

**AGENDA**  
**JACKSON MADISON COUNTY HISTORIC ZONING COMMISSION**  
**JACKSON CITY HALL--101 EAST MAIN STREET**  
**FIRST FLOOR—GEORGE A. SMITH MEETING ROOM**  
**JUNE 20, 2023 - 3:30 P.M.**

- I. CALL TO ORDER/DETERMINATION OF QUORUM
- II. APPROVAL OF FEBRUARY 21, 2023 MINUTES
- III. PUBLIC HEARINGS
  - 1. Consideration of a Certificate of Appropriateness for property located at 222 Fairmont Avenue for exterior modifications within a RG-1/H (General Residential/Historic) District
  - 2. Consideration of a Certificate of Appropriateness for property located at 708 North Highland Avenue to add a detached accessory structure 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**  
**FEBRUARY 21, 2023 -- 3:30 PM**

**Members Present:**       **Chair Sammy West**  
                                 **Vice Chair Wayne Arnold**  
                                 **Ann Ewing**  
                                 **Frannie Smith**  
                                 **Loni Harris**  
                                 **Councilwoman Marda Wallace**

**Members Absent:**       **Jack Wood**  
                                 **Herb Slack**  
                                 **Rowland Fisher**

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

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

The minutes of the September 19, 2022 meeting were unanimously approved on motion of Wayne Arnold and seconded by Loni Harris.

**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** – 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.

Carrol Harris, nearby resident, was present to express her concern regarding the safety of her neighborhood. She discussed the current issues happening in her neighborhood and wants to continue for it to stay safe.

A motion was made by Wayne Arnold and seconded by Ann Ewing to approve the new construction located at 216 Morningside Drive, as recommended by the staff. Motion passed unanimously.

**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** – 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 Wayne Arnold and seconded by Ann Ewing to approve the new construction located at 227 Linden Street, as recommended by the staff. Motion passed unanimously.

**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** – 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 Wayne Arnold and seconded by Ann Ewing to approve the new construction located at 244 Linden Street, as recommended by the staff. Motion passed unanimously.

**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** – 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 Wayne Arnold and seconded by Ann Ewing to approve the new construction located at 239 Cedar Street, as recommended by the staff. Motion passed unanimously.

**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** – 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 Wayne Arnold and seconded by Ann Ewing to approve the new construction located at 1190 Prospect Avenue, as recommended by the staff. Motion passed unanimously.

**Other Business** — Derek Benson informed the board that Habitat for Humanity is requesting to build a home on 229 Cedar Street, which will be the same design as the home previously constructed on Hale Street.

A motion was made by Wayne Arnold and seconded by Loni Harris to approve the new construction located at 229 Cedar Street contingent on using concrete hardie board, as recommended by the staff. Motion passed unanimously.

There being no further business, the meeting was adjourned.

After the meeting, the Planning Staff was able to speak with Habitat for Humanity regarding changing the material of the home to concrete hardie board. Habitat for Humanity has agreed to change the material of the home from vinyl to concrete hardie board.

**STAFF RECOMMENDATION**  
**FOR THE JUNE 20, 2023 MEETING**

**Consideration of a Certificate of Appropriateness for property located at 222 Fairmont Avenue for exterior modifications within a RG-1/H (General Residential/Historic) District**

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Mr. Keith Wilson has made a request for Certificate of Appropriateness approval from the Historic Zoning Commission for exterior modifications on the property of 222 Fairmont Avenue.

Included in the packet for your review are pictures of the existing conditions, proposed elevations, description of work, and site location (samples of proposed materials will be brought to the meeting).

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**

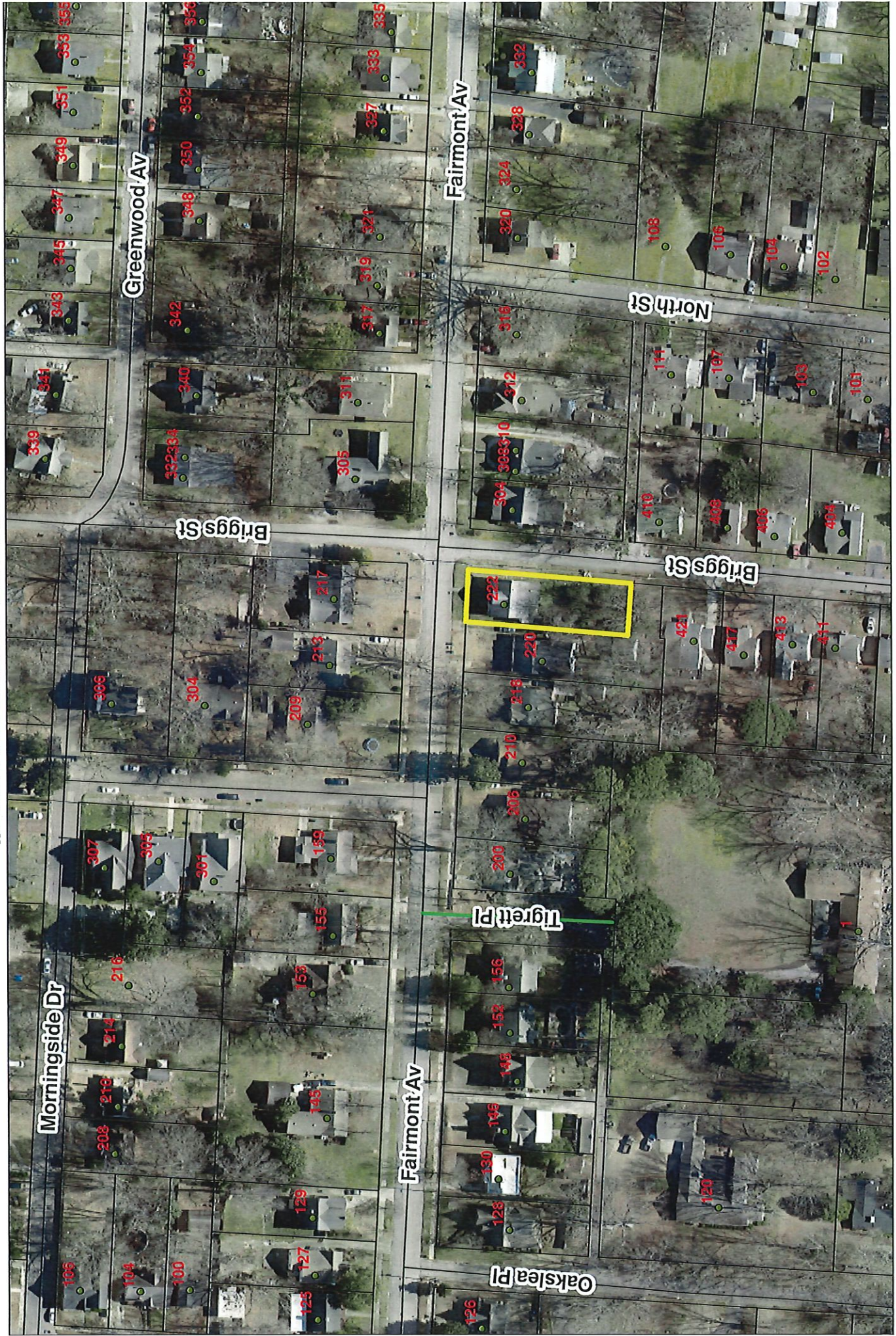
The site orientation of new buildings shall be consistent with that of adjacent buildings and shall be visually compatible. Directional expression shall be compatible with surrounding buildings, whether that expression is vertical, horizontal, or non-directional.

### **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 deny this request due to the materials and design proposed. This decision was based off of the design review guidelines used in new construction of duplexes. Typically, approved duplexes have at least one door that is offset from street view (like the former state of this structure).

HZC SITE LOCATION MAP  
DESIGN REVIEW - NEW PORCH & SIDING  
#222 FAIRMONT AVENUE









**STAFF RECOMMENDATION**  
**FOR THE JUNE 20, 2023 MEETING**

**Consideration of a Certificate of Appropriateness for property located at 708 North Highland Avenue to add a new accessory structure within a RG-2/H (General Residential/Historic) District**

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Mr. Dan Nichols has made a request for Certificate of Appropriateness approval from the Historic Zoning Commission for a new accessory structure on the property of 708 North Highland Avenue.

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;
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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.

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### **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 a proper design and location on the property.

H.Z.C. SITE LOCATION MAP  
DESIGN REVIEW - DETACHED GARAGE  
708 NORTH HIGHLAND AVENUE





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## 20' x 20' Carport Plan



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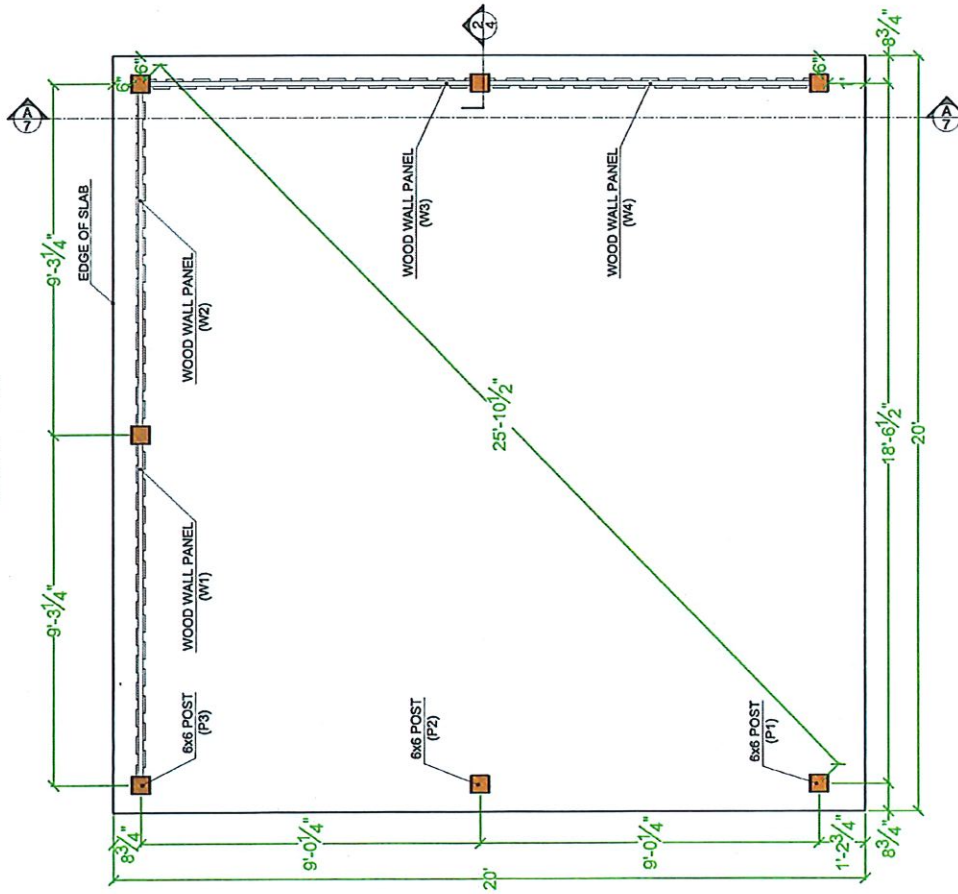
20' x 20' Carport Plan

Cover page

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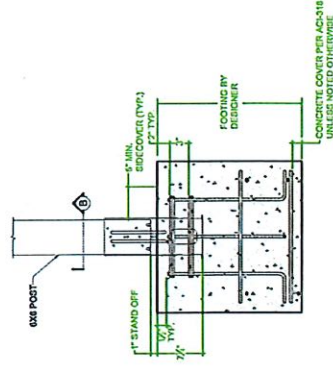
**Post Layout Plan**  
(scale 1/4" = 1'-0")



**Post Materials**

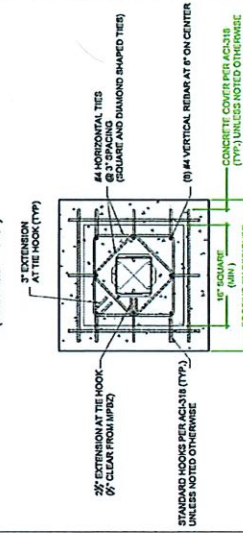
Description	Dimension, / Area SF/	Qty.
Wood Post	6"x 6"	7
CC66 Column Cap		7

**Detail 2**  
**MPBZ Post Base Installation Details**  
(scale 1/2" = 1'-0")



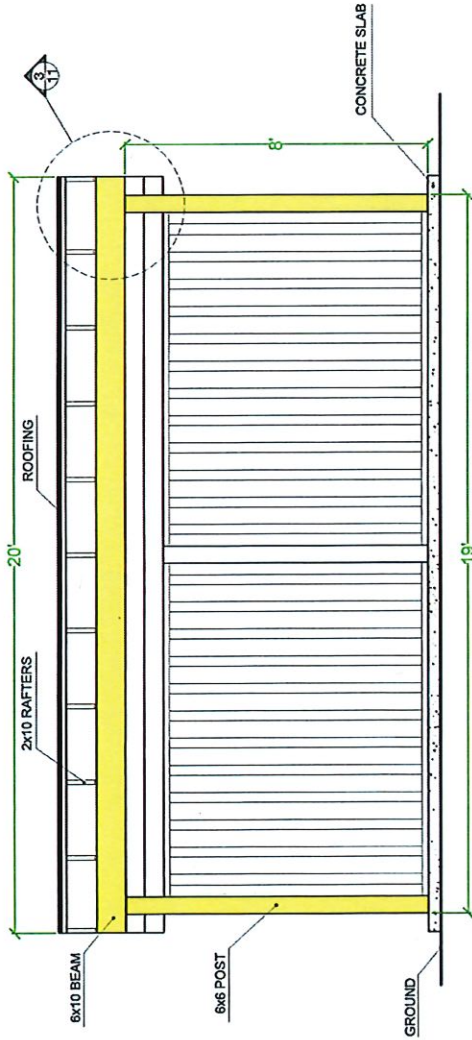
MPBZ - REINFORCED CONCRETE FOOTING  
FOOTING DEPTH AND REINFORCEMENT BY DESIGNER  
STANDARD HOOK GEOMETRY IN ACCORDANCE WITH AC308 UNLESS NOTED OTHERWISE.

**Section B**  
(scale 1/2" = 1'-0")

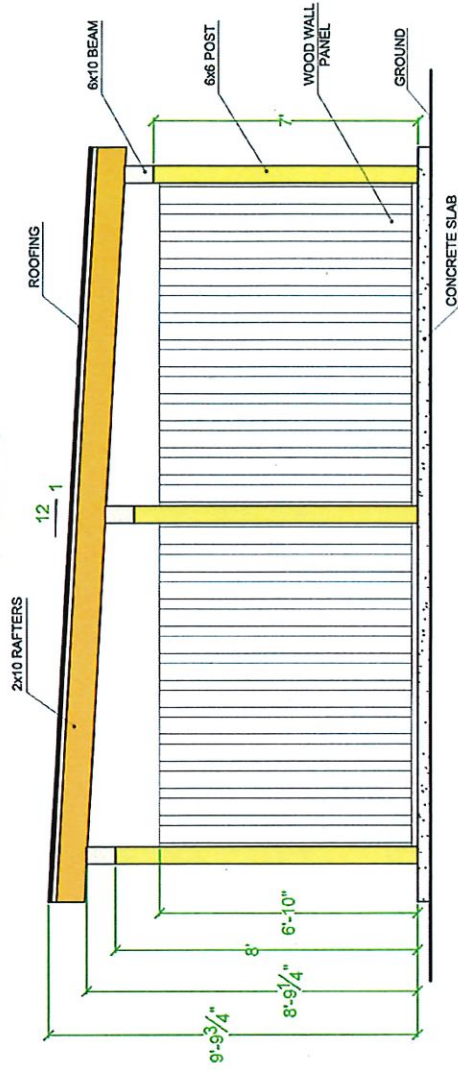


**Post Notes:**  
Secure post using 1/4"x2-1/2" strong-tie sds252/12-25 heavy-duty connector screws.

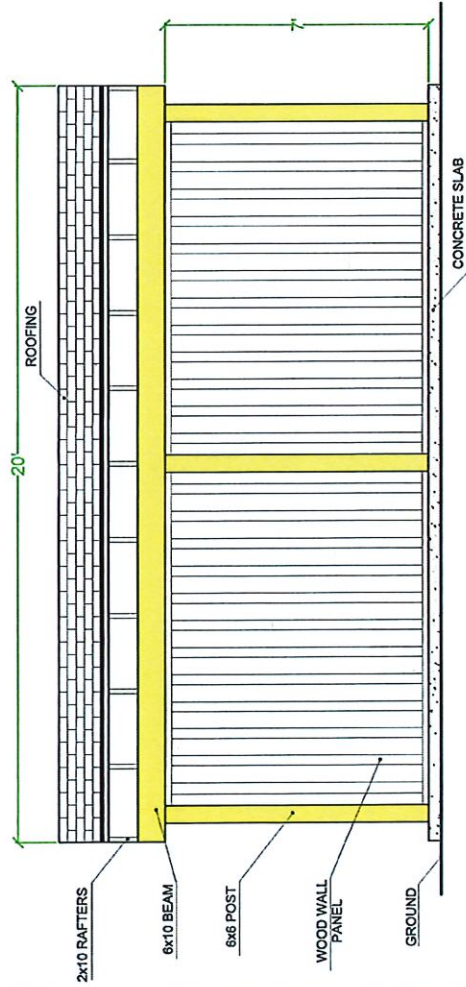
# **Front Elevation** (scale 1/4" = 1'-0")



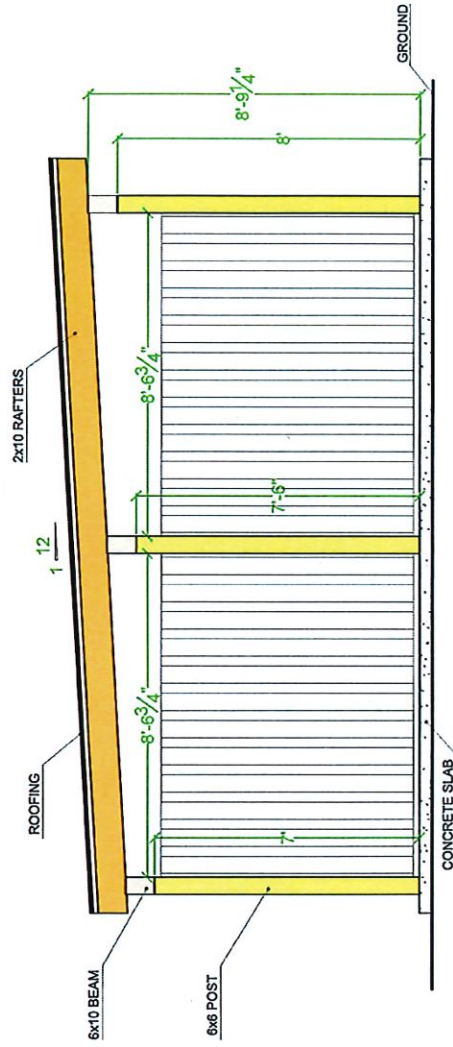
# **Right Elevation** (scale 1/4" = 1'-0")



**Rear Elevation**  
(scale 1/4" = 1'-0")



**Left Elevation**  
(scale 1/4" = 1'-0")



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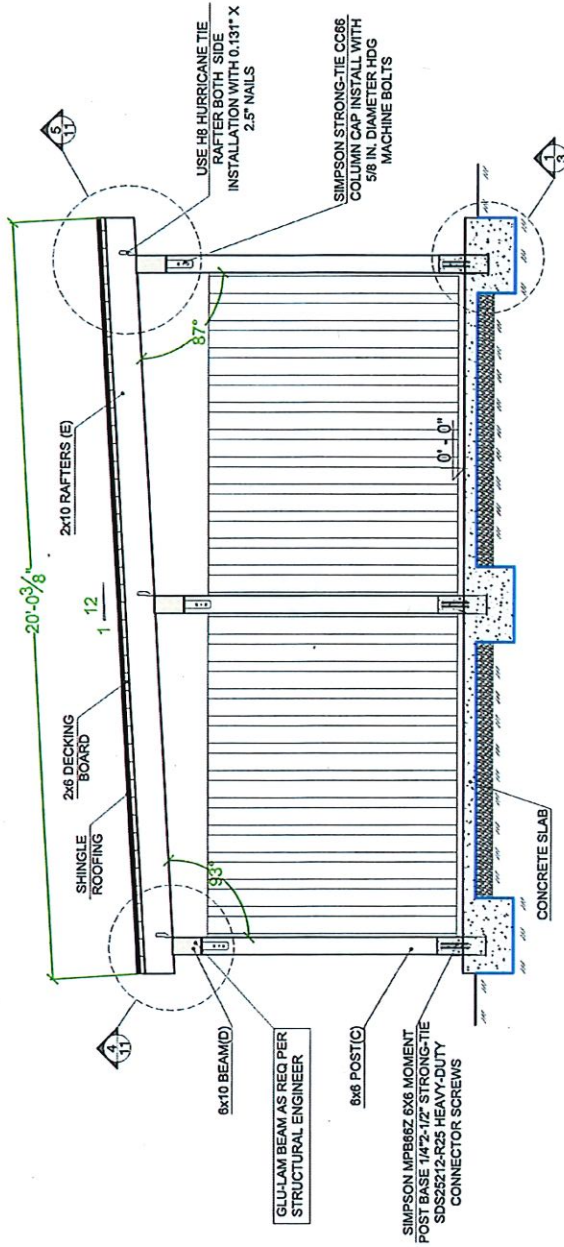
**20' x 20' Carport Plan**

Rear and Left Elevation

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# Section A - A (scale 1/4" = 1'-0")



## MPBZ Moment Post Base Installation:

Use all specified fasteners; see General Notes.  
Install MPBZ before concrete is placed using embedment level indicators and form board attachment holes.  
Place post on tabs 1" above top of concrete.  
Install Simpson Strong-Tie SDS Heavy-Duty Connector screws, which are supplied with the MPBZ. (Lag screws will not achieve the same load.)  
Concrete level inside the part must not exceed 1/4" above embedment line to allow for water drainage.  
Annual inspection of connectors used in outdoor application is advised. If significant corrosion is apparent or suspected, then the post, fasteners and connectors should be evaluated by a qualified engineer or inspector.

## CC66 Column Cap Installation:

Use all specified fasteners; see General Notes.  
Bolt holes shall be a minimum of 1/32" to a maximum of 1/16" larger than the bolt diameter (per 2015 NDS, section 12.1.3.2); bolt holes should be drilled from one side all the way through the beam to maintain hole tolerances.  
Contact engineered wood manufacturers for connections that are not through the wide face

## Carport notes:

1. Consult a structural engineer to check the specifications of the wooden post on roof structure and reinforced base. Reinforce the structure if necessary.
2. Visit "Strongtie.com" for structural and post base reinforcement options.
3. Apply two coats of stain or paint before installation and apply paint or stain after installation.



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20' x 20' Carport Plan

Section A - A

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