

AGENDA
JACKSON MADISON COUNTY HISTORIC ZONING COMMISSION
JACKSON CITY HALL--101 EAST MAIN STREET
FIRST FLOOR—GEORGE A. SMITH MEETING ROOM
SEPTEMBER 20, 2021 - 3:30 P.M.

- I. CALL TO ORDER/DETERMINATION OF QUORUM
- II. APPROVAL OF JULY 19, 2021 MINUTES
- III. PUBLIC HEARING
 - 1. Consideration of a Certificate of Appropriateness for property located at 907 North Highland Avenue for exterior alteration or repair and new construction within a RG-2/H (General Residential/Historic) District
 - 2. Consideration of a Certificate of Appropriateness for property located at 331 North Highland Avenue for new construction within a RG-2/H (General Residential/Historic) District
- IV. OTHER BUSINESS
- V. ADJOURNMENT

MINUTES
JACKSON MADISON COUNTY HISTORIC ZONING COMMISSION
101 EAST MAIN STREET—SUITE 107—FIRST FLOOR
GEORGE A. SMITH MEETING ROOM
JULY 19, 2021-- 3:30 PM

Members Present: **Sammy West**
 Wayne Arnold
 Jack Wood
 Ann Ewing
 Rowland Fisher
 Councilwoman Marda Wallace

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

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

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

The minutes of the March 15, 2021 meeting were unanimously approved on motion of Jack Wood and seconded by Rowland Fisher.

Consideration of a Certificate of Appropriateness for property located at 207 Division Avenue for demolition and new construction within a RG-1/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 property and the reason for the request.

The staff recommended approval of the request due to it not interfering with the side or front public facades, the compatibility of nearby structures and being able to meet all setbacks.

A motion to approve the demolition and new structure at 207 Division Avenue was made by Wayne Arnold, seconded by Ann Ewing. Motion passed unanimously.

Afterwards, there was some discussion about seeking grants for street signage in the future to replace all street signage in the historic and conservation area to bring awareness of the Historic District.

There being no further business, the meeting was adjourned.

STAFF RECOMMENDATION

FOR THE SEPTEMBER 20, 2021 MEETING

Consideration of a Certificate of Appropriateness for property located at 907 North Highland Avenue for exterior alteration or repair and new construction within a RG-2/H (General Residential/Historic) District

Mr. Sammy West, on behalf of Dr. Ariel Khanimov, has made a request for Certificate of Appropriateness approval from the Historic Zoning Commission for the repair of existing structure and the new construction of a detached parking garage.

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.

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.

Windows

The original size and shape of windows should be maintained. The original number and arrangement of panes should be maintained. The characteristic window shape appropriate for the area is vertically rectangular (higher than it is wide). Horizontal windows and picture windows are generally not appropriate. Shiny, raw aluminum storm windows and screens are not appropriate. Blind stop storm windows painted to match

sash color may be appropriate. Shutters, unless appropriate to the style of the building, should not be introduced. Shutters should fit an opening in height and width so that if they were closed, the opening would be covered. New window openings should not be introduced unless they match the existing window configuration and their placement harmonizes with the existing rhythm of openings. Original windows should not be filled in.

Doors

The original size and shape of door openings should be maintained. Original transom side lights and doors should be maintained. Replacement doors should be compatible with original doors in terms of style and material. Flush doors are generally inappropriate. Shiny aluminum storm doors and screen doors are not appropriate. Blind stop, full-view storm doors, painted to match the doorframe, are appropriate. Generally, new door openings should not be introduced to facades visible from the street. Original door openings should not be filled in.

Architectural Details

Original details should not be removed. The replacement of irreparable details should be made with close visual approximations of the originals. The replacement of missing original details should be based on accurate duplication, or should be close visual approximations of the originals, based on historic, physical, or pictorial documentation. Architectural details of any period or style not original to the building should not be introduced. Changes that have taken place in the course of time which are evidence of the history and development of a building and its environment may have acquired significance in their own right; their significance should be recognized and respected.

Materials

Original building materials include wood, brick, stone, terra cotta, and stucco. Original roof materials include slate, metal, and, on twentieth century buildings, asphalt shingles. Original building and roofing materials should be retained. If replacement is necessary, it should be with original materials or close visual approximations of the original.

Masonry

Masonry repointing should be done with care to match the original mortar color. The use of Portland cement should be avoided when repointing old brick. Original tooling configuration and joint width should be maintained. Cleaning should be done with the gentlest means possible. Since sandblasting causes severe damage to brick and mortar, its use should be avoided. The painting of brick is inappropriate unless it is mismatched or so deteriorated that it cannot withstand weather. If painting is necessary, original natural colors should be used. Painting of stone is inappropriate.

Outbuildings

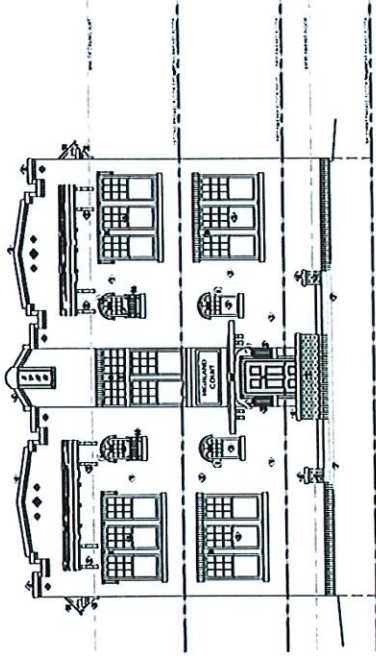
Garages and storage buildings should reflect the character of the existing house and surrounding buildings and should be compatible in terms of height, scale, roof shape, materials, texture, and details. Garages, if visible from the street, should be situated on the lot as historically traditional for the neighborhood. The location and design of

outbuildings should not be visually disruptive to the character of the surrounding buildings.

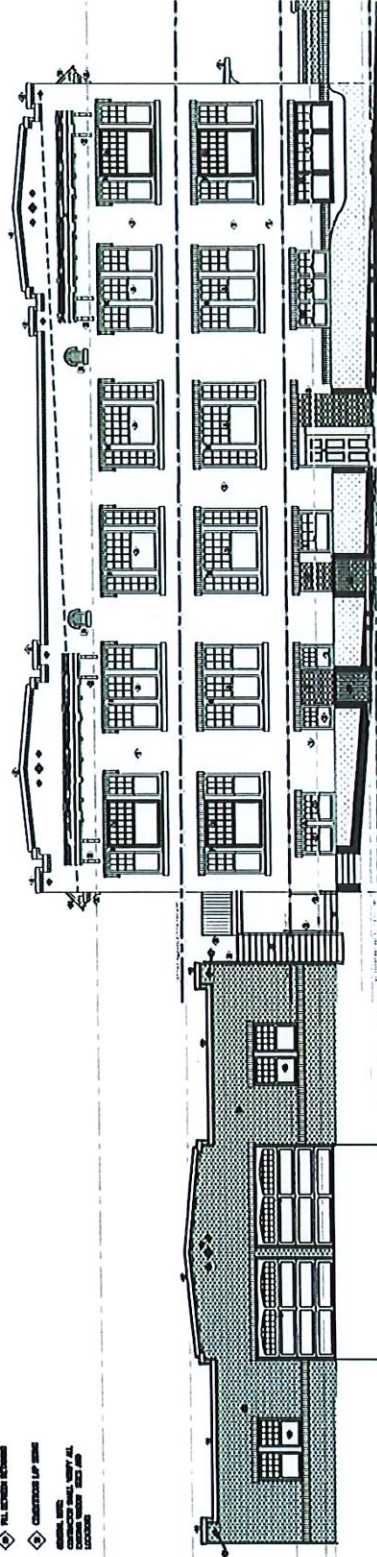
The staff's opinion supports your decision in this matter.

ELEVATION KEY NOTES

- 1. TEXT PRINT A CREAM BRICK
- 2. BRICK ARCADE STRUCTURE
- 3. SERVICE WINDOW
- 4. SERVICE WINDOW COP
- 5. METAL SIGN COZY
- 6. BRICK MAIL
- 7. CHURCH SHOP & SHOP
- 8. BRICK MAIL MAIL
- 9. ARCADE ENTRY
- 10. ARCADE SHOPFRONT
- 11. BRICK SIGN & SERVICE WINDOW COZY
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2 EAST ELEVATION



1 SOUTH ELEVATION



EXTERIOR
ELEVATIONS

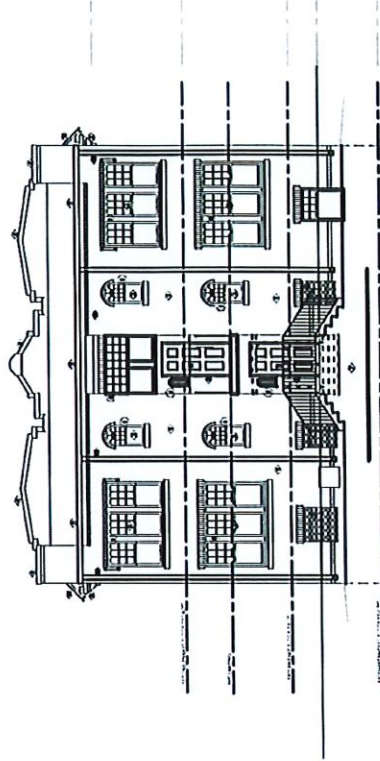
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| NO. | REVISION | DATE |
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| 1 | ISSUED FOR PERMIT | 08/11/2020 |
| 2 | ISSUED FOR PERMIT | 08/11/2020 |
| 3 | ISSUED FOR PERMIT | 08/11/2020 |
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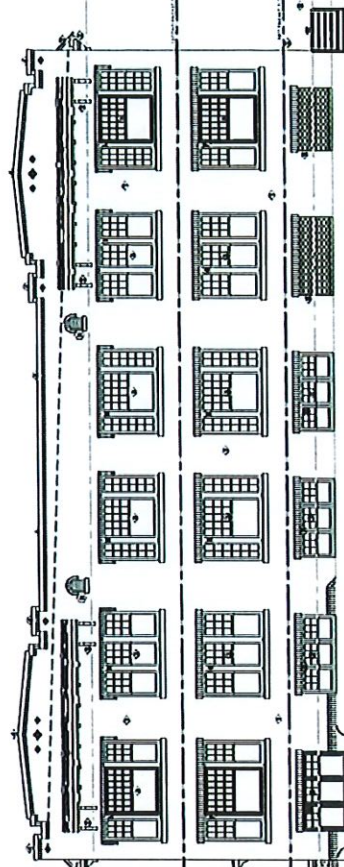
ELEVATION KEY NOTES

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2 WEST ELEVATION
3/8" = 1'-0"

NOT FOR CONSTRUCTION



1 NORTH ELEVATION
3/8" = 1'-0"

EXTERIOR
ELEVATIONS

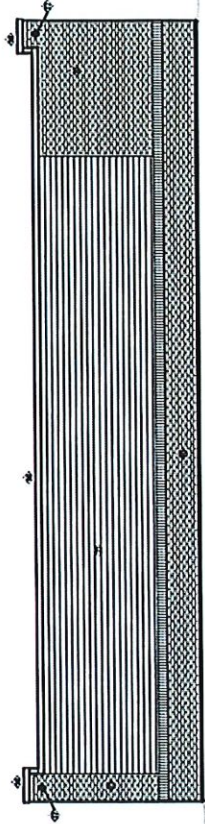
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ELEVATION KEY NOTES

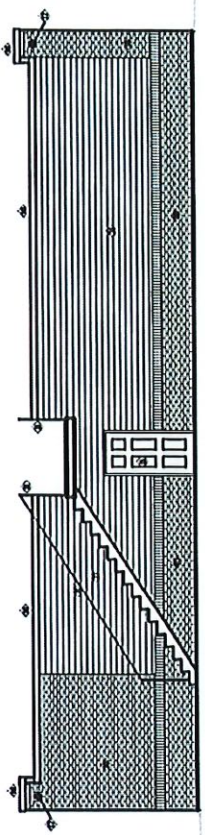
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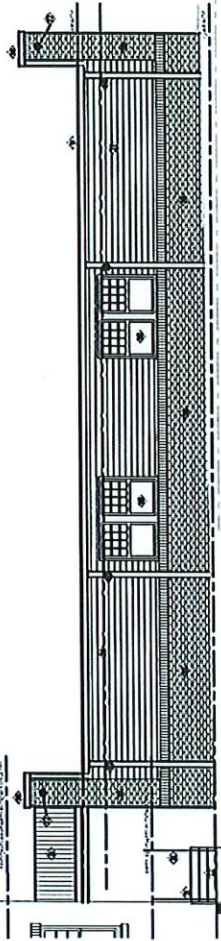
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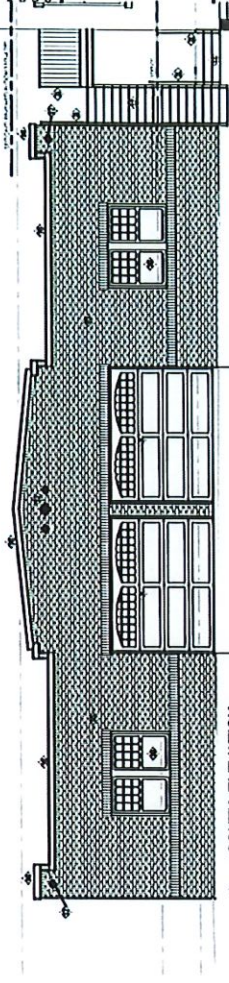
4 WEST ELEVATION
1/8" = 1'-0"



3 EAST ELEVATION
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2 NORTH ELEVATION
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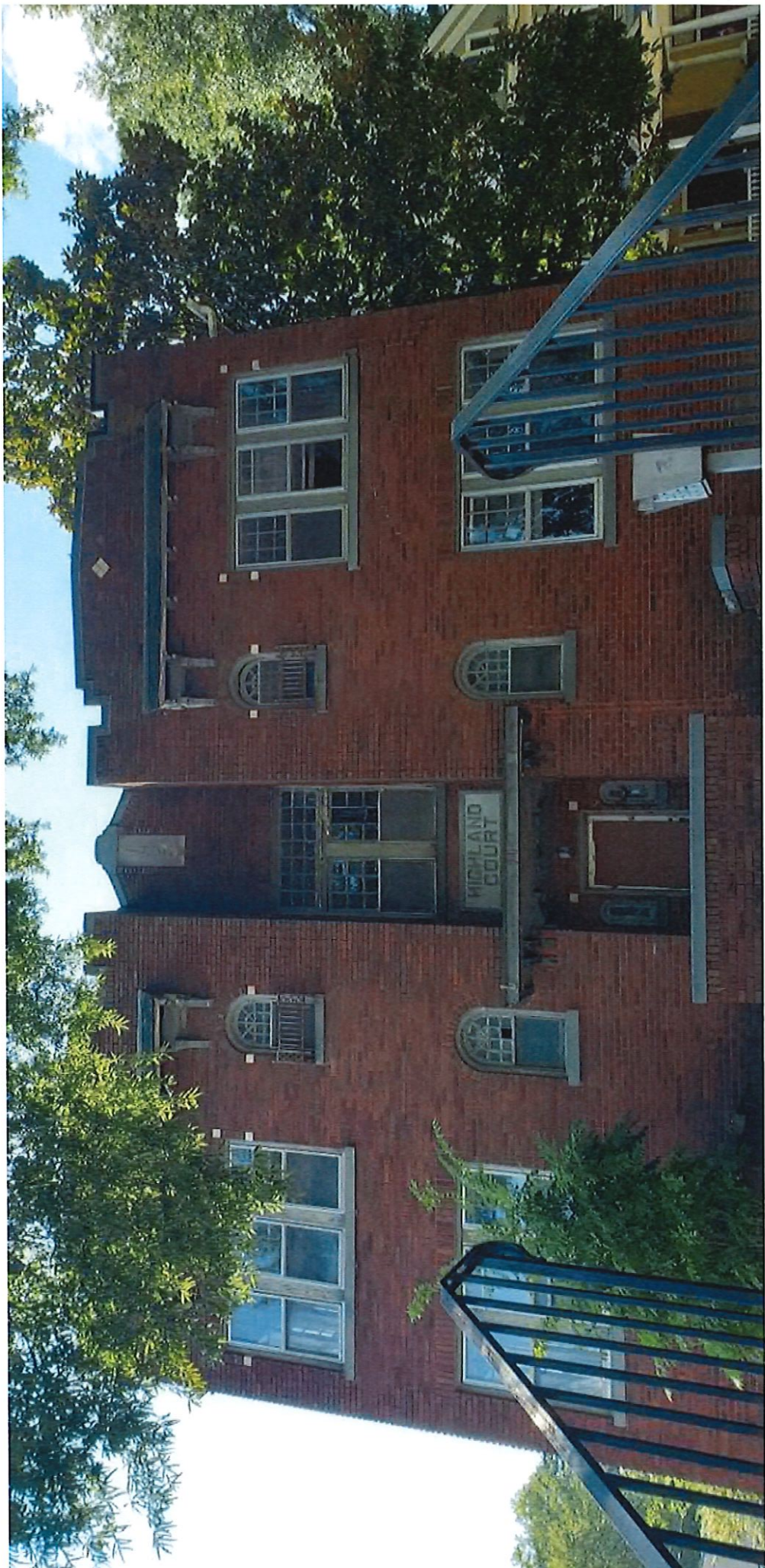


1 SOUTH ELEVATION
1/8" = 1'-0"

GARAGE
ELEVATIONS

A 4.03

NOT FOR CONSTRUCTION







Google Maps 114 Division Ave

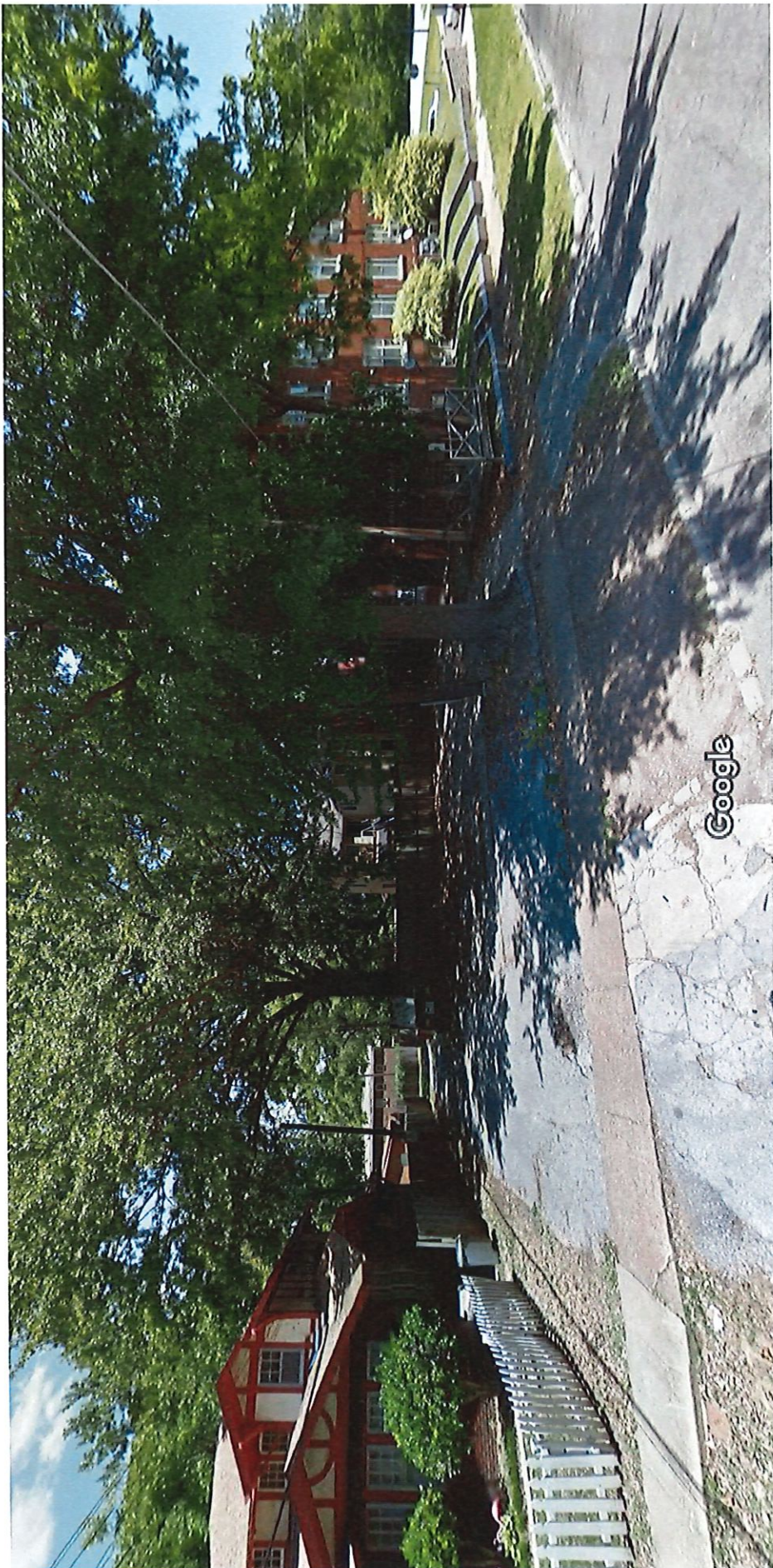


Image capture: Jun 2012 © 2021 Google

Jackson, Tennessee



Street View - Jun 2012

STAFF RECOMMENDATION
FOR THE SEPTEMBER 20, 2021 MEETING

Consideration of a Certificate of Appropriateness for property located at 331 North Highland Avenue for new construction within a RG-2/H (General Residential/Historic) District

Mr. Frankie Elliott has made a request for Certificate of Appropriateness approval from the Historic Zoning Commission for the new construction on the property of 331 North Highland 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;
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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 due to the compatibility of nearby structures.

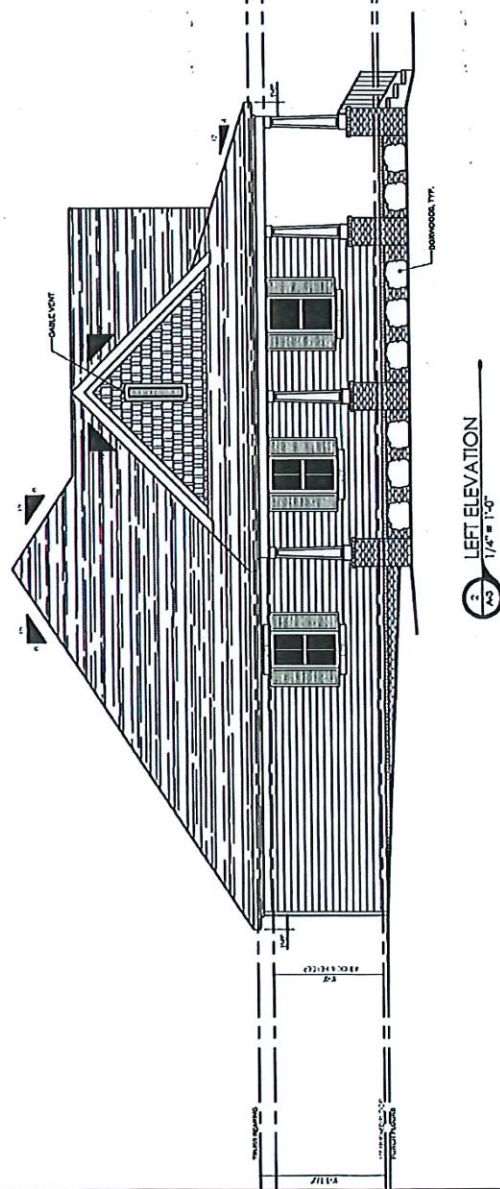
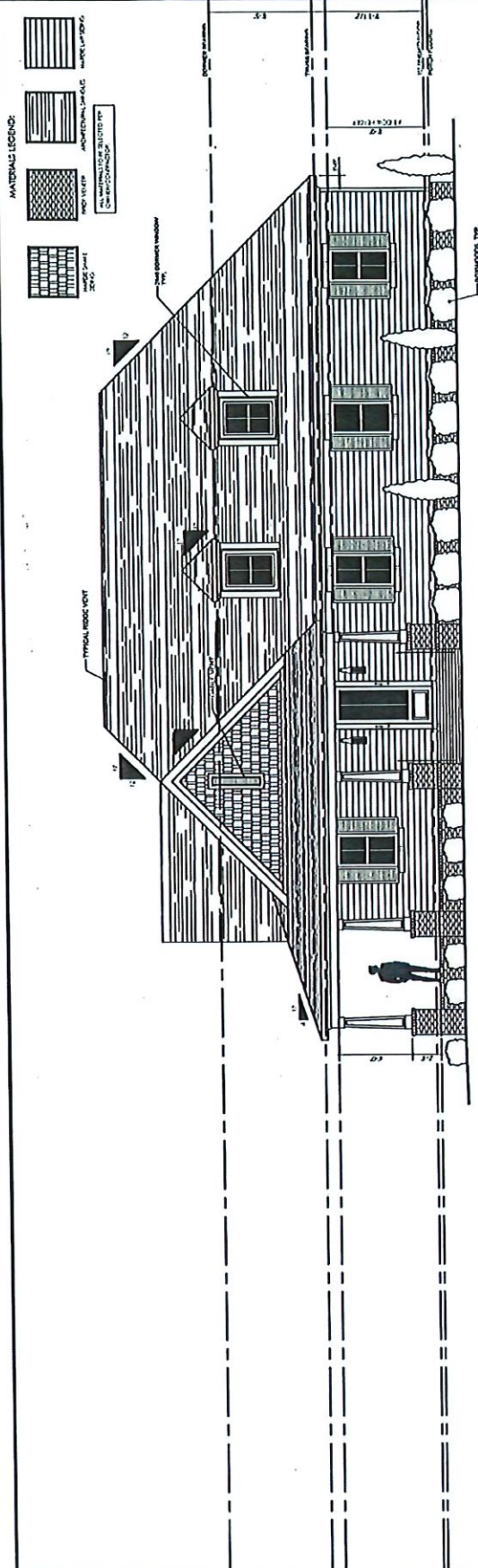
THE DESIGN SHOP

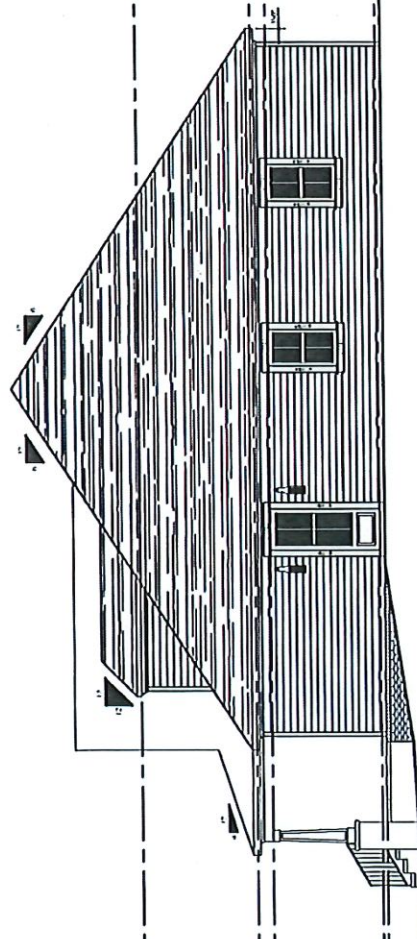
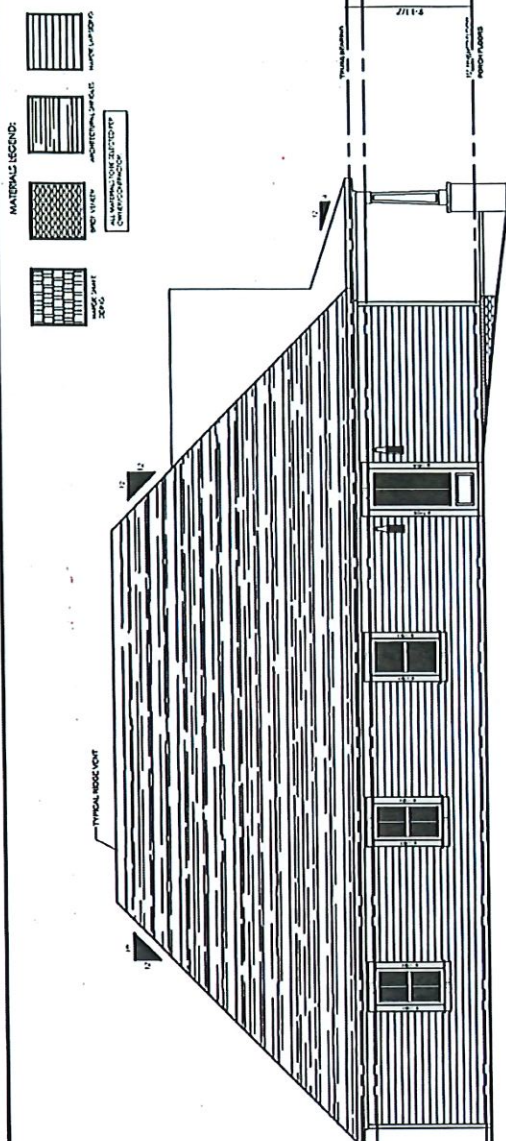
1. THESE DOCUMENTS ARE CONSIDERED TO BE DESIGN DOCUMENTS AND ARE A GRAPHICAL REPRESENTATION OF THE DESIGNER'S INTENT FOR THE STRUCTURE. THE CONTRACTOR MAY USE HIS/HER TYPICAL AND STANDARD METHODS OF CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE ACTUAL SIZE, COORDINATION, LOCATION, AND SPACING, ETC. OF ALL STRUCTURAL MEMBERS AND CONNECTIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL STRUCTURAL ITEMS AND CONNECTIONS MUST MEET REQUIREMENTS OF THE BUILDING CODE OF JURISDICTION.
2. ALL LABORS, MATERIALS AND INSTALLATION METHODS MUST COMPLY WITH ALL CODES, RULES AND REGULATIONS OF ALL AUTHORITIES HAVING JURISDICTION. ANY DISCREPANCY WITH THESE RULES AND REGULATIONS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE DESIGNER AND/OR OWNER FOR IMMEDIATE RESOLUTION. IF ANY CHANGE TO THE PLANS OCCURS AS A RESULT OF A CODE OR RULES DISCREPANCY, THE CONTRACTOR SHALL BE GIVEN THE OPPORTUNITY TO ADJUST THE DESIGN, IF NECESSARY, ONLY FOR THE SAID CHANGES.
3. THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS, NOTES AND CONDITIONS ON SITE BEFORE ANY CONSTRUCTION IS TO BEGIN. ANY DISCREPANCY OF MATERIALS MAY BECOME AN ITEM TO BE CHANGED. NO ADDITIONAL CHARGE ORDERS MAY BE CHARGED ON ACCOUNT OF DISCREPANCIES BETWEEN ON-SITE DIMENSIONS AND THE DIMENSIONS ON THE PLANS UNLESS A CHARGE UPON BY THE DESIGNER AND/OR OWNER. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR THE DESIGN AND QUALITY OF ALL WORK.
4. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY PROTECTION OF EXISTING AND NEW WORK.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATELY BRACING AND PROTECTING ALL WORK DURING CONSTRUCTION AGAINST DAMAGE FROM COLLISION, DETENTION AND MISALIGNMENT ACCORDING TO APPLICABLE CODES AND STANDARDS.
6. THE CONTRACTOR SHALL REPAIR ANY ITEMS DAMAGED AS A RESULT OF BUILDING OPERATIONS TO THE ORIGINAL CONDITION AND SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE TRUE INTENT OF THE PLANS TO THE SATISFACTION OF THE DESIGNER AND/OR OWNER.
7. ANY DISTURBANCE OR DAMAGE TO THE EXISTING BUILDINGS OR UTILITIES, EITHER DIRECTLY OR INDIRECTLY FROM THE OPERATION OF THIS CONTRACT, SHALL BE IMMEDIATELY REPAIRED, RESTORED OR REPLACED TO THE SATISFACTION OF OWNER AT THE EXPENSE OF THE CONTRACTOR.
8. ALL TRANSITIONS OF NEW WORK TO ANY EXISTING STRUCTURE SHALL BE CAREFULLY EXECUTED. EXISTING CONSTRUCTION SHALL BE REPAIRED AS NEEDED AND PATCHED TO MATCH FINISHES OF EXISTING SURFACES.
9. THE CONTRACTOR SHALL COORDINATE WORK WITH MECHANICAL, ELECTRICAL AND PLUMBING TRADES FOR ALL NECESSARY OPENINGS AND PENETRATIONS THROUGH WALLS, CEILINGS AND FLOOR.
10. ALL EXPOSED PIPES OR CONDUITS IN FINISHED AREAS, WHEN SHOWN ON DRAWINGS OR NOT, SHALL BE FINISHED OFF WITH AN APPROPRIATE MATERIAL FINISH MATERIAL APPROVED BY THE DESIGNER AND/OR OWNER.
11. ALL PLUMBING, ELECTRICAL AND MECHANICAL WORK WHICH WILL BE ABANDONED FOR PROPOSED CONSTRUCTION WORK SHALL BE CUT BACK, REQUIRED, CAPPED OFF.
12. ALL MATERIALS AND CONSTRUCTION TO BE INCORPORATED IN THE PROJECT SHALL BE IN STRICT ACCORDANCE WITH THE SPECIFICATIONS OF THE MANUFACTURER, THE MANUFACTURER'S SPECIFICATIONS APPLICABLE AND SHALL CONFORM TO THE STANDARDS AND RECOMMENDATIONS OF THE VARIOUS TRADE ENTITIES (A.C.I., A.I.T.C., ETC.) WHERE APPLICABLE.
13. LOCATION OF ACCESS DOORS SUPPLIED BY MECHANICAL TRADES AND INSTALLED BY OTHERS SHALL BE DETERMINED IN THE FIELD THROUGH COORDINATION OF TRADES. LOCATIONS OF LIGHT FUTURES SHALL GOVERN POSITION OF DUCTS AND PIPES FOR ACCESS TO THE SYSTEMS. ACCESS TO LIGHTS, CHILLS, ROSSERS, CONCEALED BY CASWORK, ETC.
14. CONTRACTOR TO CONTACT THE DESIGNER AND/OR HOMEOWNER WITH ANY UNCERTAINTY OF DESIGN INTENT ON PLANS PRIOR TO ANY WORK IN SAID AREA.

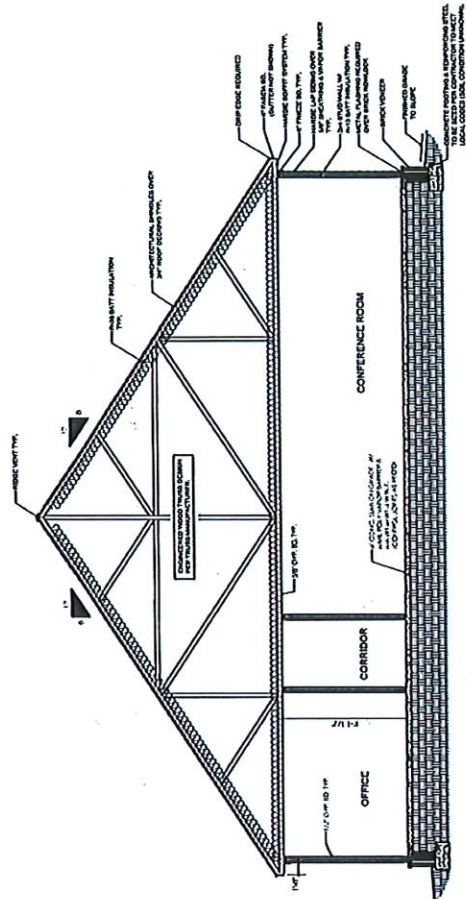
| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| 0 | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 |
|---|---|---|---|---|---|---|---|---|---|

| Occ. | Water Closets | Urinals | Drinking Fountains | Service Sink |
|------|---------------|---------|--------------------|--------------|
| | M. | F. | M. | F. |
| B. | 1 | 1 | 1 | 1 |

1 MAIN FLOOR PLAN
A-1 1/4" = 1'-0" 3,000 SF HTD.







CROSS SECTION
1/4" = 1'-0"

TS

MSW 525WV35C



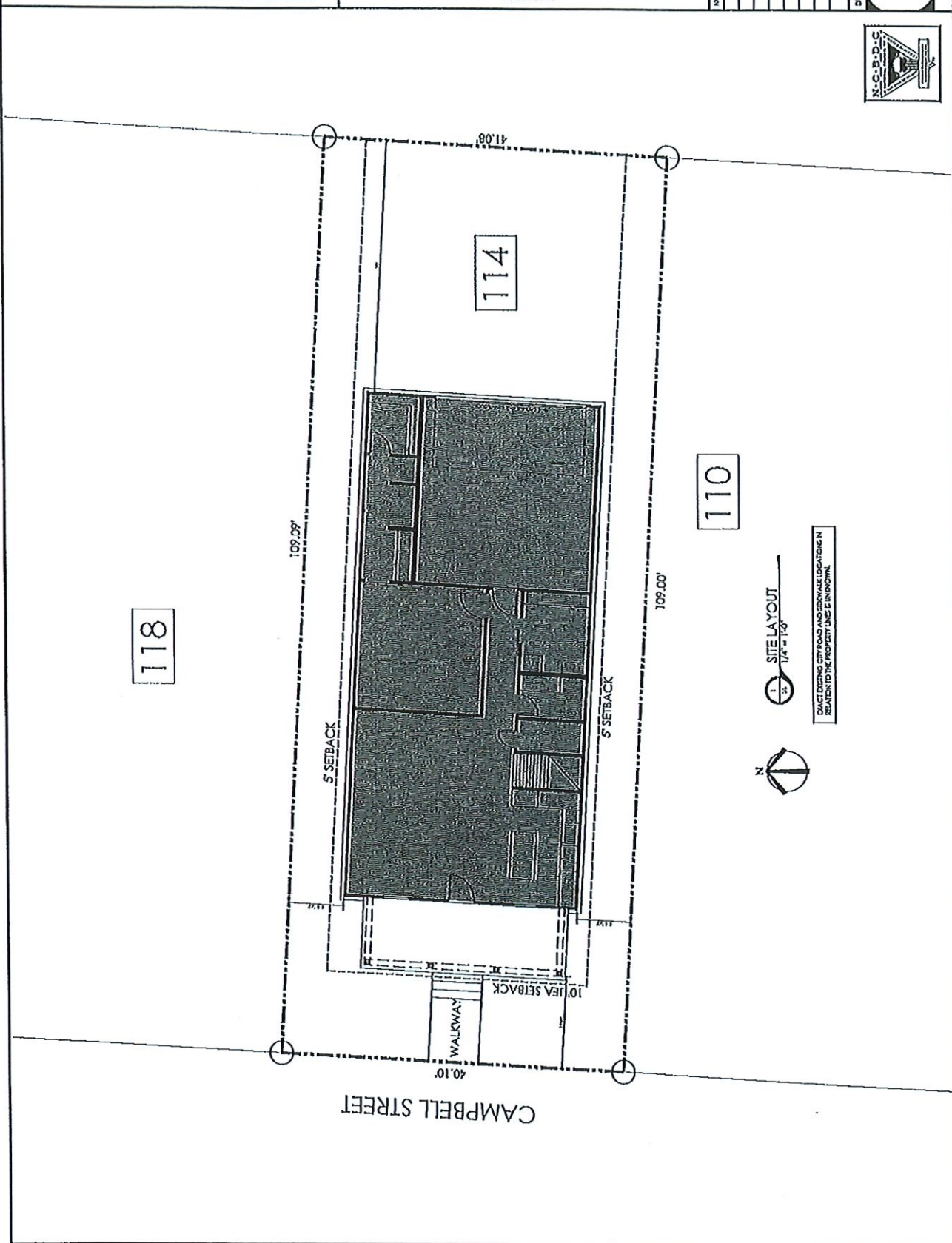
114 CAMPBELL STREET
JACKSON, TN 38301

A NEW HOME DESIGN FOR:

THE LAYOUT

THE DESIGN SHOP
RESIDENTIAL DESIGN

73 HALL AVE JACINTIL 3335 731-616-0216



Highland Court
Renovations

Highland and Division
Jackson, TN 38201

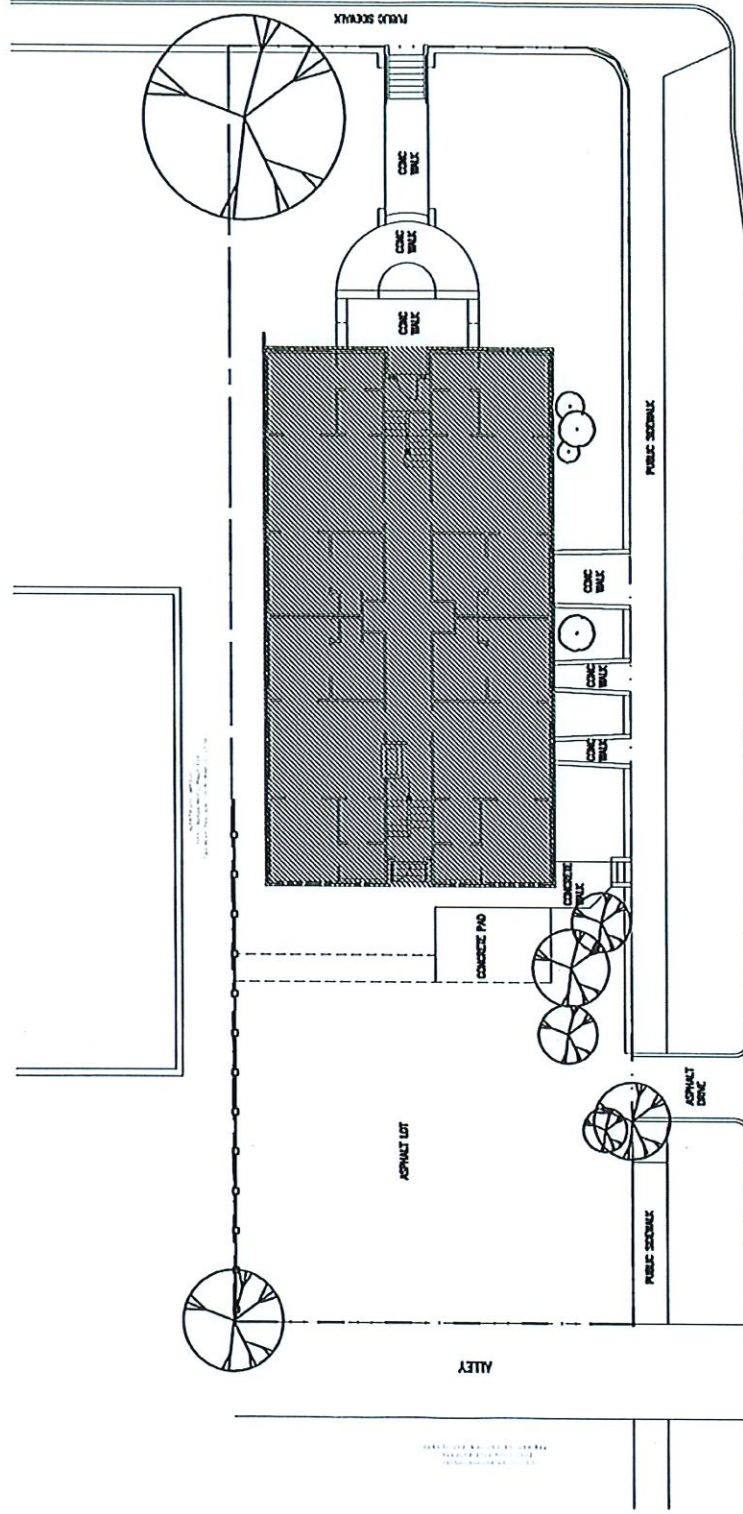


WOLD | HFR DESIGN
113 N. Lamar St.
Jackson, TN 38205

771-471-0000

County: Madison
Owner: SALUTEM REALTY LLC
Address: 907N HIGHLAND AVE
Parcel Number: 078A N 014.00
Dedeed Acreage: 0
Calculated Acreage: .25
Subdivision: MARTIN

TN



| NO. | REVISION | DATE |
|-----|---------------------------|------------|
| 1 | ISSUED FOR PERMIT | 07/15/2020 |
| 2 | REVISED PER CITY COMMENTS | 08/10/2020 |
| 3 | REVISED PER CITY COMMENTS | 08/10/2020 |
| 4 | REVISED PER CITY COMMENTS | 08/10/2020 |
| 5 | REVISED PER CITY COMMENTS | 08/10/2020 |
| 6 | REVISED PER CITY COMMENTS | 08/10/2020 |
| 7 | REVISED PER CITY COMMENTS | 08/10/2020 |
| 8 | REVISED PER CITY COMMENTS | 08/10/2020 |
| 9 | REVISED PER CITY COMMENTS | 08/10/2020 |
| 10 | REVISED PER CITY COMMENTS | 08/10/2020 |

EXISTING
CONDITIONS



DIVISION AVE

1

EXISTING CONDITIONS

C 0.01

A