

# HISTORIC ZONING COMMISSION

## MINUTES

The Jonesborough Historic Zoning Commission met in a regular meeting on Thursday, April 18, at 6:00 p.m., in the Board Room at the Town Hall, Jonesborough, Tennessee.

**Members Present:** Chairman Zac Jenkins, Aaron Bible, Frank Collins, Chris Basar, Marcy Hawley, Herman Jenkins, Nita VanTil

**Members Absent:** Chad Hylton, Rebecca Moss

### ITEM I. Call to Order

Chairman Zac Jenkins called the meeting to order noting that a quorum was present and asked Commissioners if they had a conflict-of-interest with any of the items listed on the agenda. No Commissioner noted a conflict.

Chairman Jenkins asked if there was anyone present with Public Comments and there were none.

### ITEM II. 117 Spring Street – Allyson Wilkinson, Owner

#### **Presented by: Allyson Wilkinson**

Allyson Wilkinson addressed the Commission with conceptual renovations for improvements to the house, which included stabilization to the foundation, preservation of the front of the structure, the two additions on the back side of the house, the side porch, and access at the back of the house. Ms. Wilkinson said there are no plans for interior changes to the house, and she will bring preliminary drawings for renovations for approval at a future Commission meeting. Discussion took place about installation of railings on the side porch, that currently does not have railings, due to building code regulations.

**Motion:** Nita VanTil made the motion for conceptual approval to repair of the foundation, and repair and replace the porch as specified, seconded by Frank Collins and passed unanimously.

### ITEM III. 107 South 2<sup>nd</sup> Ave – Jonesborough United Methodist Church

#### **Presented by: Jamie Newgarde**

#### **Manufacturer: Old Hickory Buildings**

Request for approval to place a 10 ft. X 16 ft. outbuilding on the property to located between the Youth Center and the playground area. The proposed outbuilding will be a utility shed style and the color will be Navajo (matching the same color as the fellowship hall).

**Guideline:** 14.3, 14.5, 14.6, 14.7

**Motion:** Frank Collins made the motion, seconded by Nita VanTil, to approve the request as presented. The motion was passed unanimously.

**ITEM IV. 130 West Main Street – Nancy & Harold Dishner, Owners**

**Presented by: Zac Jenkins, Chairman (upon request by the Dishner’s who were out of town and could not attend the meeting)**

Request for approval of old plexiglass greenhouse that was damaged in a windstorm and replace it with an attractive, stick built, garden structure that is designed in the style of our home and carriage house. The specifications are as follows:

- (a) No larger than 10 X 10 feet square; 10 feet tall at the roof peak.
- (b) Modeled after our home and carriage house - same paint color (yellow with white trim), matching copper roof and roof pitch, no windows, barn-style double entry doors (no more than 6 feet total).

**Motion:** Nita VanTil made the motion to approve the request as presented, seconded by Marcy Hawley, and passed unanimously.

**ITEM V. Discussion of New Addition to the Guidelines**

Chairman Zac Jenkins presented a proposed addition to the guidelines in regard to roofs. Chairman Jenkins presented Guideline 5.16: *All metal roofs with ribbed, arched, waved or other protuberance in the center “pan” between the necessary seams will not be allowed. This includes but is not limited to: “tuff-rib” and “waved/ribbed” center pan standing seam of all types, no matter how small the ribbing or wave.* Chairman Jenkins said the issue is that homeowners are saying they are replacing their 5-V roof with 5-V, and is expediting the work, and when he goes to check the work, they have gotten the tuff-rib which is a “hex with a round” in comparison to the 5-V which has the “peaks and then a flat pan”. Marcy Hawley said the tuff-rib was developed for the siding of utility warehouses and buildings and now people are using it for roofs. After discussion by Commissioners of the proposed addition to the guidelines, Chairman Jenkins called for a motion.

**Motion:** Herman Jenkins made the motion to approve the new proposed Guideline 5.16 as presented, seconded by Aaron Bible, and passed unanimously.

**ITEM VI. Light Décor in Shop Windows in the Historic District**

Commissioners discussed the increasing number of shop(s) windows that have interior lighting décor with various color twinkling/blinking and bright lights which is very noticeable during the evening/night time hours and that the lights are beginning to get out of hand and takes away from the beauty of the downtown. The question was asked about which Guideline relates to décor lighting. Chairman Jenkins said Chapter 17 Exterior Lighting, after further discussion the consensus of the Commissioners was to do research

from other communities that might have the same or similar ordinances in order to develop new guidelines in regard to the interior lighting. Chairman Jenkins appointed Herman Jenkins to start a subcommittee to do the research and report back to the Commission at the next regular scheduled meeting.

#### **ITEM VII. Other**

Commissioners held discussion in regard to the downtown streetlights in the historic district being replaced with the new LED white light bulbs instead of the traditional light bulbs with the yellow tint. Chairman Zac Jenkins said basically the new lamp loggerheads, even though they match the traditional lamp logger-heads that are currently downtown, the sockets where the bulb fits inside the lamp is different. Commissioners Herman Jenkins and Aaron Bible volunteered to do some research on the lighting and Chairman Jenkins said this item can be brought back for discussion at the next regular meeting.

Chairman Jenkins said that the windows at the Parson's Table have now been boarded up.

#### **ITEM VII. Approval of Minutes – Meeting of March 14, 2024**

The motion to approve the minutes the of the March 14, 2024 meeting as presented was made by Nita VanTil, seconded by Aaron Bible and passed unanimously.

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