

AGENDA
JACKSON MADISON COUNTY HISTORIC ZONING COMMISSION
JACKSON CITY HALL--101 EAST MAIN STREET
FIRST FLOOR—GEORGE A. SMITH MEETING ROOM
FEBRUARY 24, 2021 - 3:30 P.M.

- I. CALL TO ORDER/DETERMINATION OF QUORUM
- II. APPROVAL OF MAY 18, 2020 MINUTES
- III. PUBLIC HEARING
 - 1. Consideration of a Certificate of Appropriateness for property located at 318 Crescent Avenue for an alteration within a RG-1/C (General Residential/Conservation) District.
- IV. OTHER BUSINESS
- V. ADJOURNMENT

The February 24, 2021 meeting of the Jackson Madison County Historic Zoning Commission will be held electronically via GoToMeeting at 3:30 PM. If you have questions regarding any agenda item or wish to attend the virtual meeting, please email baalexander@jacksontn.gov or contact the Planning Department at [\(731\) 425-8286](tel:7314258286).

MINUTES
JACKSON MADISON COUNTY HISTORIC ZONING COMMISSION
109 EAST MAIN STREET—SUITE 109—FIRST FLOOR
GEORGE A. SMITH MEETING ROOM
MAY 18, 2020-- 3:30 PM

Members Present: **Sammy West, Chairman**
 Ann Ewing
 Rowland Fisher
 Marda Wallace
 Loni Harris
 Jack Wood
 Wayne Arnold

Members Absent: **Herb Slack**
 Gwendolyn Merry-Coleman

Staff Present: **Derek Benson, Staff Planner**

The meeting was called to order upon Chairman Sammy West making a determination of a quorum.

Chairman Sammy West informed all involved of the guidelines on how to perform the meeting in a digital format.

The minutes of the February 24, 2020 meeting were unanimously approved on motion by Marda Wallace seconded by Loni Harris.

Consideration of a Certificate of Appropriateness for property located at 119 McCowat Street (T.A.M.B. of Jackson) for the new construction within a RG-1/C (General Residential/Conservation) District.

Derek Benson presented the request to the commission. Using a location map and photos, he explained the location of the new construction and the reasons for the request.

The staff recommended approval of the new construction due to the compatibility of the design with neighboring structures on that street and district.

A motion to approve the new construction at 119 McCowat Street was made by Wayne Arnold, seconded by Marda Wallace, motion passed unanimously.

Consideration of a Certificate of Appropriateness for property located at 1673 North Highland Ave. for the construction of a detached garage within a RS/C (Single Family Residential/ Conservation) District.

Derek Benson presented the request to the commission. Using a location map and photos, he explained the location of the proposed detached garage and the reasons for the request.

The staff recommended approval of the detached garage contingent upon all setbacks being met as depicted on the provided site plan.

Board members asked questions about the residence and the project.

A motion to approve the construction of the detached garage at 1673 North Highland was made by Loni Harris, seconded by Jack Wood, motion passed unanimously with roll call format.

There being no further business, the meeting was adjourned.

STAFF RECOMMENDATION
FOR THE FEBURARY 24, 2021 MEETING

**Consideration of a Certificate of Appropriateness for property located at 318
Crescent Avenue for an alteration within a RG-1/C (General
Residential/Conservation) District.**

Ms. Samantha Wood has made a request for Certificate of Appropriateness approval from the Historic Zoning Commission for the alteration of her residence located at 318 Crescent Avenue.

Included in the packet for your review are pictures of the proposed elevations, description of work, and site location.

Appropriateness of work must be determined in order to accomplish the goals of historic zoning, as outlined in Article V, Section 18 (Historic District Regulations) of the Official Zoning Ordinance of the City of Jackson, Tennessee:

- (a) To preserve and protect the historical and/or architectural value of buildings or other structures;
- (b) To regulate exterior design, arrangement, texture, and materials proposed to be used within the historic district to ensure compatibility;
- (c) To create an aesthetic appearance which compliments the historic buildings or other structures;
- (d) To stabilize or improve property values;
- (e) To foster civic beauty;
- (f) To strengthen the local economy; and
- (g) To promote the use of historic districts for the education, pleasure, and welfare of the present and future citizens of Jackson and Madison County.

In Conservation Districts, only those additions considered being major additions are reviewed by the commission. A major addition is defined as additions that involve the principle façade, the enclosure of carports, porches, and other covered areas, and/or exterior additions that exceed twenty (20) percent of the existing square footage of the structure.

The Conservation District guidelines that would be applicable to this request are as follows:

NEW CONSTRUCTION

Definition: The construction or erection of any free standing structure or improvement on any lot, within the District, including new construction which utilizes existing party walls and any additions to existing buildings which are subject to review by the Jackson – Madison County Historic Zoning Commission.

General Principles

These provisions shall apply to the exterior of buildings, to areas of lots visible from public rights-of way, and especially to principle elevations of buildings. The principal facades (front) and street-related elevations of proposals for new buildings shall be more carefully reviewed than other facades.

Design Characteristics for New Constructions Height

New buildings should be constructed to the same number of stories and to a height that is compatible with the height of adjacent buildings. The height of the foundation wall, porch roof, and main roofs should all be compatible with those of surrounding historic buildings.

Scale

The size of a new building; its mass in relation to open spaces; and its windows, doors, openings, and porches should be visually compatible with the surrounding buildings.

Setback and Rhythm of Spacing

The setback from front and side yard property lines established by adjacent buildings must be maintained. When a definite rhythm along a street is established by uniform lot width and building width, infill new buildings should maintain that rhythm.

Relationship of Materials, Textures, and Details

The relationship and use of materials, textures, and details of a new building's public facades shall be visually compatible with and similar to those of adjacent buildings, or shall not contrast conspicuously.

Roof Shape

The roofs of new buildings shall be visually compatible, by not contrasting greatly, with roof shape and orientation of surrounding buildings. The pitch, or slope, of roofs on new buildings should be compatible with those of surrounding historic buildings.

Orientation

The site orientation of new buildings shall be consistent with that of adjacent buildings and shall be visually compatible. Directional expression shall be compatible with surrounding buildings, whether that expression is vertical, horizontal, or non-directional.

Proportion and Rhythm of Openings

The relationship of width to height of windows and doors and the rhythm of solids (walls) to voids (door and window openings) in new buildings shall be visually compatible with the surrounding buildings.

It is the staff's opinion to approve this request contingent upon all setbacks being met. The added opening on the front gable will make the rhythm more complete. Converting the area in the rear into a carport will also add to the structure's appeal. All other work is maintenance and/or bringing back original design characteristic to the front elevation.

**H.Z.C. SITE LOCATION MAP
EXTERIOR ALTERATION
318 CRESCENT AVENUE**



Current Condition of Front of House:



Remaining bases



Crumbling Steps



Extreme cracking throughout

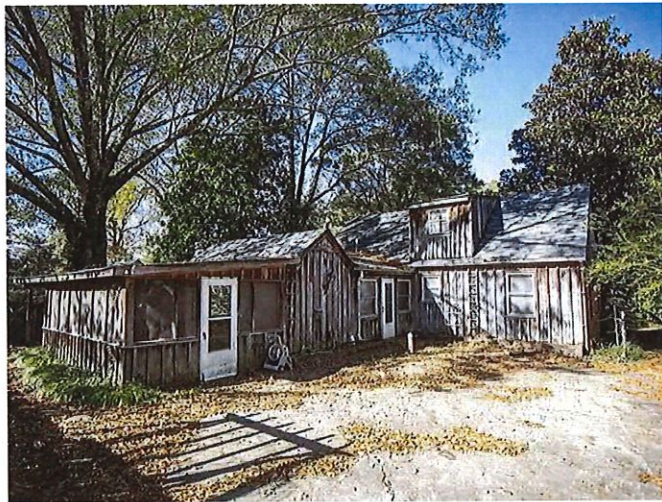


Top step measures almost 13" high, while other steps are under 7" high

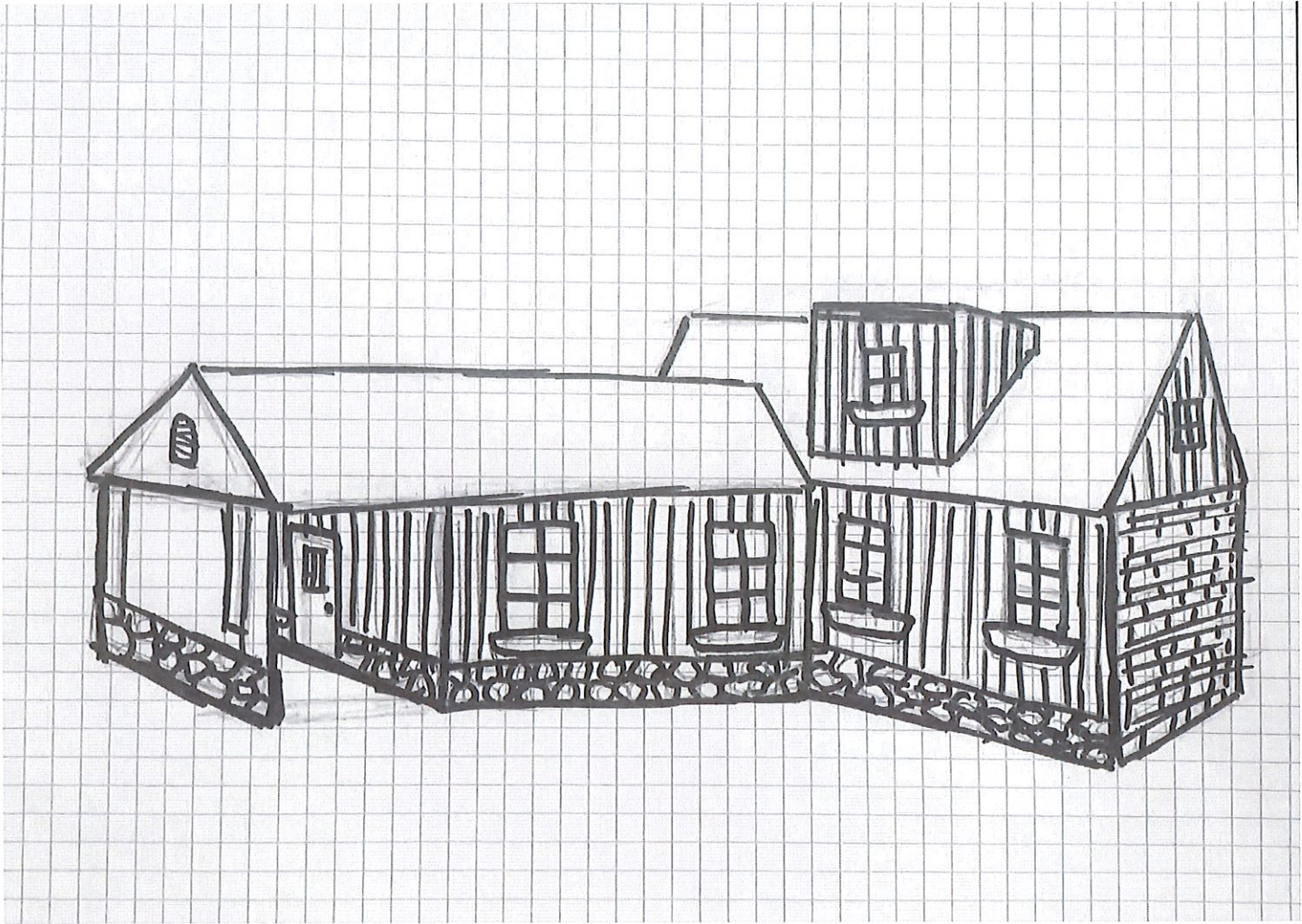


Visible lines from missing window pediment

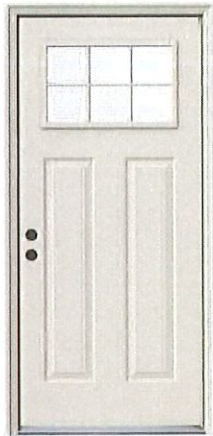
Current Condition of Back of House:



Proposed Elevation of Rear:



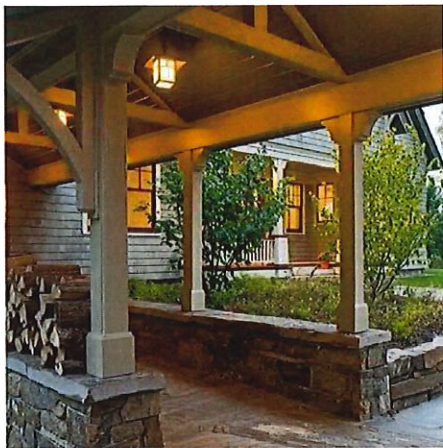
Materials that are proposed for the Back of House:



Style of back door



Similar carport setup



Stone base along bottom edge of carport.

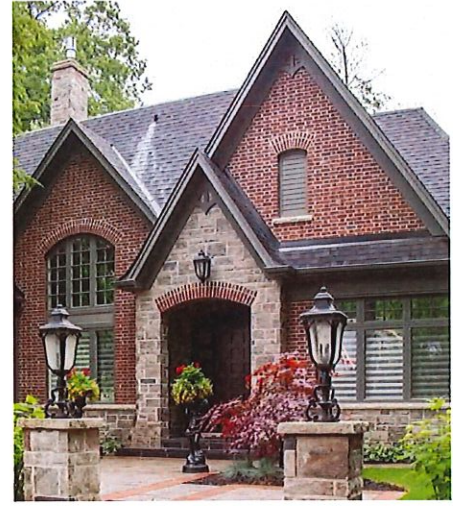
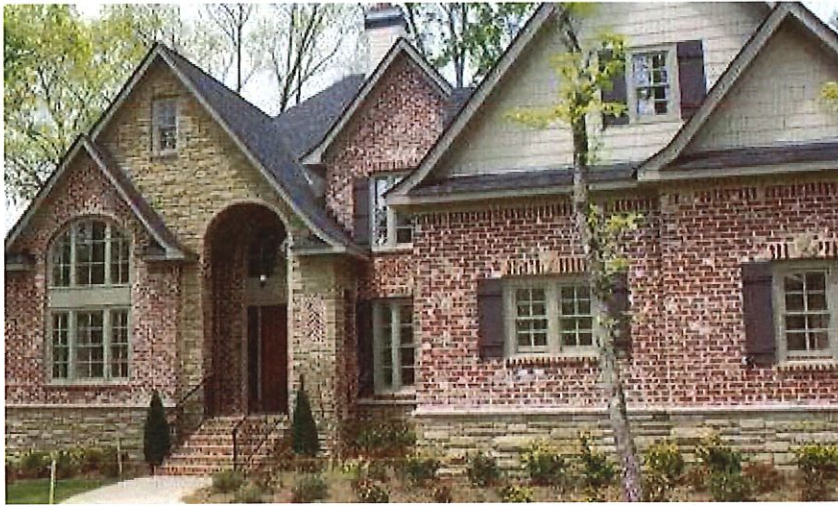


Stone base with board & batten above.



Stone look that is proposed.

Proposed style of front of house:



The front of the house is red brick – so this gives an idea of what the overall mix of materials would be like.

For the Front of House:



Add covering similar to this one, back to front steps/porch...bases would be stone rather than brick.



Homeowners propose to replace the current steps and incorporate stone to tie in with column bases and the back of the house. Proposed to restore a similar window pediment and add a louvered gable opening.

