

**AGENDA**  
**JACKSON MADISON COUNTY HISTORIC ZONING COMMISSION**  
**JACKSON CITY HALL--101 EAST MAIN STREET**  
**FIRST FLOOR—GEORGE A. SMITH MEETING ROOM**  
**SEPTEMBER 18, 2023 - 3:30 P.M.**

- I. CALL TO ORDER/DETERMINATION OF QUORUM
- II. ELECTION OF OFFICERS
- III. APPROVAL OF JUNE 20, 2023 MINUTES
- IV. PUBLIC HEARING
  - 1. Consideration of a Certificate of Appropriateness for property located at 1195 Prospect Avenue for a new construction within a RG-1/C (General Residential/Conservation) District
- V. OTHER BUSINESS
- VI. ADJOURNMENT

**MINUTES**  
**JACKSON-MADISON COUNTY HISTORIC ZONING COMMISSION**  
**101 EAST MAIN STREET—SUITE 107—FIRST FLOOR**  
**GEORGE A. SMITH MEETING ROOM**  
**JUNE 20, 2023 -- 3:30 PM**

**Members Present:**       **Chair Sammy West**  
                                 **Jack Wood**  
                                 **Loni Harris**  
                                 **Tim Martin**  
                                 **Ann Ewing**

**Members Absent:**       **Vice Chair Wayne Arnold**  
                                 **Herb Slack**  
                                 **Frannie Smith**  
                                 **Councilwoman Marda Wallace**

**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 February 21, 2023 meeting were unanimously approved on motion of Loni Harris and seconded by Ann Ewing.

**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** — Derek Benson presented the request to the commission. Using a location map and photos, he explained the location of the property.

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).

Afterwards, Mr. Young (contractor representing Mr. Wilson) was present to discuss and answer questions regarding the design of the duplex. After the lengthy discussion, it was determined that the current design needed additional modifications to the exterior of the duplex.

A motion was made by Loni Harris and seconded by Ann Ewing to table the exterior modifications for 222 Fairmont Avenue until updated elevations are provided, as recommended by the staff. Motion passed unanimously.

After the meeting, revised elevations of the exterior of the duplex were submitted by the applicant to the Planning Staff. The board reviewed what was submitted and conducted a vote via email. The Certificate of Appropriateness for property located at 222 Fairmont Avenue was approved with the revised elevations and the installation of a new sidewalk. The approval was unanimous.

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

A motion was made by Loni Harris and seconded by Ann Ewing to approve the new construction located at 708 North Highland Avenue, as recommended by the staff. Motion passed unanimously.

There being no further business, the meeting was adjourned.



## STAFF RECOMMENDATION

### FOR THE SEPTEMBER 18, 2023 MEETING

#### **Consideration of a Certificate of Appropriateness for property located at 1195 Prospect Avenue to add a new construction within a RG-1/C (General Residential/) District**

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Mr. Johnny Brown has made a request for Certificate of Appropriateness approval from the Historic Zoning Commission for a new construction on the property of 1195 Prospect 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;
- (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.

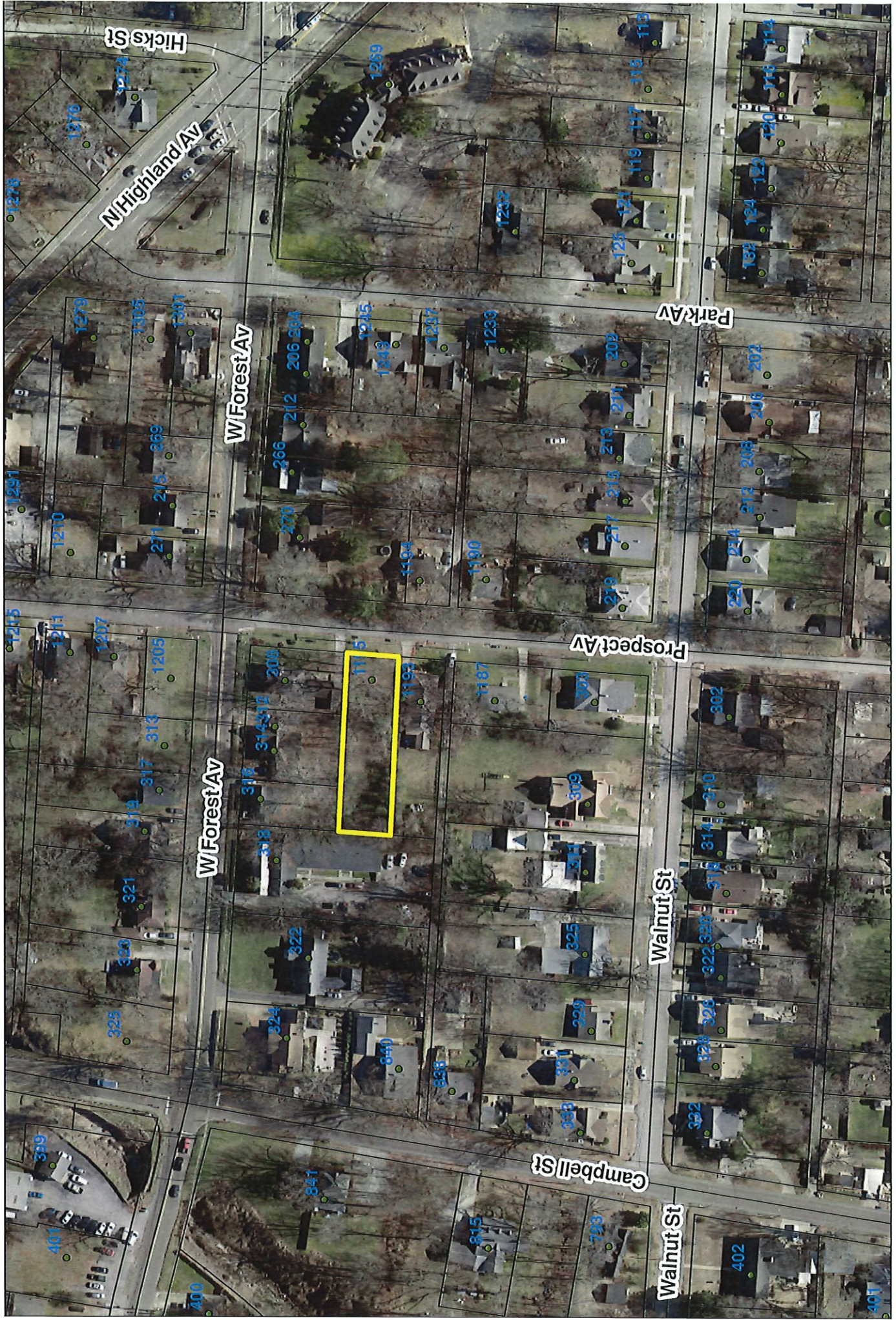
### **Proportion and Rhythm of Openings**

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.

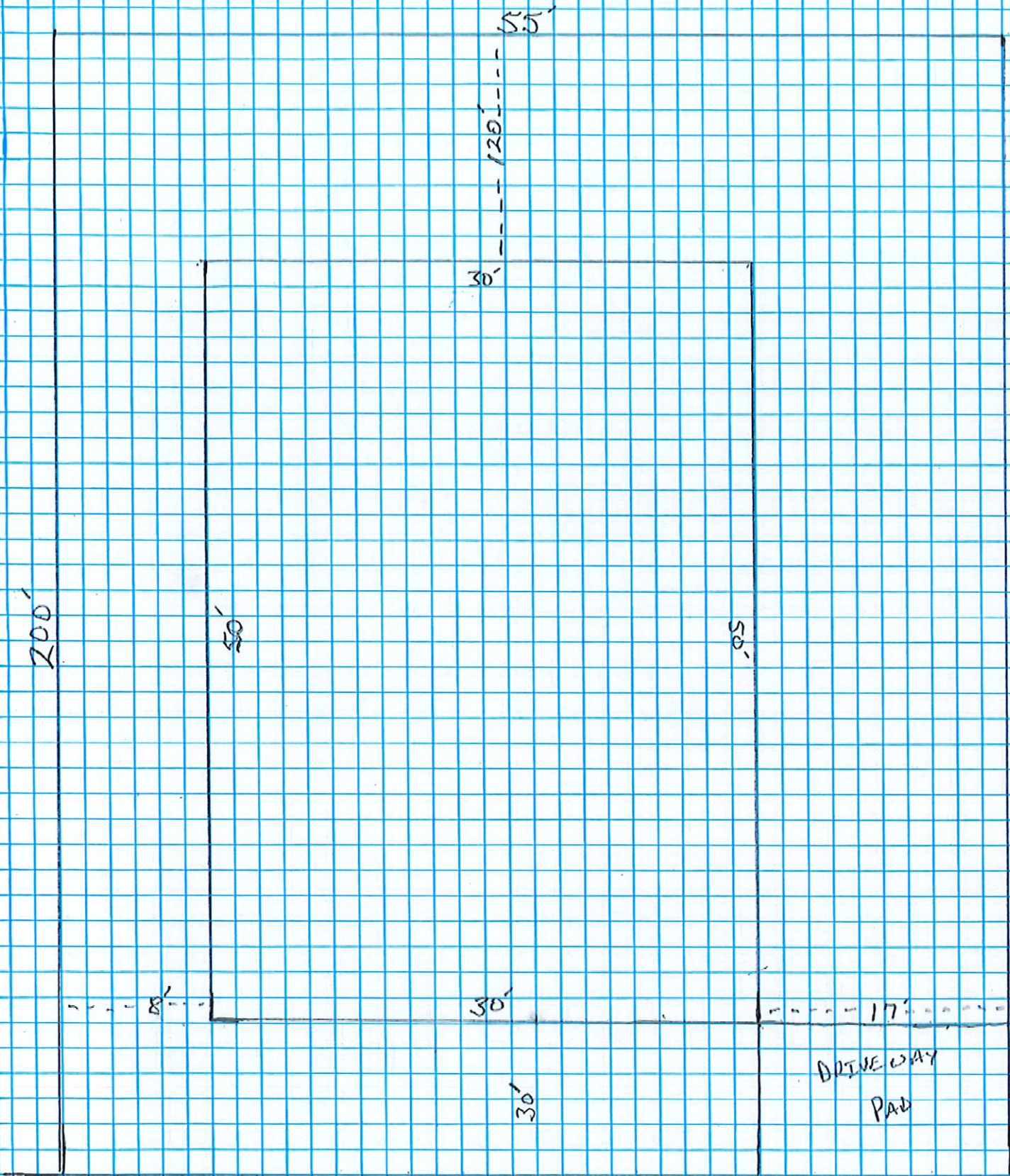
It is the staff's opinion to approve this request due to the compatibility of nearby structures.



HZC SITE LOCATION MAP  
DESIGN REVIEW - NEW HOME CONSTRUCTION  
1195 PROSPECT AVENUE







1195  
PROSPECT AVE.















