

Historic Zoning Commission

Minutes

The Jonesborough Historic Zoning Commission met in a regular meeting on Thursday, September 12, 2024, 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, Aaron Bible, Chris Basar, Chad Hylton, Marcy Hawley, Herman Jenkins, Rebecca Moss, Nita Van Til

Members Absent: Frank Collins

Call to Order

Chairman Zac Jenkins called the meeting to order, and stated there were no additions to the agenda.

Public Comments

There were no public comments.

Item 1. New Business:

a) **200 South Cherokee, Owner/Presenter – Aaron & Hannah Houtari**

Hannah Houtari requested the approval of brown half-round guttering and full-round downspouts and presented a photo of the color for the commissioners' review.

Motion: The motion to approve the brown half-round gutter and full-round downspouts as presented was made by Nita Van Til, seconded by Rebecca Moss, and passed unanimously.

b) **200 South Cherokee, Owner/Presenter - Houtari**

The homeowners requested the approval of a new roof. They referred to a host of problems with the current roof, stating that the sheathing needs to be replaced and there are rotting panels underneath. The homeowners were also concerned that portions of the roof could be blown off during heavy winds. There has been some leaking on the top floor, and the fasteners are loose along with worn rubber gaskets. Although metal roofing is preferred by the committee in keeping with the original design of the house, the homeowners requested that asphalt shingles be used instead of metal. The homeowners cited the difference in cost as their concern. After an in-depth discussion, the committee decided that the asphalt shingles would be acceptable, as Rebecca Moss noted that only 25% of the house is original. The additions to the house have been added after 1903 when asphalt shingles would have been introduced.

Motion: The motion to approve the asphalt shingle roof as presented was made by Nita Van Til, seconded by Chris Basar. Upon call of the roll, the following commissioners voted yes: Chairman Zac Jenkins, Aaron Bible, Chris Basar, Marcy Hawley, Chad Hylton, Rebecca Moss and Nita Van Til. Commissioner voting no: Herman Jenkins. The motion carried.

Item II. Old Business:

a) **Further discussion on lights on lights and string lights in windows.**

Herman Jenkins reported that a couple of businesses have removed their interior lights from their windows.

Item III: Demolition by Neglect

The Commission discussed that the AME Zion Church had not taken steps to rectify the needed repairs from exterior neglect, including steeple repair, repairing rotted areas and painting. The commissioners agreed that a letter needs to be sent to AME Church giving thirty days to respond.

Commissioners' Comments:

The Commission discussed sending a letter to Kaylee's & Co. at 139 E. Main St. and giving them two weeks to respond concerning plastic chairs in front of the business. Chad Hylton stated that he would speak to the owner about the issue.

The rotting windowsills at First Class Floral Design at 137 E. Main St. was again discussed. It was suggested that a letter be sent to the property owner, Jennifer Walters, giving two weeks to address the windowsills.

Rebecca Moss shared a photo of signs from another historic district that prop against the building. Herman Jenkins stated that he would be open to knowing more about the signs. It was agreed that the current sandwich boards on Main Street need to be the same color and have a designated area to ensure a safe pedestrian walkway. Herman Jenkins suggested possibly three feet from the wall of the building. The idea was discussed that the Town could possibly purchase the boards, and they would stay with that location.

An update was given on the work done at 140 Boone St. The front porch had rotted, but the original posts with scrollwork and columns will still be used. The roof will be redone as well. Rebecca Moss suggested that the owners, Karl Klein and Renee Closson, could come back to present the new plan that includes replacing the roof.

Herman Jenkins noted that his term would be ending soon. Chairman Zac Jenkins stated that he will check with Mayor Vest on the issue.

Approval of Minutes – Meeting August 22, 2024

The motion to approve the minutes of the August 22, 2024, meeting as presented was made by Chris Basar, seconded by Chad Hylton and passed unanimously.

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