

AGENDA
JACKSON MADISON COUNTY HISTORIC ZONING COMMISSION
JACKSON CITY HALL--101 EAST MAIN STREET
FIRST FLOOR—GEORGE A. SMITH MEETING ROOM
FEBRUARY 21, 2023 - 3:30 P.M.

- I. CALL TO ORDER/DETERMINATION OF QUORUM
- II. APPROVAL OF SEPTEMBER 19, 2022 MINUTES
- III. PUBLIC HEARINGS
 - 1. Consideration of a Certificate of Appropriateness for property located at 216 Morningside Drive to add a new construction within a RG-1/C (General Residential/Conservation) District
 - 2. Consideration of a Certificate of Appropriateness for property located at 227 Linden 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 244 Linden Street to add a new construction within a RG-1/C (General Residential/Conservation) District
 - 4. Consideration of a Certificate of Appropriateness for property located at 239 Cedar Street to add a new construction within a RG-1/C (General Residential/Conservation) District
 - 5. Consideration of a Certificate of Appropriateness for property located at 1190 Prospect Avenue 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
SEPTEMBER 19, 2022 -- 3:30 PM

Members Present: **Vice Chair Wayne Arnold**
 Jack Wood
 Rowland Fisher
 Frannie Smith
 Loni Harris
 Councilwoman Marda Wallace

Members Absent: **Chair Sammy West**
 Herb Slack
 Ann Ewing

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

The meeting was called to order upon Vice Chairman Wayne Arnold making a determination of a quorum.

The minutes of the June 21, 2022 meeting were unanimously approved on motion of Loni Harris and seconded by Councilwoman Marda Wallace.

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

A motion was made by Loni Harris and seconded by Jack Wood to approve the addition of a detached accessory structure located at 436 West Grand Street, as recommended by the staff. Motion passed unanimously.

Consideration of a Certificate of Appropriateness for properties located at 524 and 526 Wisdom Street to add 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 was made by Loni Harris and seconded by Councilwoman Marda Wallace to approve the addition of a new construction located at 524 and 526 Wisdom Street contingent upon changing the material from vertical siding to horizontal siding, as recommended by the staff. Motion passed unanimously.

Other Business – Derek Benson informed the board that after the approval of 238 Hollywood Drive at the June 21, 2022 meeting, further review from the planning staff took place. Mr. Benson stated that the guidelines for a historic property were applied to the home, which is in a conservation district. Because of this, the board and planning staff had no authority to force the applicant to remove the new door and install sidelights to the home. As a result, the home will remain as is.

There being no further business, the meeting was adjourned.

STAFF RECOMMENDATION
FOR THE FEBRUARY 21, 2023 MEETING

Consideration of a Certificate of Appropriateness for property located at 216 Morningside Drive to add a new construction within a RG-1/H (General Residential/Historic) 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 216 Morningside 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

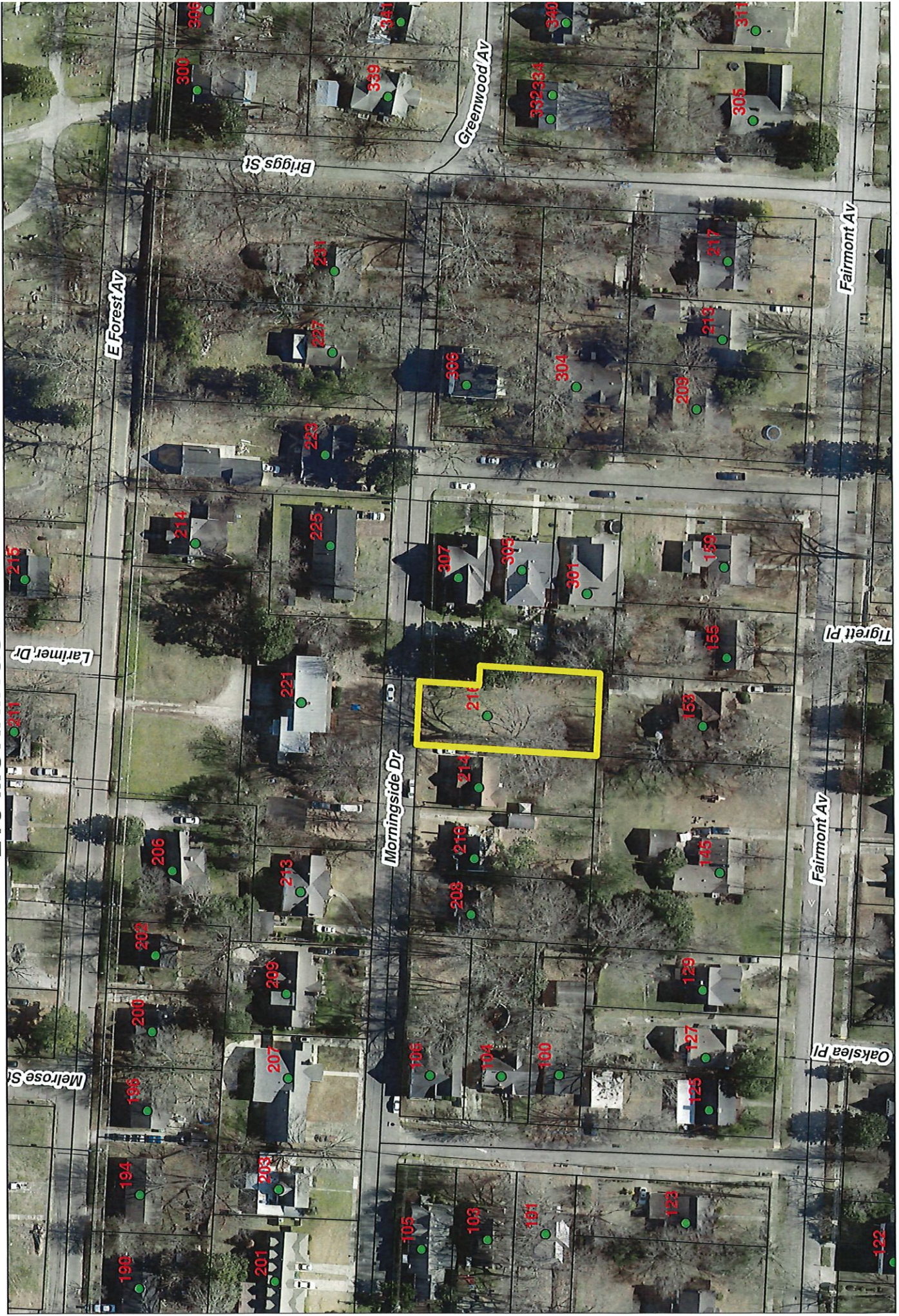
The site orientation of new buildings shall be consistent with that of adjacent buildings and shall be visually compatible. Directional expression shall be compatible with surrounding buildings, whether that expression is vertical, horizontal, or non-directional.

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 to the compatibility of nearby structures.

HZC SITE LOCATION MAP
CONSIDERATION OF CERTIFICATE OF APPROPRIATENESS
216 MORNINGSIDE DRIVE



THE DESIGN SHOP
 RESIDENTIAL DESIGN
 575 SOUTH ROYAL ST. JACKSON, TN 38301 731-416-0074

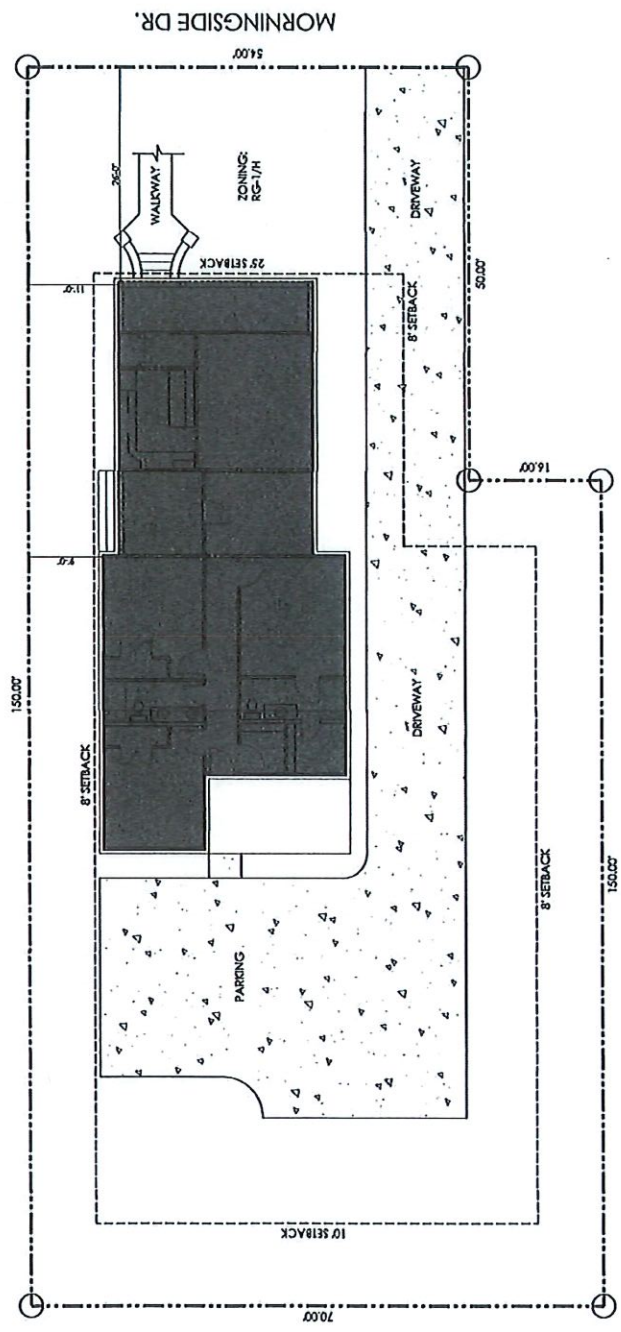
AI BID.
 ARCHITECT
 575 SOUTH ROYAL ST. JACKSON, TN 38301 731-416-0074

216 MORNINGSIDE DRIVE
 JACKSON, TN 38301
 A SITE LAYOUT FOR:

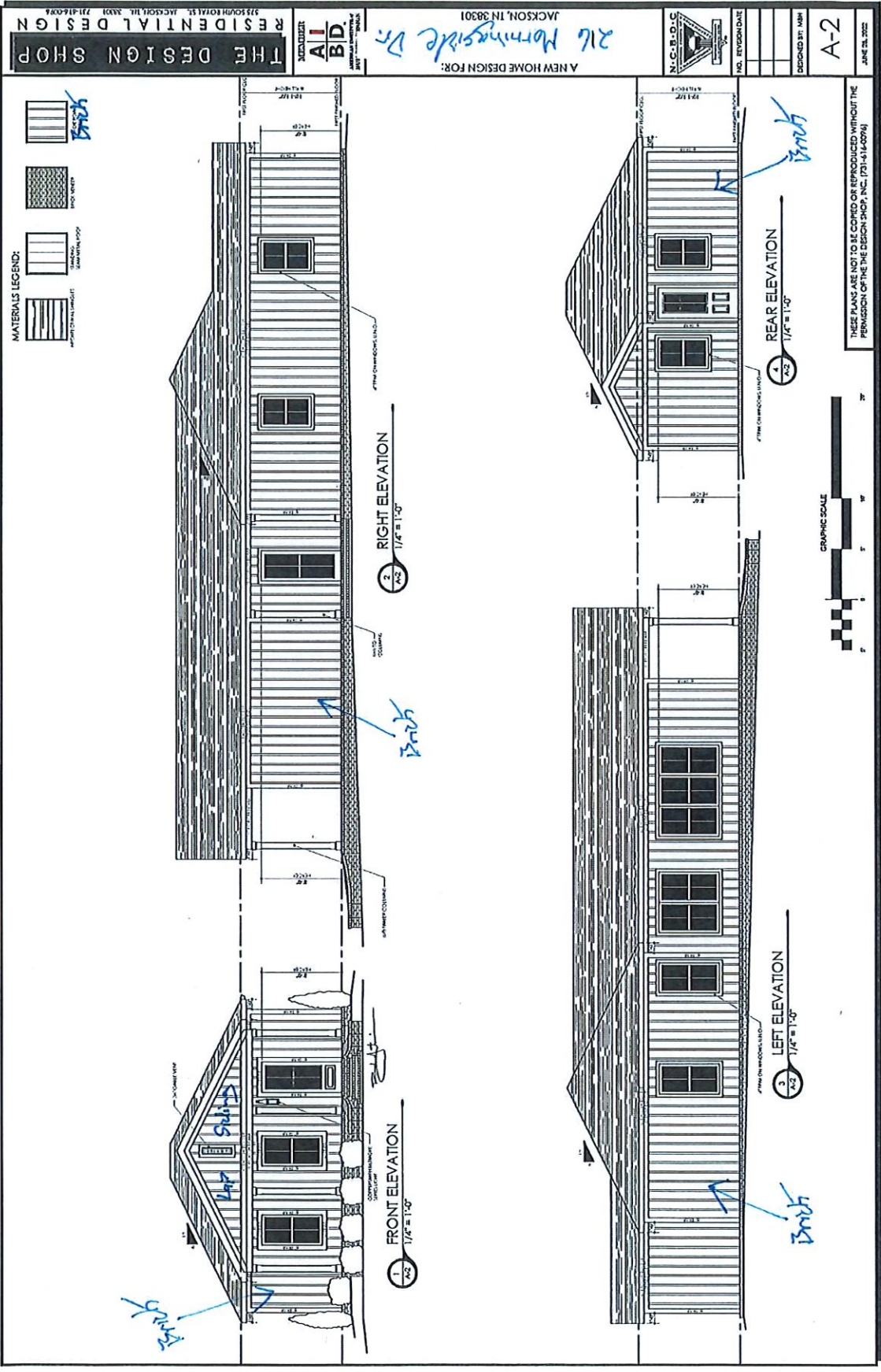


NO. REVISION DATE
 DESIGNED BY: AMH
SL
 JANUARY 18, 2023

(15)
 (16)



NOTE:
 ALL DIMENSIONS ARE GIVEN FROM CITY OF JACKSON RECORDS.
 AND SETBACK LOCATIONS IN RELATION TO THE PROPERTY LINE IS UNKNOWN.



THESE PLANS ARE NOT TO BE COPIED OR REPRODUCED WITHOUT THE PERMISSION OF THE DESIGN SHOP, INC. (731-411-0094)



STAFF RECOMMENDATION
FOR THE FEBRUARY 21, 2023 MEETING

Consideration of a Certificate of Appropriateness for property located at 227 Linden 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 227 Linden 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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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

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Roof Shape

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Orientation

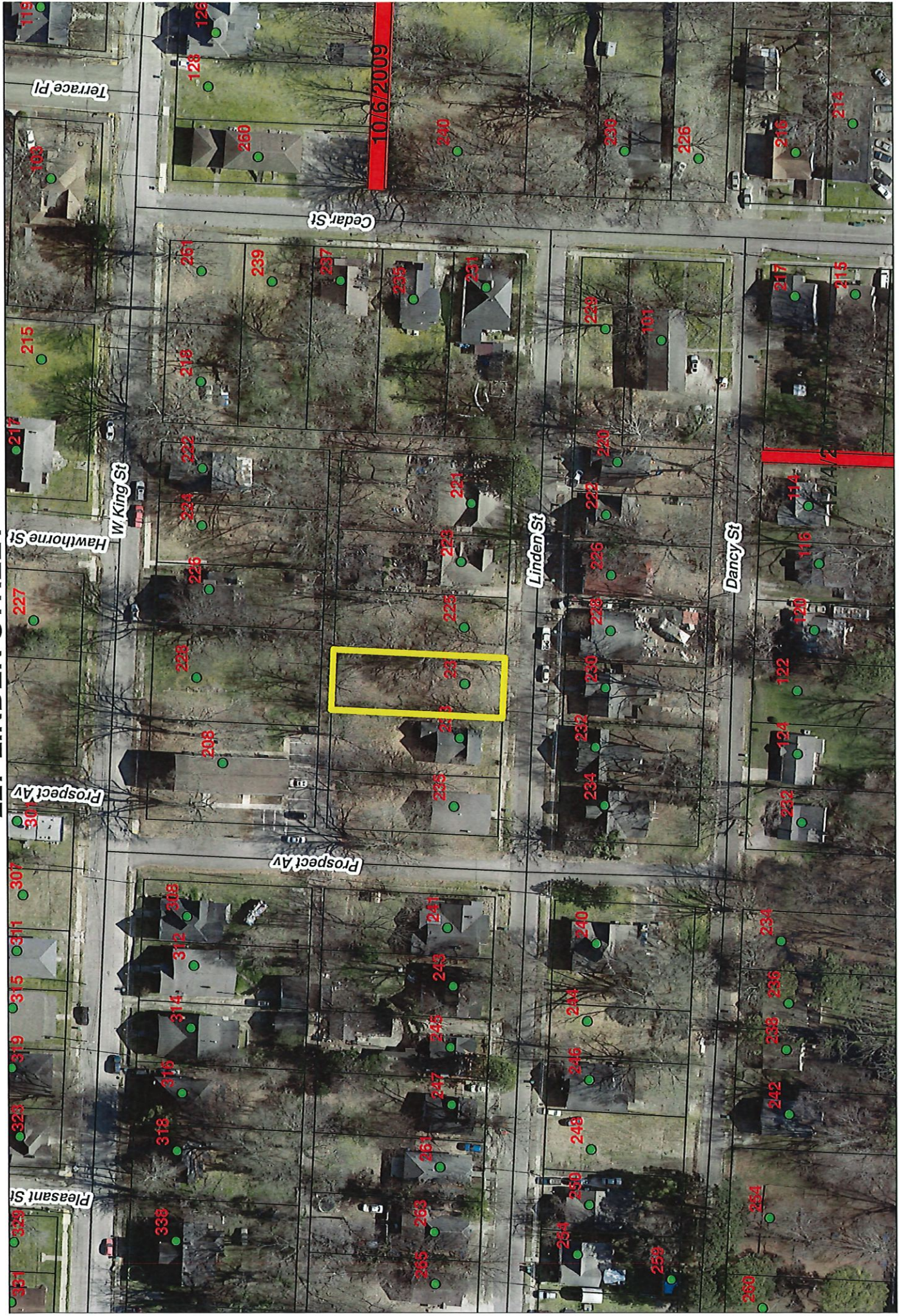
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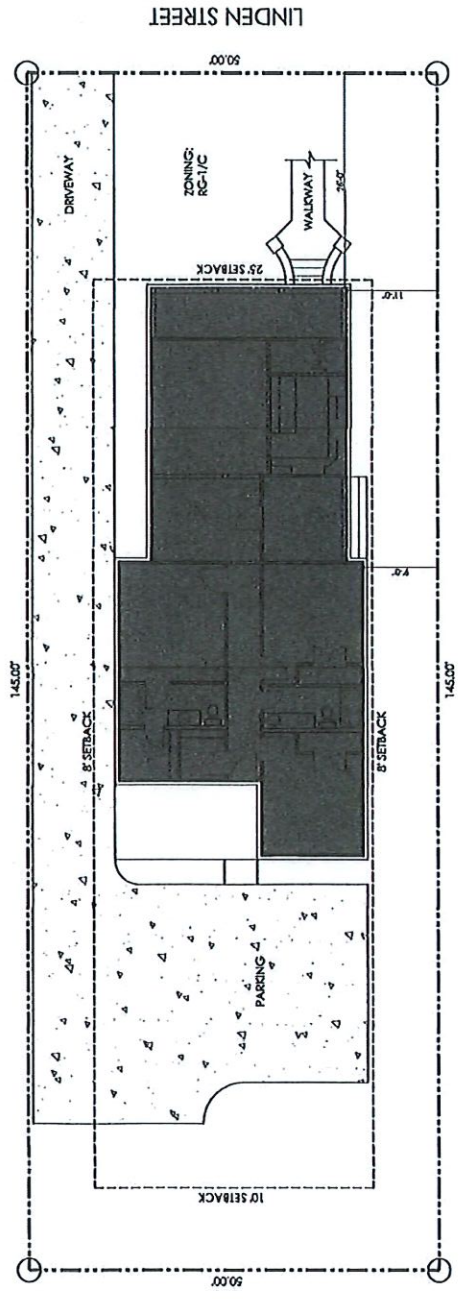
Proportion and Rhythm of Openings

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

HZC SITE LOCATION MAP
CONSIDERATION OF CERTIFICATE OF APPROPRIATENESS
227 LINDEN STREET

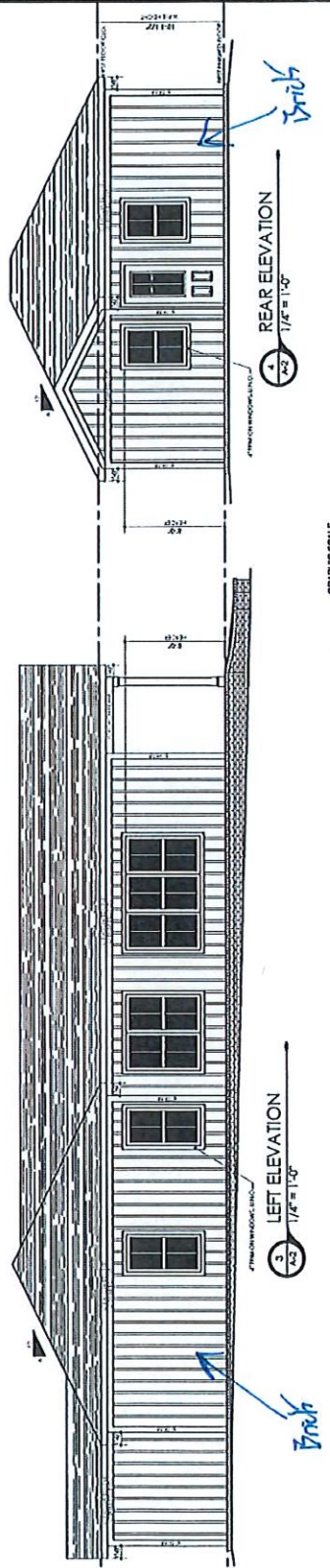
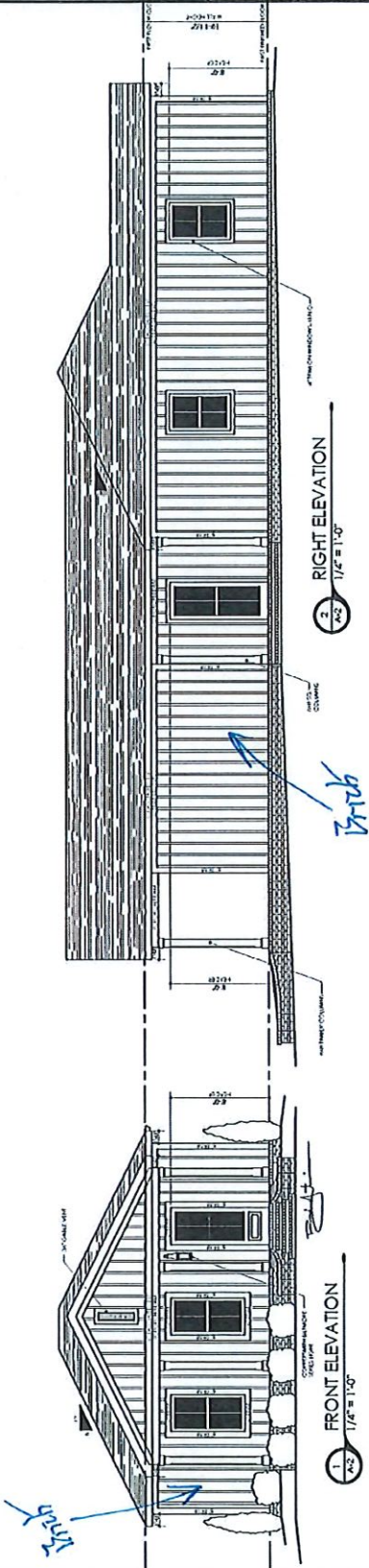
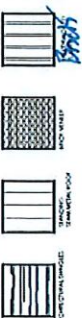




NOTE:
 ALL SITE INFORMATION WAS OBTAINED FROM CITY OF JACKSON RECORDS. THE LOCATION OF ALL UTILITIES AND SIDEWALK LOCATIONS IN RELATION TO THE PROPERTY LINES IS UNKNOWN.

12

MATERIALS LEGEND:



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



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STAFF RECOMMENDATION
FOR THE FEBRUARY 21, 2023 MEETING

Consideration of a Certificate of Appropriateness for property located at 244 Linden Street to add a new construction within a RG-1/C (General Residential/Conservation) District

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Scale

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Proportion and Rhythm of Openings

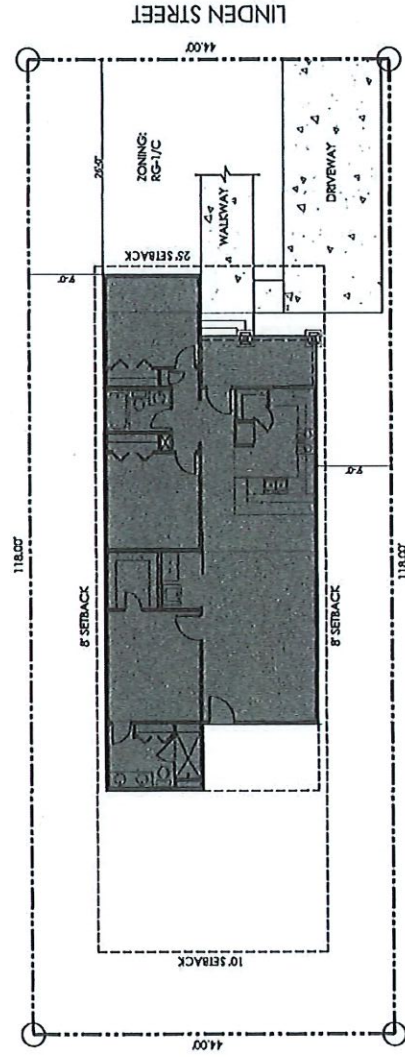
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HZC SITE LOCATION MAP
CONSIDERATION OF CERTIFICATE OF APPROPRIATENESS
244 LINDEN STREET



707



NOTE:
ALL SITE INFORMATION WAS OBTAINED FROM CITY OF JACKSON RECORDS. THE DESIGNER HAS CONDUCTED VISUAL VERIFICATION OF THE LOCATION OF THE PROPERTY AND SETBACK LOCATIONS IN RELATION TO THE PROPERTY. LINES IS UNKNOWN.

THE DESIGN SHOP

Design • Planning • Construction Services

A NEW DESIGN FOR:
JH Linder
JACKSON, TENNESSEE

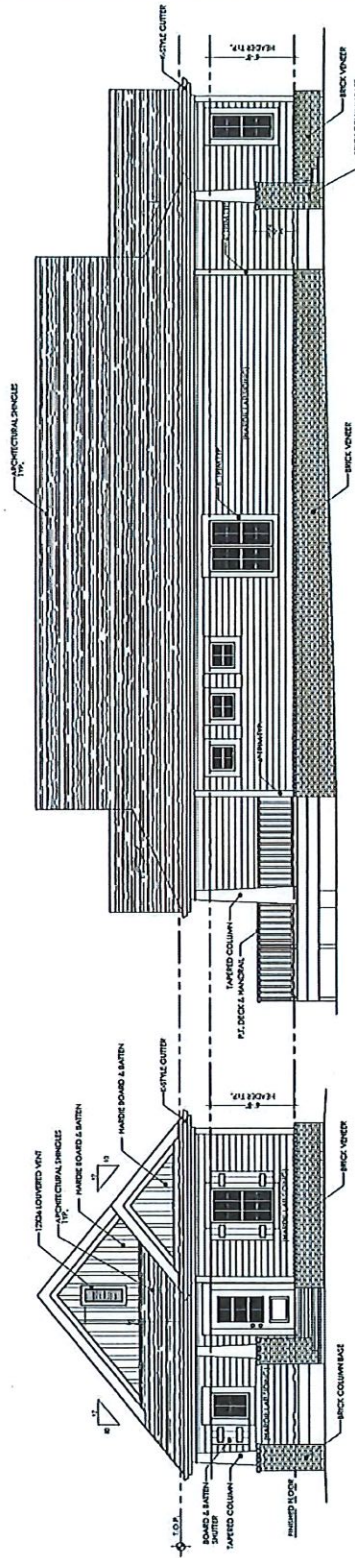
ELEVATIONS

NO. REVISION DATE

DRAWN BY: MSH
PROJECT:

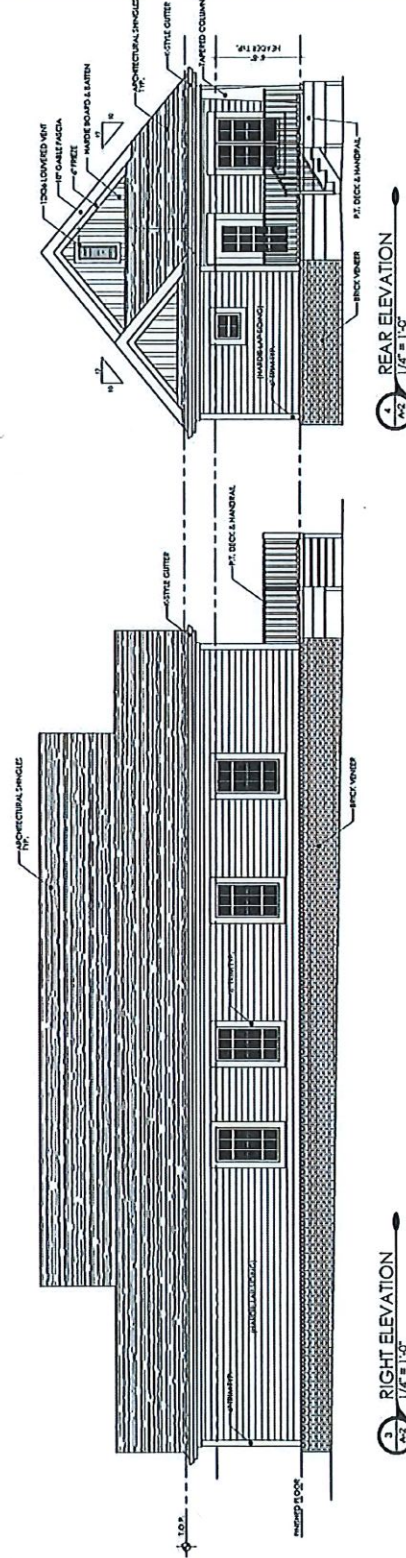
A-2

MAY 22, 2015



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

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



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

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

STAFF RECOMMENDATION
FOR THE FEBRUARY 21, 2023 MEETING

Consideration of a Certificate of Appropriateness for property located at 239 Cedar Street to add a new construction within a RG-1/C (General Residential/Conservation) District

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HZC SITE LOCATION MAP
CONSIDERATION OF CERTIFICATE OF APPROPRIATENESS
239 CEDAR STREET





JACKSON, TN 38301

239 CEDAR STREET

A SITE LAYOUT FOR:

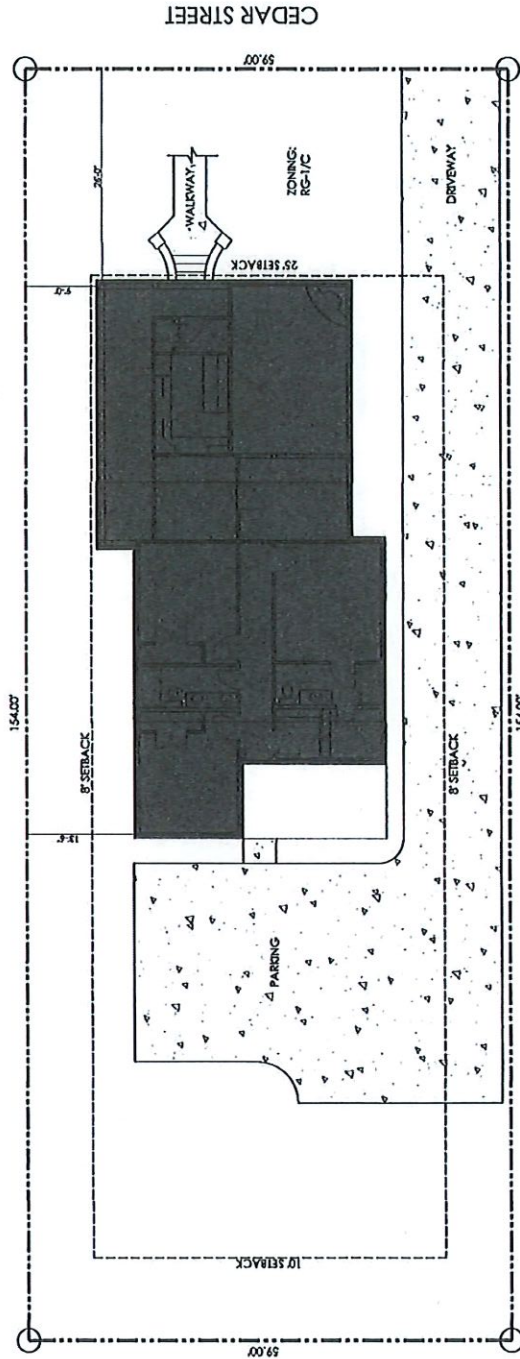
MEMBER
A I B D
AMERICAN INSTITUTE OF
STATISTICAL MATHEMATICS

NUMBER

THE DESIGN SHOP
RESIDENTIAL DESIGN

STIDENTIAL DESIGN

575 SOUTH ROYAL ST. JACKSON, MI. 48201 734-616-0076



1 SITE LAYOUT
3/16" = 1'-0"

AY



NOTE:
ALL SITE INFORMATION WAS GATHERED FROM CITY OF
JACKSON'S PROPERTY SEARCH, EXACT EXISTING CITY ROAD
AND SIDEWALK LOCATIONS IN RELATION TO THE PROPERTY
LINES IS UNKNOWN.

[illegible]

STAFF RECOMMENDATION
FOR THE FEBRUARY 21, 2023 MEETING

Consideration of a Certificate of Appropriateness for property located at 1190 Prospect Avenue 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 1190 Prospect Street.

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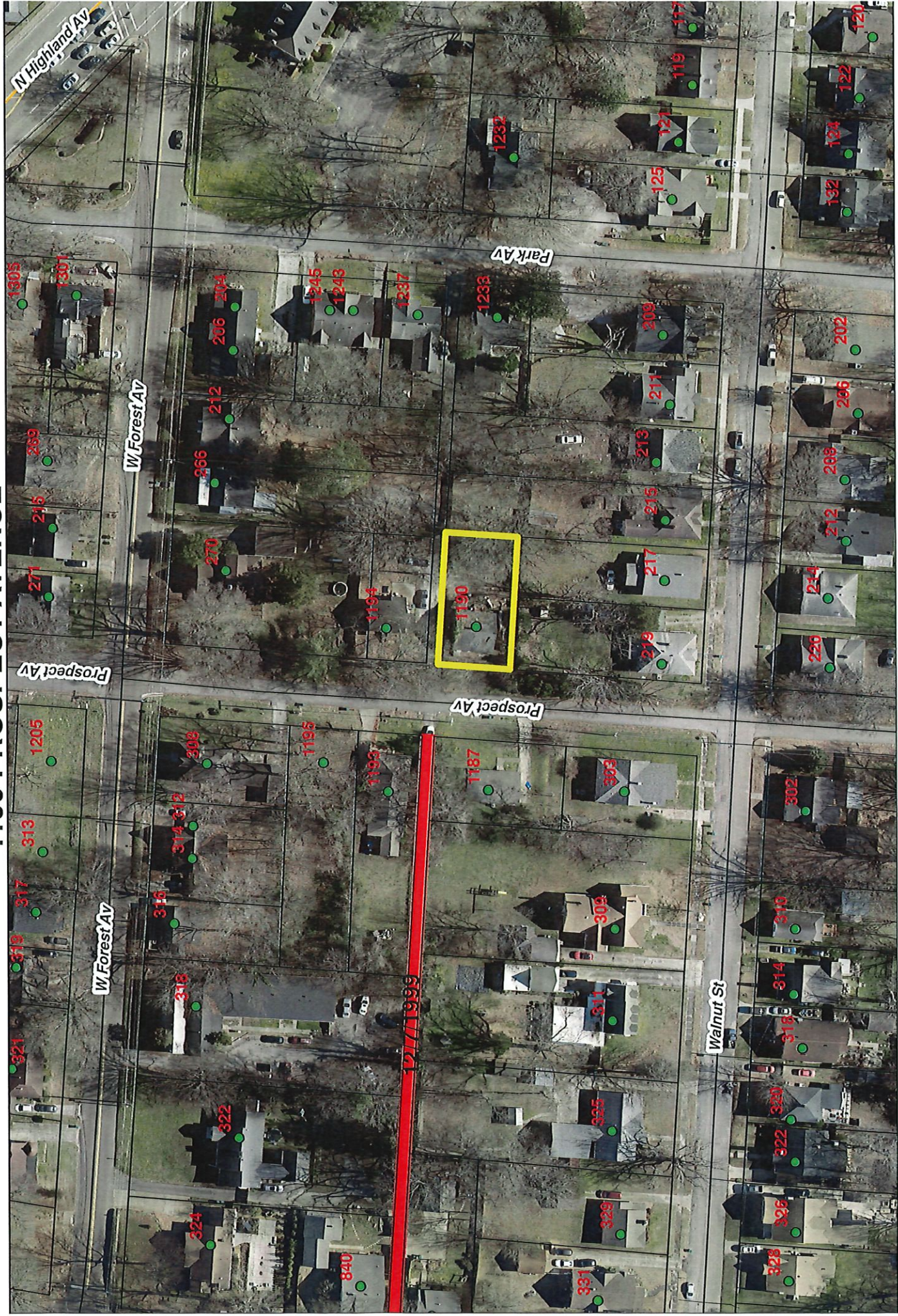
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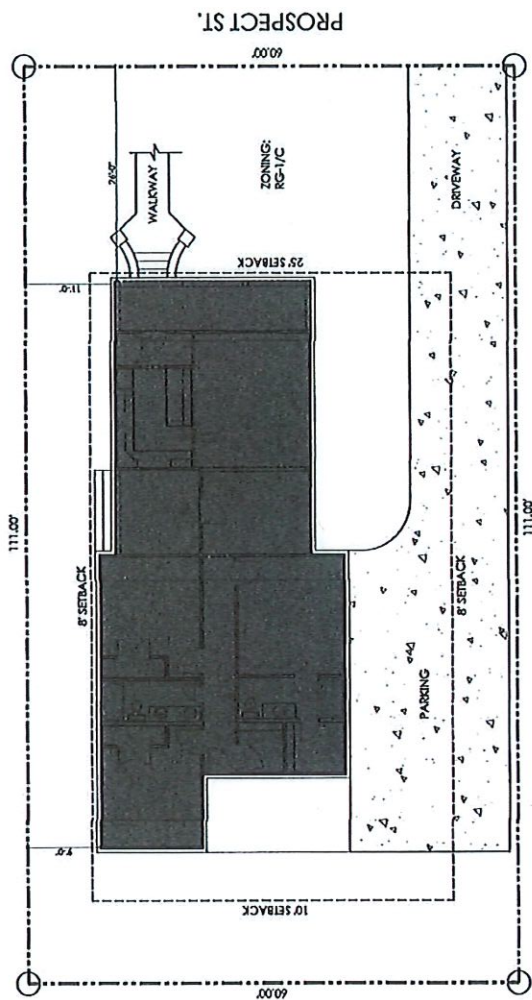
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HZC SITE LOCATION MAP
CONSIDERATION OF CERTIFICATE OF APPROPRIATENESS
1190 PROSPECT AVENUE





SITE LAYOUT



NOTE:
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JACKSON'S PROPERTY SEARCH. EXACT EXISTING CITY ROAD
AND SIDEWALK LOCATIONS IN RELATION TO THE PROPERTY
LINE IS UNKNOWN.

