

AGENDA
JACKSON MADISON COUNTY HISTORIC ZONING COMMISSION
JACKSON CITY HALL--101 EAST MAIN STREET
FIRST FLOOR—GEORGE A. SMITH MEETING ROOM
JUNE 21, 2022 - 3:30 P.M.

- I. CALL TO ORDER/DETERMINATION OF QUORUM
- II. APPROVAL OF MARCH 21, 2021 MINUTES
- III. PUBLIC HEARING
 - 1. Consideration of a Certificate of Appropriateness for property located at 238 Hollywood Drive for a change in exterior finish within a RG-1/C (General Residential/Conservation) 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
MARCH 21, 2022 -- 3:30 PM

Members Present: **Sammy West**
 Wayne Arnold
 Jack Wood
 Loni Harris
 Frannie Smith
 Ann Ewing
 Rowland Fisher

Members Absent: **Herb Slack**

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 November 15, 2021 meeting were unanimously approved on motion of Wayne Arnold and seconded by Loni Harris.

Consideration of a Certificate of Appropriateness for property located at 201 Pleasant Street for a 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 property and the reason for the applicant's request.

It is the staff's opinion to approve this request due to the compatibility of nearby structures.

A motion to approve the new construction at 201 Pleasant Street was made by Wayne Arnold and seconded by Loni Harris. Motion passed unanimously.

Consideration of a Certificate of Appropriateness for property located at 1022 Prospect Avenue for an addition to the existing structure 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 property and the reason for the applicant's request.

It is the staff's opinion to approve this request due to it not interfering with the side or front public facades and being able to meet all setbacks.

A motion to approve the new construction at 1022 Prospect Avenue was made by Wayne Arnold and seconded by Jack Wood. Motion passed unanimously.

There being no further business, the meeting was adjourned.

STAFF RECOMMENDATION

FOR THE JUNE 21, 2022 MEETING

Consideration of a Certificate of Appropriateness for property located at 238 Hollywood Drive for a change in exterior finish within a RG-1/C (General Residential/Conservation) District

Mr. Eric Cross has made a request for Certificate of Appropriateness approval from the Historic Zoning Commission for a change of exterior finish on the property of 238 Hollywood Drive.

Included in the packet for your review are pictures of the existing conditions, 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 / ALTERATION

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 due their already being a mix of exterior finishes in the immediate area.

**HISTORIC ZONING COMMISSION SITE LOCATION
CHANGE IN EXTERIOR FINISH
238 HOLLYWOOD DRIVE**











