

AGENDA

**JACKSON MADISON COUNTY HISTORIC ZONING COMMISSION
JACKSON CITY HALL--101 EAST MAIN STREET
FIRST FLOOR—GEORGE A. SMITH MEETING ROOM
SEPTEMBER 19, 2022 - 3:30 P.M.**

- I. CALL TO ORDER/DETERMINATION OF QUORUM
- II. APPROVAL OF JUNE 21, 2022 MINUTES
- III. PUBLIC HEARINGS
 1. Consideration of a Certificate of Appropriateness for property located at 436 West Grand Street to add a detached accessory structure within a RG-1/C (General Residential/Conservation) District
 2. Consideration of a Certificate of Appropriateness for property located at 524 Wisdom Street to add a new construction within a RG-1/C (General Residential/Conservation) District
 3. Consideration of a Certificate of Appropriateness for property located at 526 Wisdom Street to add a new construction 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
JUNE 21, 2022 -- 3:30 PM

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

Members Absent: **Herb Slack**
Frannie Smith
Loni Harris
Councilwoman Marda Wallace

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 21, 2022 meeting were unanimously approved on motion of Ann Ewing and seconded by Wayne Arnold.

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 – 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 there already being a mix of exterior finishes in the immediate area.

After further review and discussion, the planning staff recommended approval of the request with the following conditions:

1. Remove new door and deck in the front yard; and
2. Reinstall window to match others; and
3. Install sidelights on both sides of the door and under transom window; and
4. Railing for porch and steps will need to be added per building codes; and
5. Design of railing must be reviewed by staff prior to construction.

A motion was made by Ann Ewing and seconded by Rowland Fisher to approve the change in exterior finish at 238 Hollywood Drive, with the following conditions as recommended by the staff. Motion passed unanimously.

There being no further business, the meeting was adjourned.

STAFF RECOMMENDATION
FOR THE SEPTEMBER 19, 2022 MEETING

Consideration of a Certificate of Appropriateness for property located at 436 West Grand Avenue to add a detached accessory structure within a RG-1/C (General Residential/Conservation) District

Mr. Thomas Brown, Jr. has made a request for Certificate of Appropriateness approval from the Historic Zoning Commission for a detached accessory structure on the property of 436 West Grand Ave.

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 Construction 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

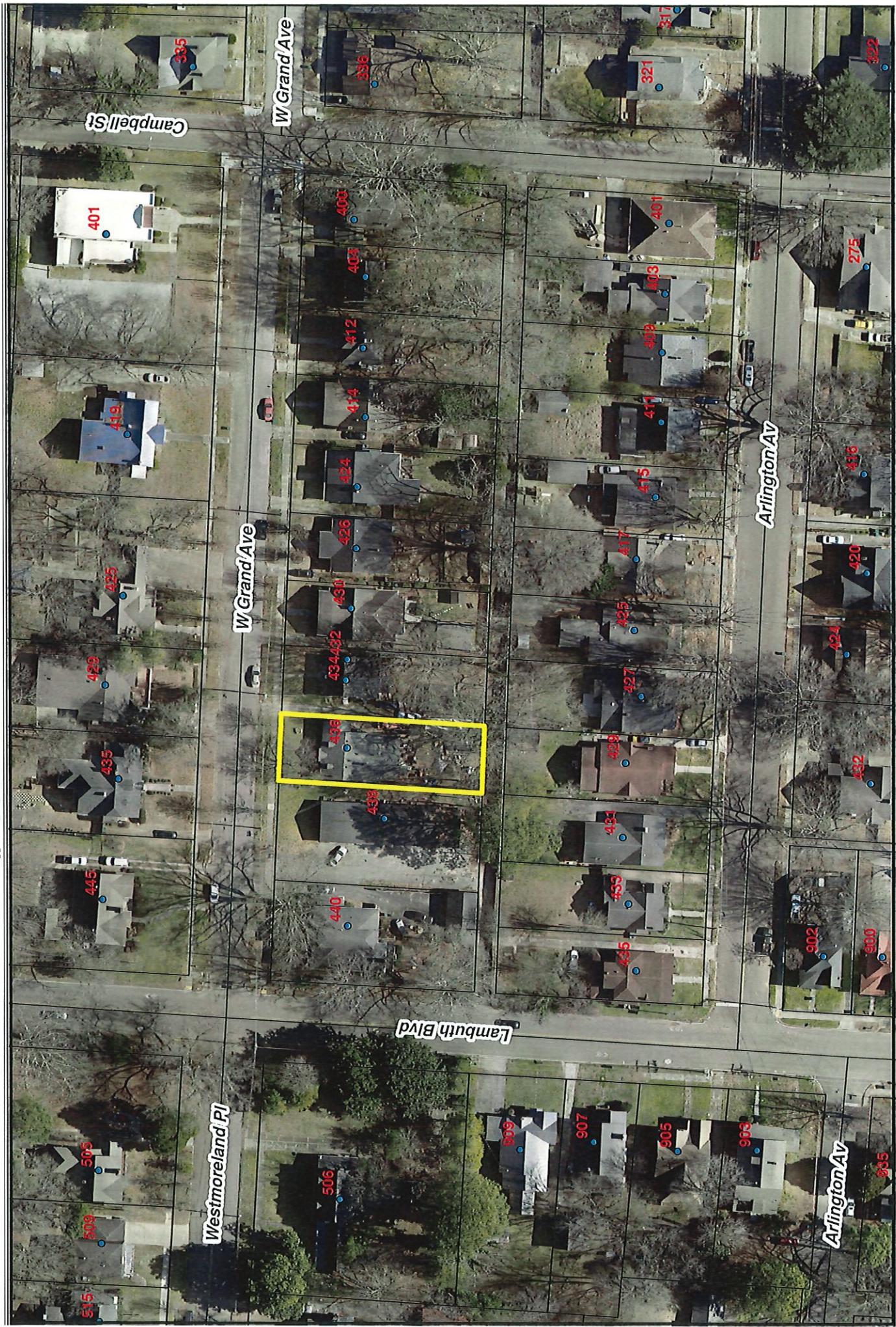
The site orientation of new buildings shall be consistent with that of adjacent buildings and shall be visually compatible. Directional expression shall be compatible with surrounding buildings, whether that expression is vertical, horizontal, or non-directional.

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 to the fact that it will have minimal, if any, visibility from the street.

**HZC SITE LOCATION MAP
DESIGN REVIEW - NEW CARPORT
#436 WEST GRAND STREET**













STAFF RECOMMENDATION
FOR THE SEPTEMBER 19, 2022 MEETING

Consideration of a Certificate of Appropriateness for property located at 524 Wisdom Street to add a new construction within a RG-1/C (General Residential/Conservation) District

Mr. Jon Ellis has made a request for Certificate of Appropriateness approval from the Historic Zoning Commission for a new construction on the property of 524 Wisdom Street

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:

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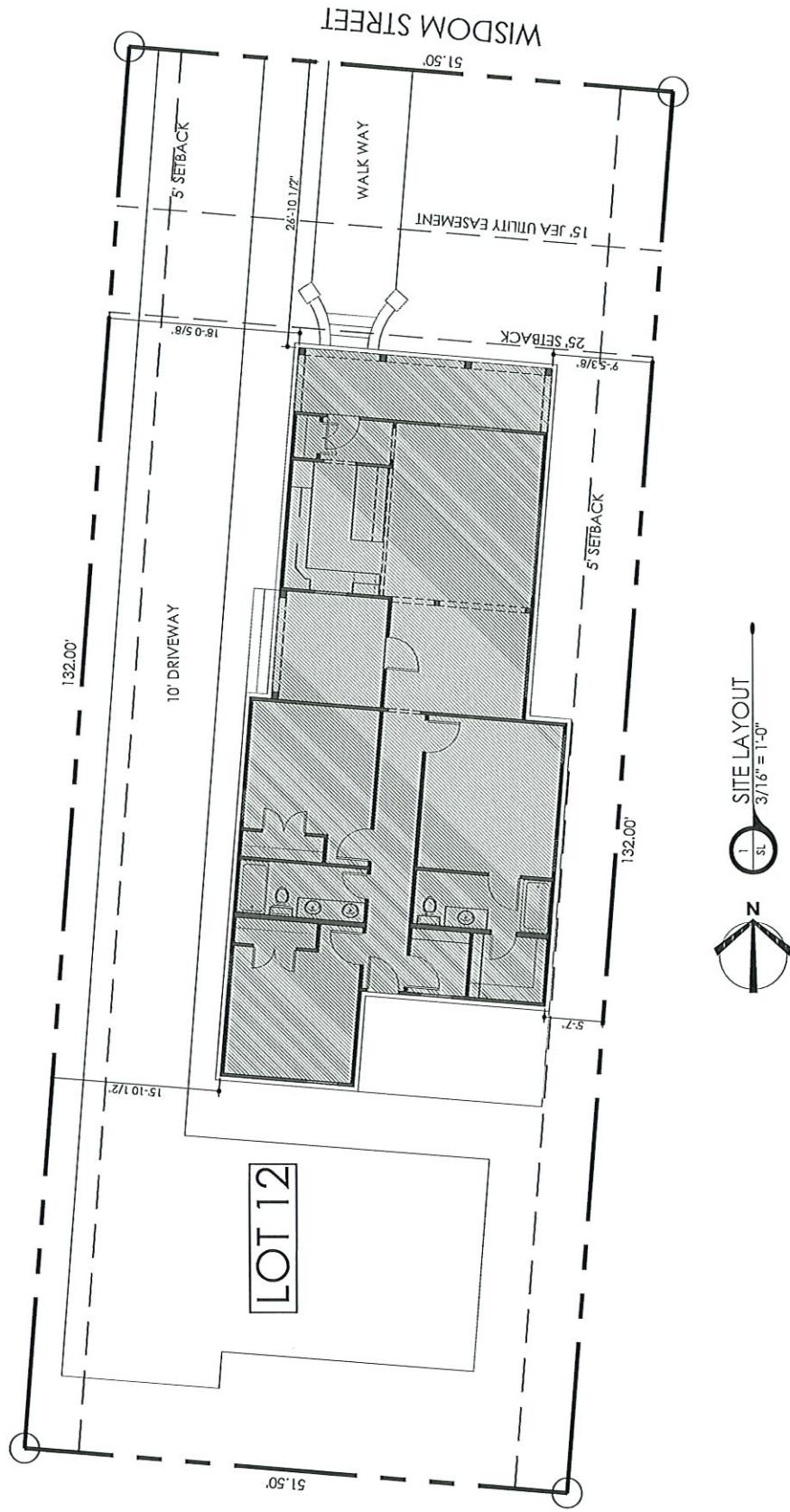
It is the staff's opinion to approve this request due to the compatibility of nearby structures.

CITY H.Z.C. SITE LOCATION MAP
NEW CONSTRUCTION
#524 & #526 WISDOM STREET



THE DESIGN SHOP	RESIDENTIAL DESIGN	JACKSON, TN 38301
MEMBER A B D	AMERICAN INSTITUTE OF BUILDING DESIGN	NO. REVISION DATE
A NEW HOME DESIGN FOR:		DEDICATED BY: HENRY
		DATE: JUNE 22, 2020

LOT 11



A NEW HOME DESIGN FOR:

WISDOM STREET LOT 12

JACKSON, TN 38301

BY

RESIDENTIAL DESIGN THE DESIGN SHOP

THE DESIGN SHOP

A NEW HOME DESIGN FOR:

WISDOM STREET LOT 12

JACKSON, TN 38301

RESIDENTIAL DESIGN INC.

RESIDENTIAL DESIGN INC.

NO. REVISION DATE

DESIGNED BY: MH

CS

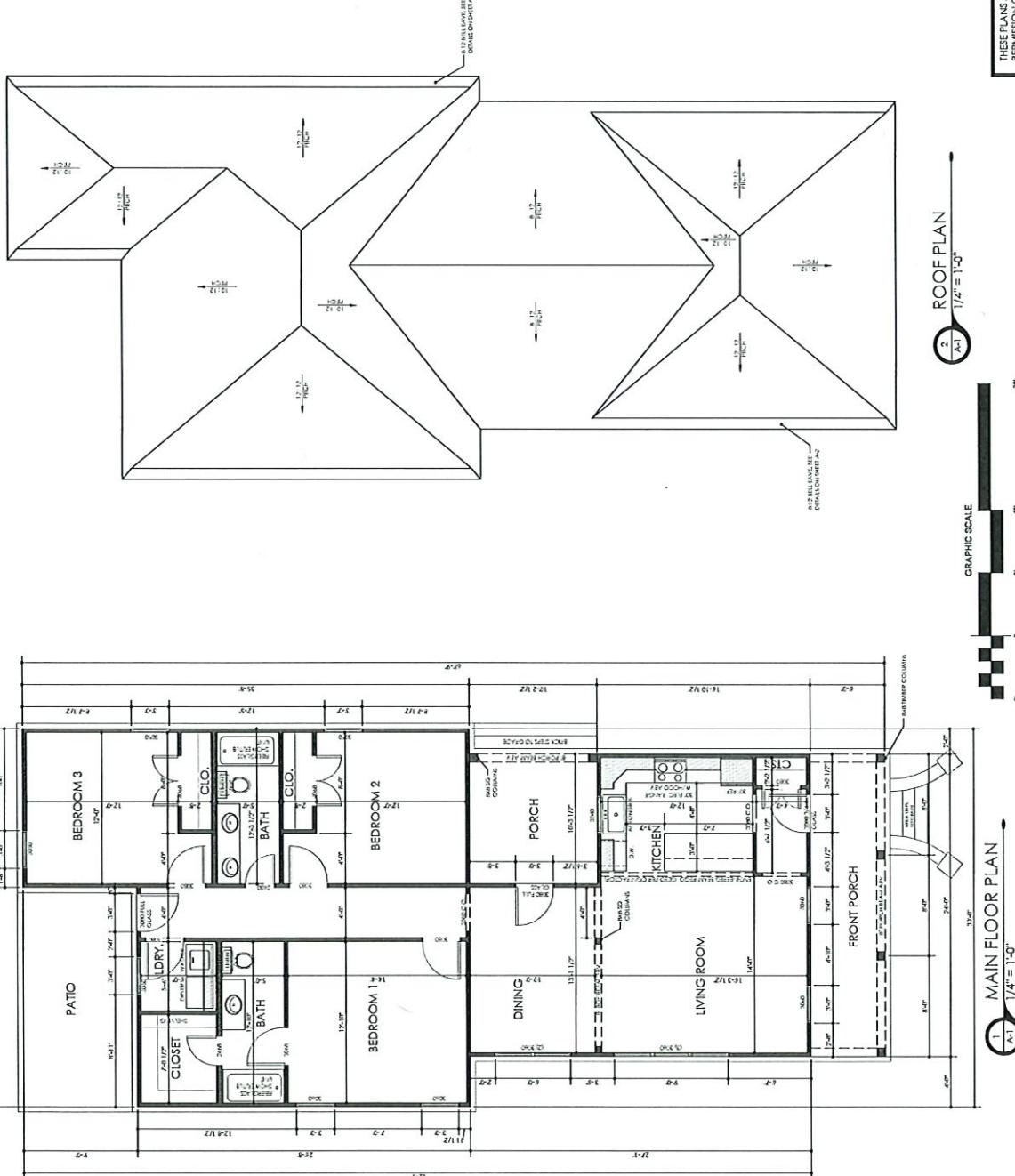
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PERMISSION OF THE DESIGN SHOP, INC. [731-616-0096]

THE DESIGN SHOP
RESIDENTIAL DESIGN
2535 SOUTH BROAD ST., SUITE 3301, 215-961-0936

WISDOM STREET LOT 12
KNEW HOME DESIGN INC.
ACKSON TN 38301

GENERAL EIGHT PLAN NOTES:

1. BURGESS, A. & HANNAH, C. (2007). THE ROLLING STONE GUIDE TO THE 500 GREATEST RECORDS OF ALL TIME. LONDON: HEADLINE PUBLISHING GROUP.
 2. BURGESS, A. (2009). STYLICIDE: THE 500 GREATEST SONGS SINCE 1950. LONDON: HEADLINE PUBLISHING GROUP.
 3. COTTER, M. (2010). THE 500 GREATEST SONGS OF ALL TIME. NEW YORK: ST. MARTIN'S PRESS.
 4. DUNLOP, J. (2009). THE 500 GREATEST SONGS OF ALL TIME. NEW YORK: ST. MARTIN'S PRESS.
 5. FERGUSON, J. (2009). THE 500 GREATEST SONGS OF ALL TIME. NEW YORK: ST. MARTIN'S PRESS.
 6. HORN, J. (2009). THE 500 GREATEST SONGS OF ALL TIME. NEW YORK: ST. MARTIN'S PRESS.
 7. KERZNER, R. (2009). THE 500 GREATEST SONGS OF ALL TIME. NEW YORK: ST. MARTIN'S PRESS.
 8. KERZNER, R. (2010). THE 500 GREATEST SONGS OF ALL TIME. NEW YORK: ST. MARTIN'S PRESS.
 9. KERZNER, R. (2011). THE 500 GREATEST SONGS OF ALL TIME. NEW YORK: ST. MARTIN'S PRESS.
 10. SPYRI, W. (2009). LOGIC 1247.
 11. THOMAS, J. (2009). THE 500 GREATEST SONGS OF ALL TIME. NEW YORK: ST. MARTIN'S PRESS.
 12. WILSON, J. (2009). THE 500 GREATEST SONGS OF ALL TIME. NEW YORK: ST. MARTIN'S PRESS.
 13. WILSON, J. (2010). THE 500 GREATEST SONGS OF ALL TIME. NEW YORK: ST. MARTIN'S PRESS.
 14. WILSON, J. (2011). THE 500 GREATEST SONGS OF ALL TIME. NEW YORK: ST. MARTIN'S PRESS.
 15. WILSON, J. (2012). THE 500 GREATEST SONGS OF ALL TIME. NEW YORK: ST. MARTIN'S PRESS.
 16. WILSON, J. (2013). THE 500 GREATEST SONGS OF ALL TIME. NEW YORK: ST. MARTIN'S PRESS.
 17. WILSON, J. (2014). THE 500 GREATEST SONGS OF ALL TIME. NEW YORK: ST. MARTIN'S PRESS.
 18. WILSON, J. (2015). THE 500 GREATEST SONGS OF ALL TIME. NEW YORK: ST. MARTIN'S PRESS.
 19. WILSON, J. (2016). THE 500 GREATEST SONGS OF ALL TIME. NEW YORK: ST. MARTIN'S PRESS.
 20. WILSON, J. (2017). THE 500 GREATEST SONGS OF ALL TIME. NEW YORK: ST. MARTIN'S PRESS.
 21. WILSON, J. (2018). THE 500 GREATEST SONGS OF ALL TIME. NEW YORK: ST. MARTIN'S PRESS.
 22. WILSON, J. (2019). THE 500 GREATEST SONGS OF ALL TIME. NEW YORK: ST. MARTIN'S PRESS.
 23. WILSON, J. (2020). THE 500 GREATEST SONGS OF ALL TIME. NEW YORK: ST. MARTIN'S PRESS.
 24. WILSON, J. (2021). THE 500 GREATEST SONGS OF ALL TIME. NEW YORK: ST. MARTIN'S PRESS.
 25. WILSON, J. (2022). THE 500 GREATEST SONGS OF ALL TIME. NEW YORK: ST. MARTIN'S PRESS.
 26. WILSON, J. (2023). THE 500 GREATEST SONGS OF ALL TIME. NEW YORK: ST. MARTIN'S PRESS.
 27. WILSON, J. (2024). THE 500 GREATEST SONGS OF ALL TIME. NEW YORK: ST. MARTIN'S PRESS.
 28. WILSON, J. (2025). THE 500 GREATEST SONGS OF ALL TIME. NEW YORK: ST. MARTIN'S PRESS.
 29. WILSON, J. (2026). THE 500 GREATEST SONGS OF ALL TIME. NEW YORK: ST. MARTIN'S PRESS.
 30. WILSON, J. (2027). THE 500 GREATEST SONGS OF ALL TIME. NEW YORK: ST. MARTIN'S PRESS.
 31. WILSON, J. (2028). THE 500 GREATEST SONGS OF ALL TIME. NEW YORK: ST. MARTIN'S PRESS.
 32. WILSON, J. (2029). THE 500 GREATEST SONGS OF ALL TIME. NEW YORK: ST. MARTIN'S PRESS.
 33. WILSON, J. (2030). THE 500 GREATEST SONGS OF ALL TIME. NEW YORK: ST. MARTIN'S PRESS.
 34. WILSON, J. (2031). THE 500 GREATEST SONGS OF ALL TIME. NEW YORK: ST. MARTIN'S PRESS.
 35. WILSON, J. (2032). THE 500 GREATEST SONGS OF ALL TIME. NEW YORK: ST. MARTIN'S PRESS.
 36. WILSON, J. (2033). THE 500 GREATEST SONGS OF ALL TIME. NEW YORK: ST. MARTIN'S PRESS.
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 41. WILSON, J. (2038). THE 500 GREATEST SONGS OF ALL TIME. NEW YORK: ST. MARTIN'S PRESS.
 42. WILSON, J. (2039). THE 500 GREATEST SONGS OF ALL TIME. NEW YORK: ST. MARTIN'S PRESS.
 43. WILSON, J. (2040). THE 500 GREATEST SONGS OF ALL TIME. NEW YORK: ST. MARTIN'S PRESS.
 44. WILSON, J. (2041). THE 500 GREATEST SONGS OF ALL TIME. NEW YORK: ST. MARTIN'S PRESS.
 45. WILSON, J. (2042). THE 500 GREATEST SONGS OF ALL TIME. NEW YORK: ST. MARTIN'S PRESS.
 46. WILSON, J. (2043). THE 500 GREATEST SONGS OF ALL TIME. NEW YORK: ST. MARTIN'S PRESS.
 47. WILSON, J. (2044). THE 500 GREATEST SONGS OF ALL TIME. NEW YORK: ST. MARTIN'S PRESS.
 48. WILSON, J. (2045). THE 500 GREATEST SONGS OF ALL TIME. NEW YORK: ST. MARTIN'S PRESS.
 49. WILSON, J. (2046). THE 500 GREATEST SONGS OF ALL TIME. NEW YORK: ST. MARTIN'S PRESS.
 50. WILSON, J. (2047). THE 500 GREATEST SONGS OF ALL TIME. NEW YORK: ST. MARTIN'S PRESS.



THE DESIGN SHOP
RESIDENTIAL DESIGN

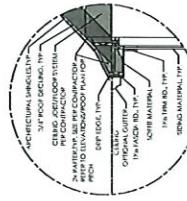
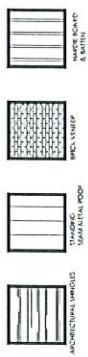
MEMBERSHIP
A.I.
B.D.C.

WISDOM STREET LOT 12
A NEW HOME DESIGN FOR:
JACKSON, TN 38301

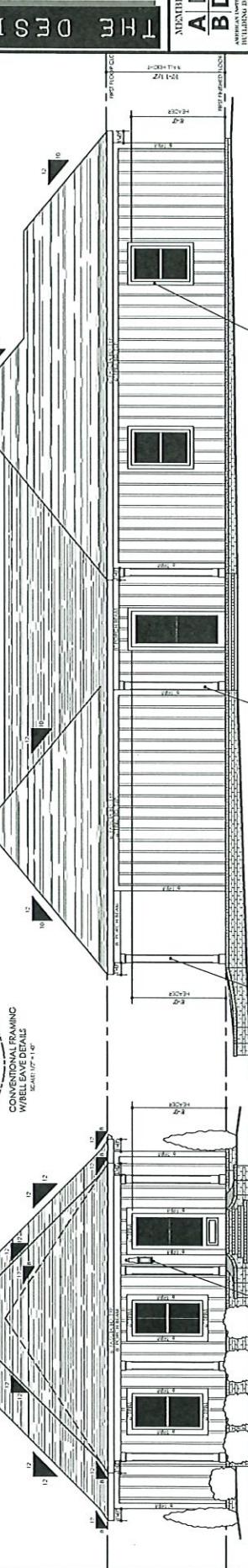
AMERICAN INSTITUTE
OF ARCHITECTS

A-2
NO. REVISION DATE
DESIGNED BY: MSH
JUNE 26, 2020

MATERIALS LEGEND:

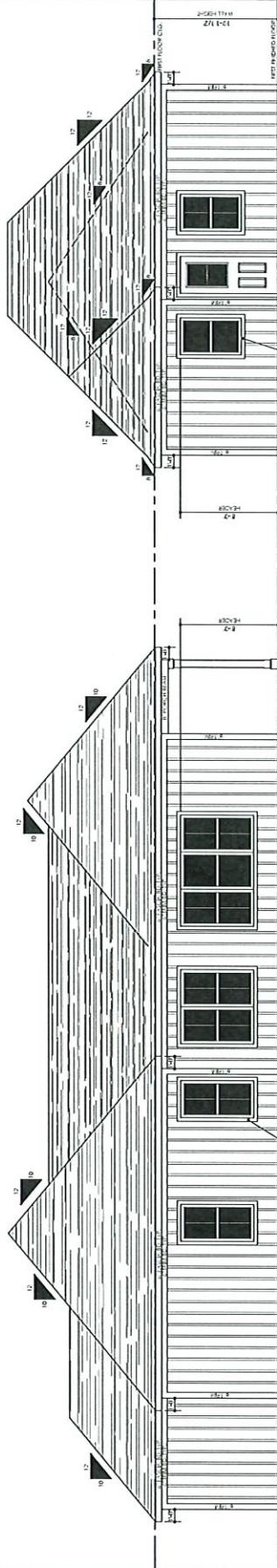


CONVENTIONAL FRAMING
WELL EAVES DETAILS



RIGHT ELEVATION
 $1/4'' = 1'-0''$

AMERICAN INSTITUTE
OF ARCHITECTS



LEFT ELEVATION
 $1/4'' = 1'-0''$



REAR ELEVATION
 $1/4'' = 1'-0''$



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STAFF RECOMMENDATION
FOR THE SEPTEMBER 19, 2022 MEETING

Consideration of a Certificate of Appropriateness for property located at 526 Wisdom Street to add a new construction within a RG-1/C (General Residential/Conservation) District

Mr. Jon Ellis has made a request for Certificate of Appropriateness approval from the Historic Zoning Commission for a new construction on the property of 526 Wisdom Street.

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

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

**CITY H.Z.C. SITE LOCATION MAP
NEW CONSTRUCTION
#524 & #526 WISDOM STREET**



THE DESIGN SHOP
RESIDENTIAL DESIGN

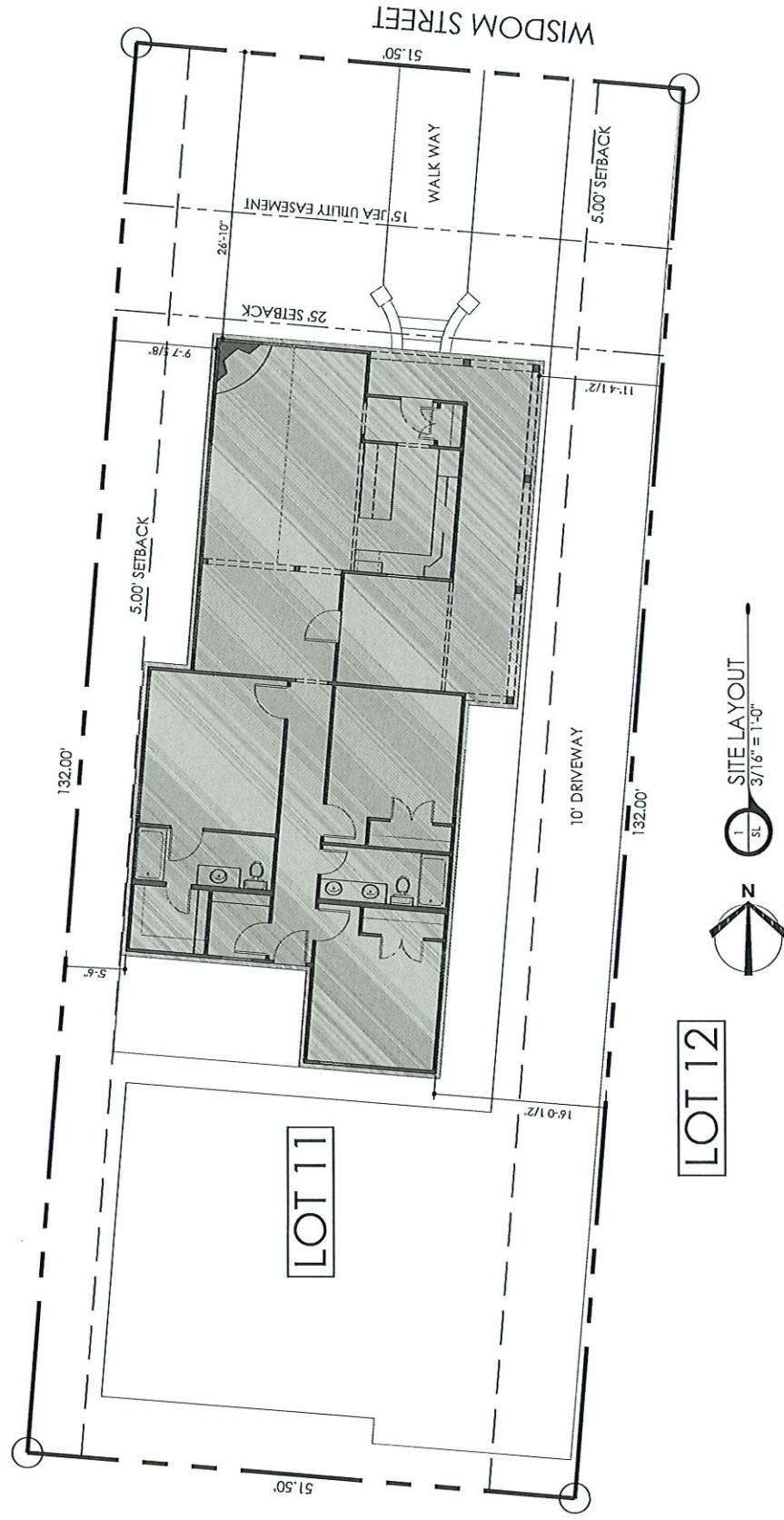
MEMBER
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AMERICAN INSTITUTE
OF BUILDING DESIGN

JACKSON, TN 38301
WISDOM STREET LOT 11
A NEW HOME DESIGN FOR:



NO. REVISION DATE
DEDICATED BY: MH
MAY 21, 2022

SL



A NEW HOME DESIGN FOR:

WISDOM STREET LOT 11

JACKSON, TN 38301

BY

THE DESIGN SHOP
RESIDENTIAL DESIGN

THE DESIGN SHOP	RESIDENTIAL DESIGN	MEMBER AIA BID AMERICAN INSTITUTE OF HISTORIC BUILDINGS DESIGN	WISDOM STREET LOT 11 A NEW HOME DESIGN FOR: JACKSON, TN 38301	N.C.B.D.C. NATIONAL COUNCIL OF BUILDING DESIGNERS CERTIFIED DESIGNER	NO. REVISION DATE _____	DESIGNED BY: MSH CS MAY 21, 2022
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THE DESIGN SHOP

WISDOM STREET LOT 11

A NEW HOME DESIGN FOR:

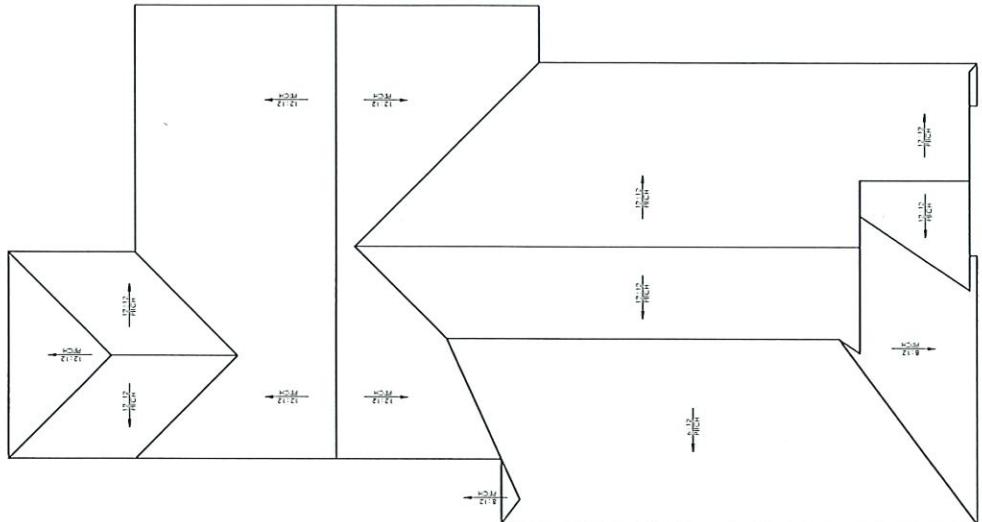
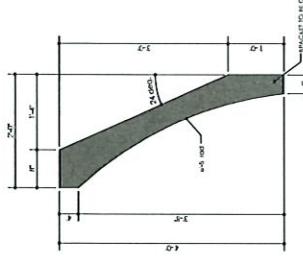
GENERAL FLOOR PLAN NOTES:

1. ALL DIMENSIONS ARE SHOWN IN FEET AND INCHES. NO FRACTIONAL INCHES ARE ACCEPTED. EXCEPT WHERE NOTED, NO FRACTIONAL INCHES ARE ACCEPTED. EXCEPT WHERE NOTED.
2. ALL PLUMBING WALLS ARE TO 5 1/2".
3. ALL DROPPED CEILINGS HAVE A 9' X 2' DROPPED CEILING.
4. OUTSIDE WALLS ARE TO BE TYPICAL 16" OC.
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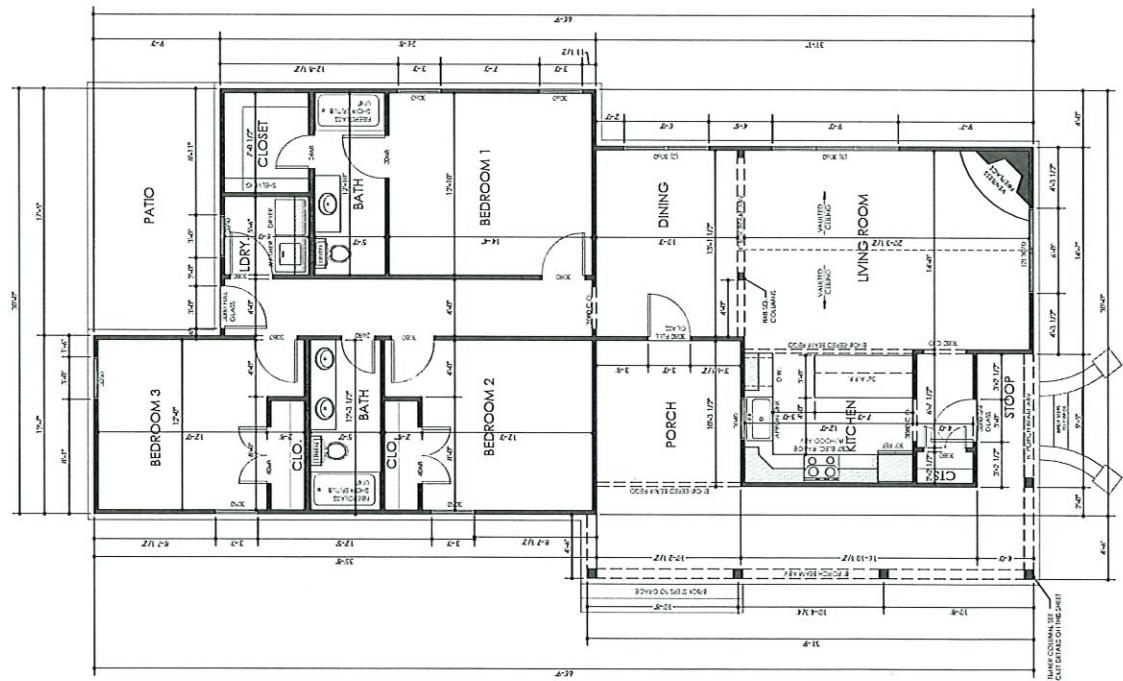
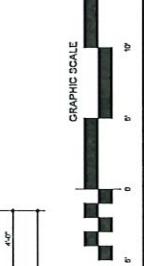
MEMBER
A
I
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D
C

JACKSON, TN 38301

TYPICAL TIMBER BRACKET DETAIL
1" = 1'-0"



ROOF PLAN



MAIN FLOOR PLAN



SQUARE FOOTAGE	
MAIN FLOOR (HEATED)	1516 SF
PORCHES	34 SF
TOTAL UNDER ROOF	1550 SF

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NO. REVISION DATE
A-1
MAY 21, 2022

THE DESIGN SHOP
RESIDENTIAL DESIGN

MEMBER
A.I.
B.D.
AMERICAN INSTITUTE
OF BUILDING DESIGNERS

JACKSON, TN 38301

WISDOM STREET LOT 11
A NEW HOME DESIGN FOR:



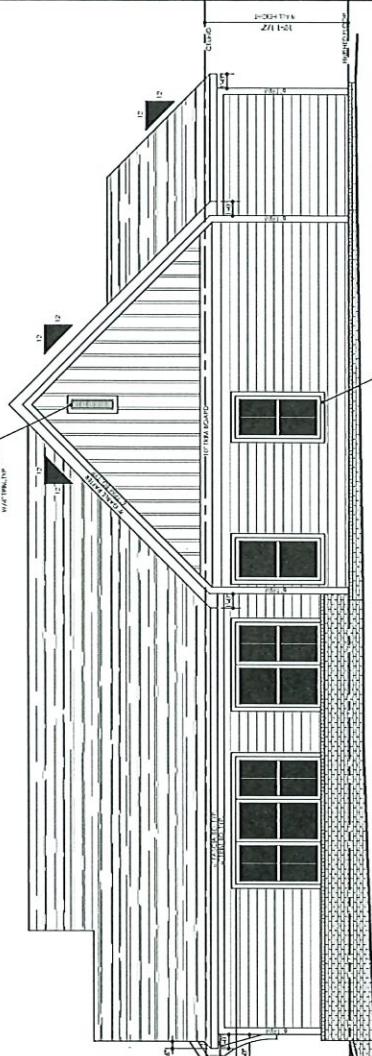
NO. REVISION DATE
DESIGNED BY: MSH
MAY 21, 2022

A-2

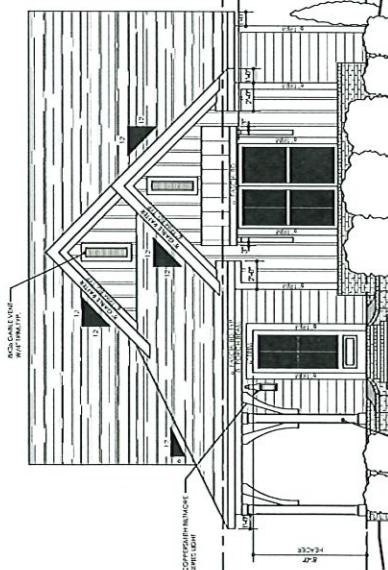
MATERIALS LEGEND:



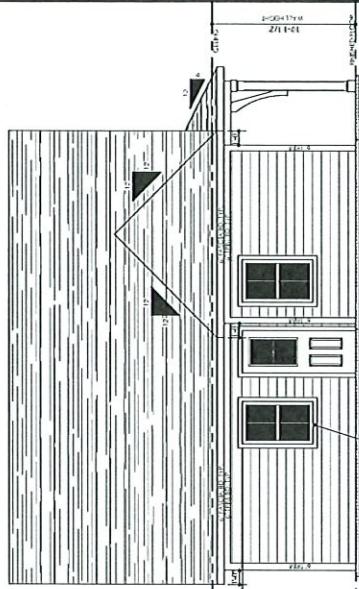
ARCHITECTURAL DRAWINGS
INCLUDES UNIT
W/C HATCHES



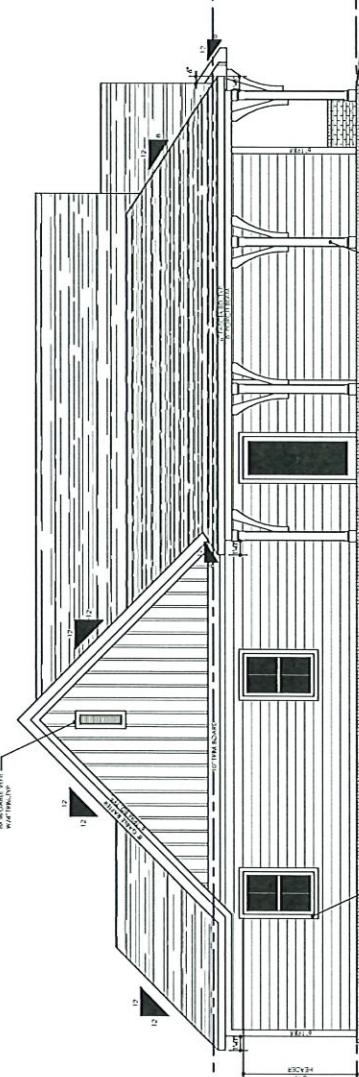
RIGHT ELEVATION
1/4" = 1'-0"



FRONT ELEVATION
1/4" = 1'-0"



REAR ELEVATION
1/4" = 1'-0"



LEFT ELEVATION
1/4" = 1'-0"



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