

HISTORIC ZONING COMMISSION

Minutes for September 26, 2024

The Historic Zoning Commission met in Regular Session at 6:00 p.m., Thursday, August 22, 2024, in the Board Room at the Town Hall, 123 Boone Street, Jonesborough, TN.

____ Zac Jenkins- Chairman	____ Chris Basar	____ Herman Jenkins
____ Aaron Bible	____ Marcy Hawley	____ Rebecca Moss
____ Frank Collins	____ Chad Hylton	____ Nita VanTil

Call to Order - _____

1. **Public Comments** - _____

Addition to Agenda: _____

Motion: _____ **Second:** _____

ITEM 1. - NEW BUSINESS

(a) 200 W. Main Street, Owner-Robert and Michael May, Presenter-Colton Brasure

Discussion: Replace existing porch stairs and railing to match existing.

Motion: _____ **Second:** _____

(b) 200 W. Main Street, Owner- Robert and Michael May, Presenter-Colton Brasure

Discussion: Replace porch floor and two steps to the door on the porch.

Motion: _____ **Second:** _____

(c) 200 W. Main Street-Robert and Michael May, Presenter-Colton Brasure

Discussion: Paint porch rails to match existing.

Motion: _____ **Second:** _____

2.(a) 421 W. Main Street, Owner/Presenter Robert Staple

Discussion: Add a carriage house type structure in the same approximate location where there was one on the property. Please see attachment for specifics.

Motion: _____ **Second:** _____

3.(a) 122 W. Main Street, Owner/Presenter Brian Ponder

Discussion: Add two brick columns to the entrance of the parking lot with iron fencing. Design and brick to be presented at the meeting.

Motion: _____ **Second:** _____

(b) 122 W. Main Street, Owner/Presenter Brian Ponder

Discussion: Add a top coating to the parking lot.

Motion: _____ **Second:** _____

(d) 122 W. Main Street, Owner/Presenter Brian Ponder

Discussion: Approval for a projected sign to be used during events only. See photo H1 AS&G Section 4.3, 4.4, 4.6, 6A.4, 6A.7.

Motion: _____ Second: _____

ITEM II – Old Business

1. Further discussion from the property designation committee to include possible motion to add new language to the criteria.

(a) Page 27, section 16.2 of the guidebook states:

“The Commission will not approve the demolition of any structure in the H-1 Overlay Zone which is designated as contributing to the character of the H-1 Overlay Zone according to the Commission’s Property Designation Criteria.”

Discussion: Adding two exceptions to the item:

- (1) If a structure has been more than 50% destroyed by a natural disaster such as a hurricane, tornado, flood, etc., the HZC can review the properties_contributing/non-contributing status and determine if what is left of the property would still be considered contributing. The current owner’s financial situation is not considered as damaged historic properties can be sold if the current owner does not have the funds to restore or stabilize the property.
- (2) If demolishing a contributing structure would significantly contribute to the preservation of other contributing structures and the preservation of the history of the town, demolition can be considered by the HZC. This would have to be due to extremely rare and unusual circumstances.

Example for item (2).

The White’s Auto Parts building backs the much older Main Street businesses. It would likely be considered contributing. However, if the businesses in much older buildings on Main Street are struggling due to lack of parking, we could consider an exception. Maybe the town buys the White’s Auto Parts building and creates a beautifully landscaped parking location that would revitalize the other older downtown businesses.

Or

The town outgrows its existing town hall building. HZC may consider it important for the town government to be located in the historic district. Maybe the town proposes turning the current library into a large 2 story

public building with offices, library, etc. The new building would have a great architectural design, landscaping, parking, and be an inviting gateway to the historic district.

b. Here are the proposed changes item by item:

(A) The secretary of the HZC shall notify the owners of all properties being reviewed prior to the annual review.

Recommended Change = “The secretary of the HZC shall notify the property owners if the status of their property is being considered for a change in status after the initial review. Before a change from contributing on non-contributing status, the property owner will be given the opportunity to discuss the status with the property designation committee.”

(B) Revise Criterion #3: Property is a historical or cultural resource that was constructed fifty (50) years ago or earlier.

The item has been in place since 2017 and is very clear. I recommend we delete the extra explanation about the history of this item for 2002 and 2017. Change the description to “A 50-year time of construction is consistent with the National Register of Criteria and recognizes more structures are becoming historically significant as time passes.”

(C) Replace Criterion #8: Property is a historical or cultural resource representing patterns of Jonesborough’s 18th and 19th centuries and subsequent cultural development.

Recommended Change = “Property was constructed as a permanent structure and made of quality materials appropriate for the era it was built.”

Structures constructed of wood, brick, or stone built to last in the era they were built are valued. Quickly assembled structures are made of inexpensive materials not representative of the era built are not valued as highly. Examples: Structures made primarily of cinderblock, plywood, vinyl, or aluminum are not as highly valued as other materials.”

(D) Add Criterion #9: Structure is an attractive building by the standards of the era and does not diminish the historic prominence of other historic structures from an earlier era.

Extra care was given to the building to add visually appealing elements appropriate for the era of construction. Examples: A movie theatre embodying artistic value in its decorative features; a business front with interesting, varied brickwork; a church with an attractive spire, or steeple; a home with an ornate balcony or porch; a house with an interesting roofline, etc.

The structure from a more recent era does not significantly impact the appearance of historic prominence of another structure from an earlier era. Examples: A simple wooden shed built in the 1960s may not be valued when it is ten feet from a magnificent brick house built in 1850. An aluminum garage built in the 1970s may not be valued when it stands beside a frame house from the early 19th century.

(E) Add Criterion #10: Property is or was a valued resource to the community.

Property served many members of the public and would be memorable to those whose families were part of the community and would possibly be mentioned in news reports of the time. Examples: A store, a schoolhouse, a wedding venue, an inn, a movie theatre, a church, etc.

Motion: _____

Second:

(b) Further discussion from the Property Designation Committee.

Motion: _____ **Second:** _____

ITEM III – Demolition by Neglect

Motion: _____ **Second:** _____

Commissioner's Comments:

ITEM IV – Expedited Approvals

Motion: _____ **Second:** _____

ITEM V – Approval of Minutes

Motion: _____ **Second:** _____

Meeting Adjourned: No further business.

Motion: _____ **Second:** _____