

REGULAR MEETING

April 11th, 2024

THE RED BOILING SPRINGS CITY COUNCIL MET IN REGULAR SESSION ON THURSDAY April 11TH, 2024 AT 7:00 P.M. AT THE RED BOILING SPRINGS CITY HALL COUNCIL CHAMBERS WITH MAYOR KENNETH HOLLIS, THE MEETING WAS CALLED TO ORDER BY HOLLIS. MEMBERS PRESENT WERE HELEN GREGORY, GEORGE MCCRARY, LINDA CARVER, DONNA GRISHAM, LAURIE FLATT AND MICHAEL RICH.

MOTION BY MCCRARY AND SECONDED BY Gregory TO APPROVE THE MINUTES OF THE March 14th REGULAR MEETING AS WRITTEN. VOTING AYE: CARVER, RICH, FLATT, AND GRISHAM. MOTION CARRIED.

John Poole spoke first. Explained and reviewed the State Annual Required Audit.

- City receiving money as it is required
- Utilities assuring cut-offs
- No issue with the receipt of money
- Budget thru guidelines
- City is profitable
- Water/Gas accounts took in more money then spent
- Other accounts did not

MOTION BY Grisham AND SECONDED BY Flatt TO Approve updating the Charter, reviewing Mayor and Council's salaries, and Branden Bellar is drawing a Referendum in July 2024 to have ON PREMISES CONSUMPTION OF ALCOHOL, WINE IN LOCAL GROCERIES. The council also reviewed the ORDINANCE TO AMEND THE RED BOILING SPRINGS CODE, TITLE 14 CHAPTER 3 REGARDING HISTORIC ZONING REGULATIONS. Election is Nov 5th 2024. VOTING AYE: RICH, GREGORY, MCCRARY AND CARVER. . MOTION CARRIED.

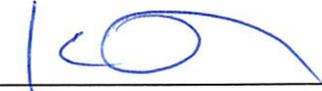
MOTION BY FLATT AND SECONDED BY CARVER TO APPROVE ADDING JENNIFER FANN TO BOTH BANKS AS A SIGNER. VOTING AYE: GRISHAM, GREGORY, MCCRARY AND RICH.. MOTION CARRIED.

MOTION BY FLATT AND SECONDED BY GRISHAM TO APPROVE TAYLON LIDDLE TWO YEAR RAISE. VOTING AYE: GREGORY, MCCRARY, CARVER AND RICH. MOTION CARRIED.

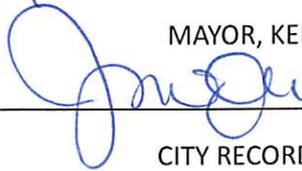
MOTION BY GRISHAM SECONDED BY FLATT TO ACCEPT
POLICE DEPT REVIEWED MONTHLY REPORT.
STREET DEPT GETTING BIDS TO REPAIR POTHOLES.

WHITLEY CEMETARY POPLAR TREES NEED TO COME DOWN, DAMAGING ROAD.
FIRE DEPT WORK SESSION APRIL 30TH 2024 @ 6PM TO REVIEW AND UPDATE CHARTER.
VOTING AYE: CARVER, GREGORY, MCCRARY AND RICH. MOTION CARRIED.

MEETING ADJOURNED



MAYOR, KENNETH HOLLIS



CITY RECORDER, Jenni Fann

Ordinance Number 04-2024-1

**AN ORDINANCE TO AMEND
THE RED BOILING SPRINGS CODE, TITLE 14 CHAPTER 3
REGARDING HISTORIC ZONING REGULATIONS**

WHEREAS, the City of Red Boiling Springs has authority under its charter, section 3.01 (25), to regulate the construction, and materials of all buildings and structures in accordance with the general law, and inspect all buildings, lands, and places as to their condition for health, cleanliness and safety, and when necessary prevent their use and require any alteration or changes necessary to make them healthful, clean and safe; and

WHEREAS, the state of Tennessee, through the *Tennessee Code Annotated*, section 13-7-401 et seq., grants cities the right and authority to establish special historic districts or zones and to regulate the construction, repair, alteration, rehabilitation, relocation, and demolition of any building or other structure which is located or is proposed to be located within the boundaries of any historic district or zone; and

WHEREAS, the City of Red Boiling Springs desires to enhance and protect its historic properties; and

NOW THEREFORE BE IT ENACTED BY THE COUNCIL OF THE CITY OF RED BOILING SPRINGS, TENNESSEE that:

SECTION 1. The Municipal Code of the City of Red Boiling Springs is hereby amended by deleting section 14-305 in its entirety and replacing it with the following:

14-305. Historic District. The Red Boiling Springs Historic District gained status when four properties in the District were listed on the National Register of Historic Places. Eligibility was based upon (1) the area's significance to Macon County's history as a late nineteenth and early twentieth century resort; and (2) the area's significance as an example of health care through massage and the consumption of water containing a variety of minerals in Macon County.

- (1) Introduction.
 - (a) Geographic Overview. The Historic District of the City of Red Boiling Springs is located on the east side of Macon County in Middle Tennessee.
 - (b) Refer to the currently adopted Historic Zoning Map for an accurate description of the Historically Zoned area.
 - (c) Historic Overview. Red Boiling Springs served as a significant resort associated with good health based on the mineral wells that were present. The City of Red Boiling Springs, Tennessee, developed as the number of travelers increased in the late eighteenth century. By the late nineteenth century, with the development of railroads in Trousdale County and the

popularity of the hotels, baths, and mineral waters, the Springs, as it was known, hosted full hotels, boarding houses, and other guest quarters during the summer months.

The City's isolation from major highways has resulted in the loss of business and resort significance.

Other than the three historic hotels, the business district has moved away from the Historic District and occupies land along Highway 52.

Residential buildings are primarily one and two-story frame structures with gable roofs and wrap-around porches. Residences include a wide variety of late nineteenth and early twentieth-century houses.

Most houses and businesses in the area owned one or more wells which were available to the public.

(2) Purpose of Design Guidelines

(a) Design Goals

- (i) Preserving historical buildings and sites in the historic district(s) of the City of Red Boiling Springs.
- (ii) To create an aesthetic atmosphere with civic beauty
- (iii) To stabilize property values
- (iv) To restore and preserve the historic character of rehabilitated buildings.
- (v) To encourage new construction that respects and is compatible with the scale, texture, setback, and rhythm of existing historic buildings.
- (vi) To avoid demolition by properly maintaining existing buildings.
- (vii) To ensure that public improvements complement district(s) character.
- (viii) To promote visual harmony among existing buildings while allowing for variety and creative design.
- (ix) To enhance the small-town charm of the historic district(s) as an interesting and appealing visual center of the community for residents and visitors
- (x) To develop an environment that increases pedestrian activity, contributes to citizens' quality of life, and enhances commerce.
- (xi) To preserve the historic character and architectural resources of the historic district for present and future generations

- (b) Design Guidelines and Design Review. The design guidelines address exterior features, particularly the defining characteristics of facades and publicly visible areas. Rather than rules dictating a particular style, the guidelines offer a range of options for achieving design compatibility within the district. As the standards for the design review process, the guidelines emphasize preservation over complete restoration. This

approach is illustrated by descriptors such as repair, retain, maintain, and protect. The emphasis is to retain the original mid-twentieth century and earlier structures. The preference is to repair rather than replace original material; to maintain, for example, original brick details, timbers, and clapboarding; and to protect original facade features that mark a building's historical integrity.

For new development, traditional building materials such as stone, brick and wood are encouraged. Alternative new materials must replicate historical period materials in texture, scale, and color. Alternative new materials are subject to approval by the Historic Planning Commission.

Building owners, tenants, and designers are encouraged to use guidelines early in the planning of buildings, alterations, or improvement projects to assure appropriateness and minimize later design changes.

The following will help:

- (i) Beginning a design. Unnecessary guesswork as to the appropriateness or acceptability of a design is avoided.
- (ii) Working with an architect. Knowing which types of designs are encouraged helps owners formulate clear design requests.
- (iii) Working with the Historic Zoning Commission. The guidelines establish a common reference point for building designers and the Historic Zoning Commission.

The guidelines are intended to promote and protect the architectural integrity of the individual buildings as well as the unique character of the historical district(s) as an entity. All of Macon County benefits, particularly the City of Red Boiling Springs residents and local property owners, whose actions impact the adjacent property values.

- (i) Benefits to all of Macon County. Revitalizing the City of Red Boiling Springs will contribute to economic development, increase property values, and increase the tax base. Historic districts attract business, promote tourism, and encourage involvement in on-site educational and recreational activities.
- (ii) Benefits to the City of Red Boiling Springs. Design guidelines encourage authentic rehabilitation that reinforces the historical character and preserves the intrinsic values of the district(s). Design review assists in preventing the deterioration or demolition of contributing buildings and inappropriate new developments.
- (iii) Benefits to local property owners. Historic District buildings represent financial assets for owners. Historic district designation and use of design review guidelines protect investments from inappropriate new construction and misguided remodeling or demolition. Historic designation and design review not only benefit existing owners but also typically attract new buyers and merchants with the assurance that their investment will be protected.

- (c) Design Guidelines do not:
 - (i) Affect the use or zoning of the property; nor do they
 - (ii) Affect the interior (remodel the interior as you choose without review); nor do they
 - (ii) Require or force owners or tenants to make changes to a property.
 - (iii) nor do they
 - (iv) Prohibit new construction or additions to historic buildings; nor do they
 - (v) Dictate design decisions.

(3) Design Procedures.

- (a) Historic District Design Guidelines are intended to guide in the design of buildings, additions, and renovations. Guidelines shall not apply to routine building maintenance or interior changes. The Historic Planning Commission (HPC) is responsible for reviewing changes in the exterior facades visible from the street. HPC reviews new construction to ensure compatibility with existing buildings in the District(s). Relocated buildings also come under review, and no structure can be demolished until reviewed by the HPC. The HPC will also review setbacks, building shape and height, facades, window and door proportions and groupings, overhangs, roofline, streetscape, signage, and landscaping. Initial consideration of these design elements is essential. Form and proportion must harmonize with existing design elements in the district. Design review must occur before any change, construction, or demolition occurs to the exterior of buildings within the Historic District(s).

It is beneficial for the property owner and builder to meet with the HPC at the pre-design stages to familiarize the HPC with the site and discuss the guidelines. This will help ensure that the site plan, proportions, and details will complement the existing buildings that have earned the district historic status.

- (b) Building, Fire Codes, and FEMA Regulations. Applicants are expected to meet all building, fire codes, and FEMA Regulations as designated by the City of Red Boiling Springs.
- (c) Design Review Process
 - (i) It is the sole responsibility of the applicant to bring before the Historic Zoning Commission all required documents and plans. Once plans are approved by the HZC, a building permit can be issued by the proper authorities. The following certificates shall be included on all sets of plans:

Certificate of Site Plan Preparation

I hereby certify that this Site Plan was prepared by me and that it contains all relevant information and requirements found in the Red Boiling Springs Historic Planning Commission Ordinance. The property is located on Tax Map(s) and Parcel Number(s) _____.

Signature

Date

Certificate of the Historic Planning Commission

I hereby certify that the Site Plan presented to the Red Boiling Springs Historic Planning Commission has been presented on ____, 20__ and reviewed and approved by said commission and is in conformance with the requirements found within the Red Boiling Springs Historic Zoning Ordinance.

Secretary Historic Planning Commission
Signature

Date

- (d) Design Review Criteria. In reviewing applications for Certificates of Appropriateness, the HPC shall consider the historic and architectural significance of the structure. In its review, the HPC shall also take into account the following elements to ensure that the exterior form and appearance of the structure are consistent with the historic character of the District:
- i. The height of the building in relation to the average height of the nearest adjacent and opposite buildings
The setback and placement on the lot of the building in relation to the average setback and placement of the nearest adjacent and opposite buildings
 - ii. Exterior construction materials, including textures and patterns.
 - iii. Architectural detailing, such as doors, windows, lintels, cornices, brick bond, and foundation materials
 - iv. Roof shapes, overhangs, forms, and materials
 - v. Proportions, shapes, positioning and locations, patterns, and sizes of any elements of fenestration (an opening in a structure, such as a door or window).
 - vi. General form and proportions of buildings and structures
 - vii. Appurtenant fixtures and other features, such as lighting
 - viii. Architectural scale
 - ix. The rhythm of doors and windows
 - x. The size, location, number, and materials of signage
 - xi. The type, materials, and character of the streetscape
- (iii) Guidelines for Rehabilitation and Renovation
- a. Essential Principals. The alteration of any facade of an existing building within the District is subject to review by the Historic Planning

Commission

(HPC) pursuant to the Historic District Ordinance. Since the purpose of historic zoning is to protect historic properties, the alteration to any original facade of existing buildings should be avoided. Facades contribute historically and architecturally to the character and significance of the district.

In considering the appropriateness of alterations to existing buildings, the HPC shall be guided by the following principles:

- i. Avoid removing or altering original historic material or distinctive architectural features: if original and in good shape, it should not be removed or altered.
 - ii. Repair rather than replace wherever possible. If replacing, replicate the original based on existing materials. Do not invent something that "might have been."
 - iii. When extensive replacement is necessary for severely deteriorated material and replication to exactly match the original is not feasible, the new work should match the character of the original in terms of scale, texture, design, and composition.
 - iv. Do not try to make the building look older than it really is. Rehabilitation work should fit the character of the building.
 - v. The building may contain clues to guide decisions during rehabilitation. Original detailing may be covered with later materials, or there may be physical evidence of what the original work was like and where it was located.
 - vi. A later addition to an old building or a non-original facade or storefront may have gained significance over the years. Do not assume it is not historically significant just because it is not part of the original building.
 - vii. If no evidence of original materials or detailing exists, alterations should be simply detailed and new in design yet fit the character of the building.
- b. Facades. The front elevations or facades of buildings in the historic district are particularly important. Preserve original facades, including windows, doors, transoms, and decorative architectural details, by maintaining or restoring rather than replacing. Base reproduction for replacement of missing elements on historic evidence such as photographs. If no evidence exists, use similar examples from adjacent structures.
- Preserve original foundation materials and design. Foundations should not be concealed with concrete blocks, plywood panels, corrugated metal, or other non-original materials.
- c. Recommendations for Paint and Paint Colors. Unpainted masonry should be left unpainted. Paint colors should be appropriate for the dwelling's architectural style and design. Recommendations for appropriate colors for

architectural styles are also available at all recognized paint dealers.

d. Screen and Storm Doors

- i. Screen and storm doors must be correctly sized to fit entrance openings. Door openings should not be enlarged, reduced, or shortened for new door installation.
- ii. New screen doors must be in full-view wood or aluminum with baked-on white enamel or anodized finish in colors complimentary to the house. Structural members must align with those of the original door.
- iii. Rear and side entrances can be enhanced by adding simple signage, awnings, and lighting that is related to those of the front elevation. New windows and doors may be added when needed if in keeping with the size, design, materials, proportions, and location of the originals.

e. Windows

- i. Original windows should be preserved in their original location, size, and design and with original materials and numbers of panes.
- ii. Non-original windows should not be added to primary facades or to secondary facades where readily visible.
- iii. Windows or anodized aluminum or baked-on aluminum are acceptable at the rear or sides of dwellings that are not readily visible from the street, way, or place.
- iv. Windows must be repaired with materials to match the era. If repair is not feasible, replacement should be with new windows to resemble the original in materials and dimensions.
- v. Decorative glass windows should be similar to those in the original location in size, design, and their original materials and glass pattern and should be repaired rather than replaced. Consultation with a glass specialist is recommended when extensive repairs are needed.
- vi. Screens should be correctly sized to fit the window opening, including arched windows. Screens should be wood, baked-on, or anodized aluminum and fit within the window frames, not overlap the frames. Screen window panels should be full-view design or have the meeting rail match that of the window behind it.
- vii. Storm windows should be made of wood, but aluminum full-view design with baked-on white enamel or anodized finish in dark colors is also acceptable.
- viii. Storm windows should be sized and shaped to fit the window opening and should be full-view design or with the central meeting rail at the same location as the historic window. Storm windows with built-in screens are acceptable. Interior storm windows are acceptable.
- ix. Window shutters that are original to the building should be maintained but should not be added unless they are consistent with a historical look. Shutters should be of louvered or paneled wood construction and should fit the window opening so that if closed, they would cover the opening. Vinyl or aluminum construction shutters generally have

dimensions or textures that are not compatible with historic dwellings.

f. Porches

- i. Porches on front and side facades should be maintained in their original design and with original materials and detailing.
- ii. Should not be removed if original to the building.
- iii. Should be repaired or replaced to match the original in design, materials, scale, and placement.
- iv. Porch staircases and steps original to a property should be retained in their original location and configuration.
- v. Porches on the fronts of buildings should not be enclosed with wood, glass, or other materials that would alter the porch's open appearance.
- vi. May be screened if the structural framework for the screen panels is minimal and the open appearance of the porch is maintained. Screen panels should be placed behind the original features, such as columns or railings. Screen panels may not hide decorative details or result in the removal of original porch materials.
- vii. Porches with open areas in the foundation should be filled in as traditional for the type and style of the house or with decorative wood-framed skirting, vertical slates, or lattice panels.
- viii. On front porches, columns, and railings must be consistent with historic designs in the district. Balusters and railings should be appropriate for the building's style and period. Porch staircases and steps added to a building should have posts, balusters, treads, and risers to match the original porch construction.

g. Roofs

- (i) Roofs should be retained in their original shape and pitch with original features such as cresting, chimneys, finials, cupolas, etc.
- (ii) Replacement gutters and downspouts should not result in the removal of significant architectural features on the building. Gutters and downspouts of boxed or built-in type should be repaired rather than replaced if possible.
- (iii) Original roof shape and pitch should retain original materials such as metal shingles or metal sheet roofing. Slate, asphalt, or fiberglass may be substituted if the original roof material is not economically feasible.

- (iii) New asphalt or fiberglass shingles must be in appropriate colors such as dark grey, black, brown, dark red, or dark green.
 - (iv) Dormers, roof decks, balconies, or other additions may not be added on the fronts of dwellings but may be added on the rear or sides of dwellings if not readily visible.
- h. Maintenance. In considering the appropriateness of alterations to existing buildings, the HPC recommends specific methods of material maintenance:
- i. Never sandblast. Cleaning dirt or old paint from a building should be done by the gentlest means possible. No method to clean the brick or masonry surface should be used that destroys the outer patina or "crust" of the brick and exposes the soft inner core, which can lead to deterioration. Low-pressure water, detergent, and natural bristle brushes are adequate.
- (ii) Existing metal should be maintained. If the metal needs to be stripped, use only a chemical paint remover designed for that purpose, not dry grit blasting.
 - (iii) Preserve cast iron by maintaining and restoring original cast iron columns and pilasters. Do not conceal or obscure original cast iron columns or pilasters.
 - (iv) Brick and other masonry should not be coated with silicone-based water sealants. Water sealants or water repellants generally have the effect of keeping interior moisture from evaporating through walls and damaging the brick.
 - (v) Keep brick clean and free of vines, ivy, and other plant material.
 - (vi) Deeply recessed and crumbling mortar joints must be re-pointed. Repainting masonry walls must be done with a soft lime-based mortar mix rather than Portland cement. The mortar color, texture, type, and size of the joint must match the original.
 - (vii) When it is necessary to replace brick, it should match the original in color and size. If the new brick is extremely mismatched, painting is acceptable.
 - (viii) Previously painted surfaces should be repainted rather than chemically cleaned. Re-point the mortar, if necessary, before repainting the brick.
 - (ix) Missing details and appropriate materials can sometimes be recreated with a one-dimensional paint scheme.
 - (x) Wood siding should match other historic homes in the district. If replacement is necessary, wood siding and shingles must be replaced with new siding or shingles to match the original in size, placement, and design. Synthetic replacement materials such as vinyl, Masonite, or aluminum are not acceptable. Siding should not be of wood-based materials such as particle board, gyp board, or pressboard which do not possess textures or designs that closely match original wood siding.

- (xi) Cracks in wood siding may be repaired with waterproof glue or plastic wood. Large cracks may be filled with caulk, followed by putty or plastic wood.
- (xii) Wood siding may be insulated if the addition of insulation does not result in alterations to the siding. Plugs or holes for blown-in insulation are not acceptable.
- (xiii) Removal of asbestos siding must follow hazardous material guidelines.

(iv) Guidelines for New Construction

- a. Essential Principles. The construction or erection of any structure within the district, including additions to existing buildings and new construction that utilizes existing party walls, is subject to review by the Historic Planning Commission (HPC) pursuant to the Historic Zoning Ordinance. New construction should complement and harmonize with other buildings in the District and should be consistent in terms of height, scale, rhythm, texture, and other design characteristics. Prefabricated structures are not allowed in the Historic District.
- b. New Commercial Buildings
 - i. Should be compatible in height with adjacent buildings.
 - ii. Should have exterior wall construction of materials consistent with those in the area.
 - iii. Should be aligned with adjacent buildings along the street and conform to existing setbacks.
 - iv. Should be of similar width and scale and have similar proportions as adjacent buildings.
 - v. Should be oriented toward the primary street on which it is sited. (vi) Should have roof forms consistent with adjacent buildings.
- c. Commercial Building Additions
 - i. At the rear of buildings is acceptable. Rear additions should be compatible with the original building in scale, proportion, and rhythm of openings, and size.
 - ii. Such as rooftops or additional stories should not be constructed unless the addition will not be readily visible from the street or other pedestrian viewpoints. Roof additions should be set back from the main facade.
 - (iv) Should be of exterior materials similar to the existing building.
 - (v) Should be built as to result in minimal removal of original walls, and details from the rear of the building. Try to connect the addition with the original building through existing door or enlarged window openings.
- d. Residential Building Additions

- i. Should be located at the rear of dwellings, not on the front or readily visible areas of the sides of dwellings.
 - ii. Should be secondary (smaller and simpler) than the original dwelling in scale, design, and placement.
 - iii. Should be of a compatible design in keeping with the original dwelling's design, roof shape, materials, color, and location of window, door, and cornice heights, etc.
 - iv. Should not imitate an earlier historic style or architectural period.
 - v. Should be constructed to avoid extensive removal or loss of historic materials and to not damage or destroy significant original architectural features.
 - vi. Should impact the exterior walls of the original dwelling as minimally as possible. When building additions, use existing door and window openings for connecting the addition to the dwelling.
- e. **New Primary Residential Buildings (Principal Structures)**
- i. Should maintain, not disrupt, the existing pattern of surrounding historic buildings along the street.
 - ii. Most historic dwellings in the City of Red Boiling Springs have their primary facades and main entrances toward the street, and this characteristic should be maintained in any new construction.
 - iii. New construction roof slope ratio must be a 6:12 minimum to a 12:12 maximum.
 - iv. Front and side yard setbacks must respect their typical block setbacks (see Planning and zoning codes).
 - v. Location and proportion of porches, entrances, and divisional bays. Porches should have roof forms of gable, hipped, or shed design and at least cover the entrance. Porches extending partially or fully across the front of the building are recommended. Porches should have columns and railings with balusters that are traditional in design and compatible with the overall character of the building.
 - vi. New window openings should be rectangular in shape. Window proportions should be historic in design.
 - vii. Wood construction is preferred for windows, but vinyl-clad or aluminum-clad windows are acceptable on readily visible sides of buildings.
 - viii. The height of foundations should be similar to foundation heights in that area. Foundation heights can increase along the sides or at the rear of a building if necessary to follow slope contours. No slab foundations or at-grade foundations should be utilized on the fronts or readily visible sides of buildings.
 - ix. Most historic dwelling foundations are of stone, brick, or cast concrete and new construction should continue the appearance of these

foundation materials. Poured concrete, concrete block and split-faced concrete are acceptable foundation materials. Stucco or other finishes are required to provide a textured surface.

- x. Porch height and depth. Porch heights and depths should be consistent with those of adjacent dwellings.
 - xi. New brick construction should closely match typical mortar and brick color tones found in the Town of Cumberland Gap's historic dwellings. Artificial laminate-type siding materials (e.g. artificial brick veneer, stone, wood, etc.) are prohibited.
 - xii. The details and textures of building materials should be applied in a manner consistent with traditional construction methods and compatible with surrounding structures.
 - xiii. Replications are new buildings that closely imitate historic dwellings typically found in the locally designated districts. Replications are acceptable if they are consistent with historic dwellings in their overall form and plan, porch design and placement, window and door treatments, roof forms, and architectural details.
- f. New Secondary Residential Buildings (Accessory Structures)
- i. Garages, sheds, and other outbuildings must be smaller in scale than the dwelling.
 - ii. Outbuildings should be simple in design but reflect the general character of the associated dwelling. For example, use gable roof forms if the dwelling has a gable roof, hipped roof forms if the dwelling has a hipped roof, etc.
 - iii. Outbuildings must be built at traditional locations, including at rear lot lines, adjacent to side streets, and at the rear of a dwelling.
 - iv. New secondary structures must be compatible with the associated dwelling in design, shape, exterior materials, and roof shape.
- (v) Guidelines for Streetscapes
- a. Signs and Graphics. Signs and Graphics must follow regulations subject to the provisions of the codes of the City of Red Boiling Springs.
 - i. Internally illuminated or neon signs are not acceptable.
 - ii. New signs must be of traditional materials such as wood, glass, copper or bronze. Sandblasted and painted wood signs are appropriate.
 - iii. Signs may not cover or obscure architectural features. Appropriate sign locations include upper facade walls, hanging or mounted inside windows, or projecting from the face of the building with mounting brackets and hardware anchored into the mortar.
 - b. Driveways and Parking Lots. All driveways and parking lots, including landscaping, must comply with the codes of the City of Red Boiling Springs. In the Historic District:

- i. Driveways and parking lots should not be sited in front yards. Parking lots should be in the rear yards. If a side yard or adjacent lot parking is required, the parking lot's edge landscape screening must not extend past the front wall of adjacent buildings.
 - ii. If possible, driveways in side yards should be of brick, gravel, concrete tracks, or textured asphalt or concrete designed to look like brick.
 - iii. The HPC suggests that parking lots include a minimum of 20% green spaces and be screened with trees, shrubs, hedges, and/or fences at the edges.
 - c. Sidewalks and Walkways
 - i. Original sidewalks and walkways should be preserved. Imitation of original or early sidewalk materials, details, dimensions, and placement is appropriate.
 - ii. Maintain, repair, or reconstruct preexisting stone retaining walls.
 - d. Fences
 - (i) Original cast or wrought iron fences should be preserved. Iron fences may be added around late 19th and 20th century structures.
 - (ii) Hedges and shrubs are acceptable alternatives for fences.
 - (iii) Chain link, louver, concrete block, shadowbox, or stockade fences are not acceptable in front yards or visible side yards.
 - (iv) Painted or stained wood picket, baluster, wrought iron, or similar historic material fences are appropriate.
 - (v) The HPC encourages historical period fences.
 - e. Lighting
 - i. Original fixtures should be preserved.
 - ii. Light fixtures may be introduced to the exterior of a building when compatible in period, scale and style and mounted on porch ceilings or adjacent to entrances.
 - (iv) Security lights must be small, simple, and mounted on the rear or sides of buildings.
 - (v) Early American freestanding fixtures, based on traditional designs of the late 19th and early 20th centuries are appropriate.
 - f. Utility and Mechanical Systems. Locate HVAC units, dumpsters, and large trash receptacles inconspicuously at the rear or sides of buildings. In new construction, wall or window air conditioning units, water, gas or electric meters, electric conduit and any other utility or mechanical systems should not be located on front facades.

proposed new construction will result in a more positive, appropriate visual effect on the District.

Requirements for Demolition. A Certificate of Appropriateness as well as permission by the Municipal Planning Commission and the City Council, is required to demolish a structure in the Historic District, whether the structure is classified as contributing or noncontributing.

(viii) Legality

- a. Amendment. Property owners of the district may recommend amendments to these Guidelines upon:
 - i. Application by any property owner of the District to the HPD; and
 - ii. Notice to all property owners in the district of the proposed amendment(s); and
 - iii. Approval of such amendments by the HPC pursuant to applicable law to approve such amendments.
- b. Boundaries. The boundaries of the district shall be designated as outlined on the official Historic Zoning Map, located in the City Hall of Red Boiling Springs, Tennessee.

SECTION 2. Repealer. Any ordinances or parts thereof in conflict with the provisions of this ordinance are hereby repealed to the extent of such conflict only as pertaining to the subject matter of this ordinance.

SECTION 3 Severability. If a part of this ordinance is invalid, all valid parts that are severable from the invalid part remain in effect. If a part of this ordinance is invalid in one or more of its applications, the part remains in effect in all valid applications that are severable from the invalid applications.

SECTION 4 Effective Date. This ordinance shall become effective upon final reading, the public welfare requiring it.

Passed on: April 11, 2024

SIGNED: 

Mayor

ATTEST: 

Town Recorder

REGULAR MEETING

August 8th, 2024

THE RED BOILING SPRINGS CITY COUNCIL MET IN REGULAR SESSION ON THURSDAY August 8th 2024 AT 7:00 P.M. AT THE RED BOILING SPRINGS CITY HALL COUNCIL CHAMBERS WITH Mayor Kenneth Hollis, THE MEETING WAS CALLED TO ORDER BY Hollis. MEMBERS PRESENT WERE HELEN GREGORY, GEORGE MCCRARY, LINDA CARVER, DONNA GRISHAM, AND MICHAEL RICH. MOTION CARRIED.

MOTION BY MCCRARY AND SECONDED BY GRISHAM TO APPROVE THE MINUTES OF THE July 11th, 2024 REGULAR MEETING AS WRITTEN. VOTING AYE: Gregory, McCrary, Carver, Rich and Grisham. MOTION CARRIED.

- Branden Bellar swore Trisha Grindstaff in as the newest Council Member.
- 2024 Taud Recommendations discussed.
- 2024-25 Fiscal Year's Budget approved by State of TN.
- Phillip Matthews w/ Tooley & Carver explained Safety Grant (50/50 match up to \$3,000)

MOTIONED BY GRISHAM AND SECONDED BY McCrary TO APPROVE ALL ABOVE. VOTING AYE: RICH, GRINDSTAFF, GRISHAM, GREGORY, MCCRARY AND CARVER. MOTION CARRIED.

MOTION BY GREGORY AND SECONDED BY GRISHAM TO APPROVE ORD # 0-08-2024-1 AN ORDINANCE THAT WILL AMEND THE CURRENT HISTORIC ZONING MAP TO INCLUDE AN ADDITIONAL PARCEL. VOTING AYE: GRINDSTAFF, GRISHAM, GREGORY, McCrary, CARVER AND RICH. MOTION CARRIED.

MOTION BY McCrary AND SECONDED BY GRISHAM TO APPROVE REDESIGN PLANS FOR BATHROOMS AT OLD LAKE PARK/BLUE SHEILD PARK, REJECT CURRENT BIDS AND REBID NEW PLANS. VOTING AYE: GRISHAM, GREGORY, McCrary, CARVER, RICH AND GRINDSTAFF. MOTION CARRIED.

MOTION BY GRISHAM AND SECONDED BY McCrary TO APPROVE HIRING JEFFEREY MAYNARD AS THE CHIEF OF POLICE. VOTING AYE: GREGORY, McCrary, CARVER, RICH, GRINDSTAFF, AND GRISHAM. MOTION CARRIED.

MOTION BY GRISHAM AND SECONDED BY CARVER TO APPROVE CURRENT PAY FOR THE CHIEF POSITION IS \$25.25. VOTING AYE: McCrary, CARVER, RICH, GRINDSTAFF, GRISHAM, AND GREGORY. MOTION CARRIED.

MOTION BY GRISHAM AND SECONDED BY GRINDSTAFF TO APPROVE THE ACCEPTANCE OF OFFICER BRIAN TRASK'S RESIGNATION. VOTING AYE: CARVER, RICH, GRINDSTAFF, GRISHAM, GREGORY AND McCrary. MOTION CARRIED.

MOTION BY McCrary AND SECONDED BY GREGORY TO APPROVE PART TIME OFFICER PAY TO BE \$24.00/HOUR. VOTING AYE: RICH, GRINDSTAFF, GRISHAM, GREGORY, McCrary, AND CARVER. MOTION CARRIED.

MOTION BY GRISHAM AND SECONDED BY GREGORY TO APPROVE CHIEF OF POLICE PAY TO BE \$27.00/HOUR. VOTING AYE: GRINDSTAFF, GRISHAM, GREGORY, McCrary, CARVER, AND RICH. MOTION CARRIED.

MOTION BY RICH AND SECONDED BY CARVER TO APPROVE TEMPORARY MORATORIUM on water tap sales – 8 MONTHS. VOTING AYE: GRISHAM, GREGORY, McCrary, CARVER, RICH, AND GRINDSTAFF. MOTION CARRIED.

MOTION BY GRISHAM AND SECONDED BY GRINDSTAFF TO APPROVE NOT SUPPLYING INDIGENT PLOTS AT THE WHITLEY CEMETERY. VOTING AYE: GREGORY, MCCRARY, CARVER, RICH, GRINDSTAFF AND GRISHAM. MOTION CARRIED.

MOTION BY GRISHAM AND SECONDED BY GRINDSTAFF TO APPROVE MICHAEL DUFFER'S \$0.50 1-YEAR RAISE. VOTING AYE: GREGORY, MCCRARY, CARVER, RICH, GRINDSTAFF, AND GRISHAM. MOTION CARRIED.

MOTION BY MCCRARY AND SECONDED BY CARVER TO APPROVE CALLING FOR ELECTION. VOTING AYE: GREGORY, MCCRARY, CARVER, GRISHAM, RICH AND GRINDSTAFF. MOTION CARRIED.

MOTION BY MCCRARY AND SECONDED BY GRISHAM TO APPROVE HIRING JOE HILL AS GARBAGE TRUCK DRIVER FOLLOWING PAY SCALE AT \$17.00/HOUR. VOTING AYE: GRISHAM, GREGORY MCCRARY, CARVER, RICH AND GRINDSTAFF. MOTION CARRIED.

MOTION BY GRISHAM AND SECONDED BY GRINDSTAFF TO APPROVE APPLYING FOR THE TN TOURISM GRANT \$100,000 90/10 SPLIT (\$90,000 GRANT/\$10,000 CITY). VOTING AYE: RICH, GRINDSTAFF, GRISHAM, GREGORY, MCCRARY AND CARVER. MOTION CARRIED.

MEETING ADJOURNED



MAYOR, KENNETH HOLLIS



CITY RECORDER, Jenni Fann

ORDINANCE NO. 0-08-2024-1

An Ordinance That Will Amend the Current Historic Zoning Map to Include an Additional Parcel

WHEREAS, the state of Tennessee, through the Tennessee Code Annotated, *section 13-7-401 et seq.*, grants cities the right and authority to establish special historic districts or zones and to regulate the construction, repair, alteration, rehabilitation, relocation, and demolition of any building or other structure which is located or is proposed to be located within the boundaries of any historic district or zone; and

WHEREAS, these districts can be amended from time to time to include additional parcels or lots; and,

WHEREAS, the Red Boiling Springs Historic Zoning Commission has reviewed and discussed including Parcel 028.03 of Tax Map 046J, Group "C" which contains approximately 1.84 acres and located off of East Main Street; and,

WHEREAS, this particular parcel is adjacent to the current historic district and is included with the Donohoe National Historic Site; and,

WHEREAS, the Red Boiling Springs Historic Zoning Commission has forwarded its recommendation to the Board of Mayor and Council the location of the historic district or zone; and,

WHEREAS, the Red Boiling Springs Historic Zoning Commission reviewed and recommended on **July 25, 2024** the initial historic district or zone, which is illustrated on the map titled "Historic Zoning", and

Now, Therefore, be it Ordained, by the Mayor and Council for the City of Red Boiling Springs, Tennessee as follows:

Section 1. The map titled "Historic Zoning" of Red Boiling Springs, Tennessee, is hereby amended to include Parcel 028.03 of Macon County Tax Map 046J, Group "C".

Section 2. This ordinance shall take effect upon final passage, subsequent to a necessary public hearing, the public welfare requiring it.

Section 3. Effective Date. This ordinance shall take effect and be in full force upon its final passage as required by law.

Passed 1st Reading Aug 8, 2024

Passed 2nd Reading Sept 12, 2024

PUBLICATION OF NOTICE: 8/22/24 8/29/24

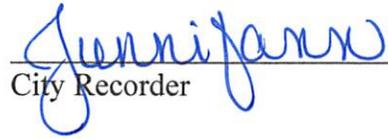
PUBLIC HEARING HELD:

Sept 12 2024 @ 6:45



Mayor

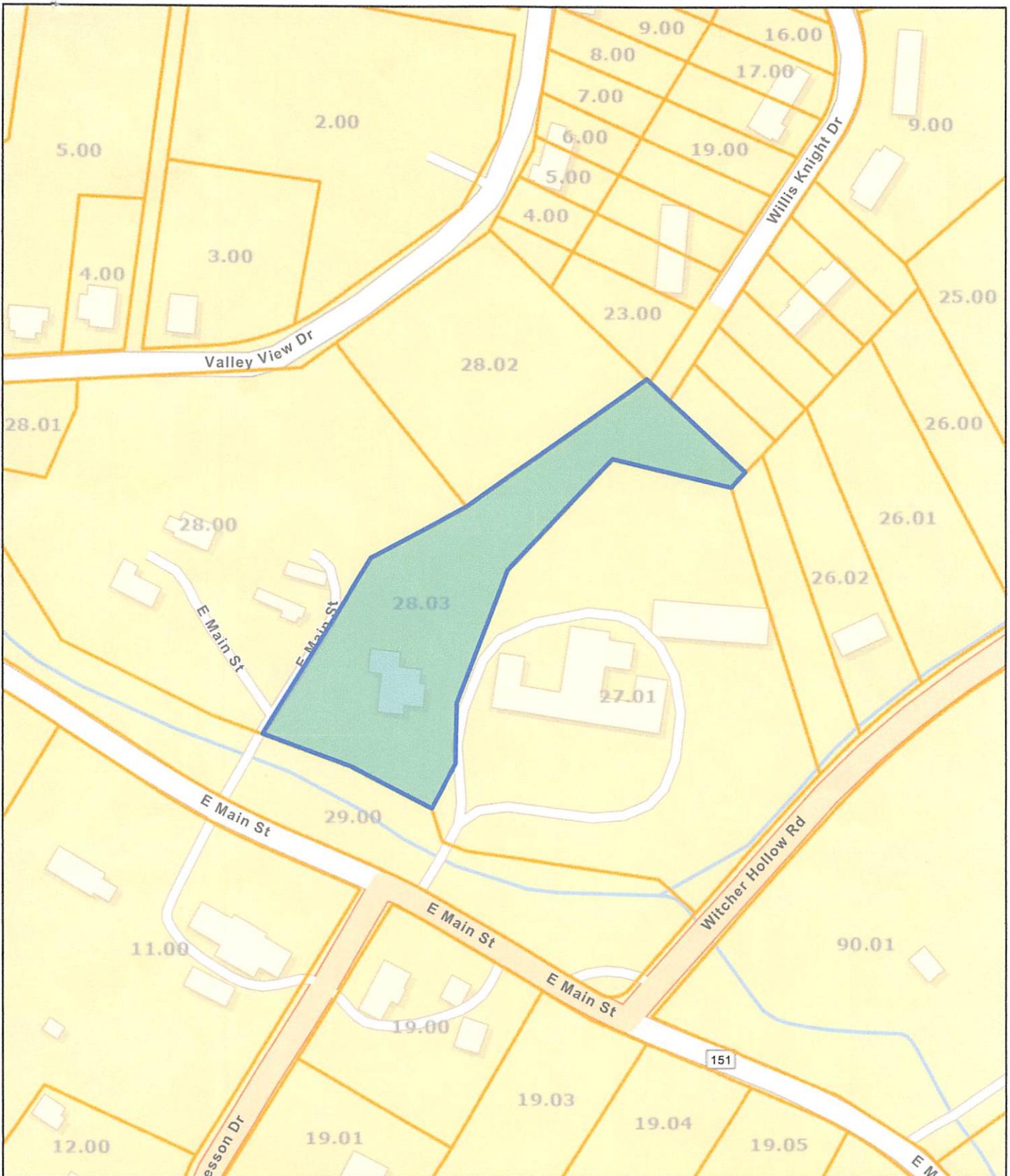
Date



City Recorder

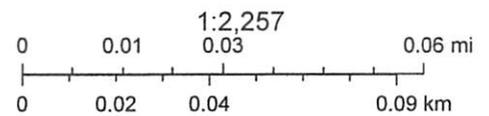
9.12.24

Date



Date: August 2, 2024

County: Macon
 Owner: DEAN MICHAEL ETUX PAMELA
 Address: EAST MAIN ST
 Parcel Number: 046J C 028.03
 Deeded Acreage: 1.84
 Calculated Acreage: 0
 Date of TDOT Imagery: 2021
 Date of Vexcel Imagery: 2023



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The property lines are compiled from information maintained by your local county Assessor's office but are not conclusive evidence of property ownership in any court of law.