

Historic Zoning Commission

Minutes

The Jonesborough Historic Zoning Commission met in a regular meeting on Thursday, October 24, 2024, at 6:00 p.m. in the Board Room at the Town Hall located at 123 Boone Street, Jonesborough, TN.

Members Present: Chairman Zac Jenkins, Aaron Bible, Chad Hylton, Frank Collins, Marcy Hawley, Herman Jenkins, Rebecca Moss, Nita Van Til

Members Absent: Chris Basar

Call to Order

Chairman Zac Jenkins called the meeting to order. He stated there were three additions to the agenda for discussion.

Additions to Agenda:

- (a) A preliminary proposal regarding string lights in business windows by Herman Jenkins.
- (b) A current historic district map by Frank Collins.
- (c) A Duties Restructure Proposal by Chairman Zac Jenkins.

The motion to approve the additions to the agenda was made by Nita Van Til, seconded by Rebeca Moss and passed unanimously.

Public Comments

There were no public comments.

New Business:

1. 200 Main Street, Owner – Robert and Michael May, Presenter – Colton Brasure

The items consisting of replacing the existing porch and porch stairs, replacing the porch floor and two steps, and painting the porch rails to match the existing were not discussed due to Robert and Michael May and Colton Brasure's nonattendance at the meeting. Zac stated that they are waiting for the contractor to look at the stairs to possibly lift and reset them instead of replacing them. It will be heard at a subsequent meeting.

2. 122 W. Main Street, Owner/Presenter, Brian Ponder

The item of approval for a projected sign to be used during events only was not addressed due to Brian Ponder's nonattendance at the meeting.

3. 119 E. Main Street, Owner – Heather Hawkins, Presenter – Zac Jenkins

Replacing failing front door with two new custom-built doors. Photos included.

The current door is almost unusable and needs to be replaced. The two new custom-built doors will be mahogany, and three quarters of the doors will be clear glass with a rectangular bottom. The current door is not the original and was made in the 1960's and will be stored on site. The current hardware and door handle will be used since they are dated before the door.

The motion to approve the installation of the custom-built doors with the current hardware and door handle was made by Nita Van Til, seconded by Aaron Bible and passed unanimously.

4. Revised Property Designation Committee (PDC) Handbook.

The PDC met with and was advised by Dr. Bill Kennedy regarding revisions to the PDC Handbook. Criterion 8 of the current PDC Handbook has been revised with more concise wording. This criterion now states, "Property was constructed of durable high-quality materials appropriate for the era it was built." Criterion 9 was added concerning if the property had served the public, such as a school, as a valuable resource.

The motion to approve the revisions of the PDC Handbook as presented was made by Aaron Bible, seconded by Herman Jenkins and passed unanimously.

5. Proposal Concerning String Lights in Business Windows by Herman Jenkins.

Herman Jenkins presented preliminary guidelines possibilities for discussion concerning strengthening regulations concerning string lights. Mr. Jenkins advised that the use of string lights be limited to traditional Christmas and New Year celebrations, and that any exterior or interior lighting should not interfere with the overall appearance of the downtown historic district. The goal will be to put new guidelines in place after the first of the year of 2025.

6. A current historic district map by Frank Collins.

Frank Collins presented a current historic district map that he created. He stated that some properties could be added in the future. Zac Jenkins suggested that the map could be expanded to include street names with more detail.

7. Restructure of Historic Zoning Commissioners' Duties.

Zac Jenkins presented a proposal to restructure the commissioners' duties to disperse the historic district areas. The proposal states that there are around 240 properties and so each member would be responsible for 23 properties. Each commissioner would have a back-up member in case the commissioner was out of town or had a conflict with a situation, and yearly follow-ups would be made to determine if there are any potential Demolition by Neglect issues that may arise.

Commissioners' Comments

Chairman Zac Jenkins announced that he will be stepping down from the duties of the chairmanship. The annual election of officers will be held at the next regularly scheduled HZC meeting.

Approval of Minutes – Meeting October 10, 2024

The motion to approve the minutes of the October 10, 2024, meeting as presented was made by Nita Van Til, seconded by Frank Collins and passed unanimously.

With there being no further business for discussion, the motion to adjourn the meeting was made by Aaron Bible, seconded by Rebecca Moss and passed unanimously.