replacing glass and rotted wood in garage. All matching the original version.

The Duncan House on Sabin Drive

Replacing the 1970s standing seam roof which was failing on the back left side of the Duncan House. The right side was replaced in 2009 or 2010 with a new standing seam. Manufactured by White Construction Company in the color "Rustic Red".

ITEM III. Minutes

A motion was made by Nita VanTil to approve the 12-14-2023 HZC minutes, seconded by Chris Basar, and passed unanimously.

Adjourn

A motion was made by Nita Van Til to adjourn, seconded by Aaron Bible, and passed unanimously.