

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

- I. CALL TO ORDER/DETERMINATION OF QUORUM
- II. APPROVAL OF OCTOBER 16, 2023 MINUTES
- III. OPPORTUNITY FOR PUBLIC COMMENT
- IV. PUBLIC HEARINGS
  - 1. Consideration of a Certificate of Appropriateness for property located at 133 North Fairground Street for a new construction within a RG-1/C (General Residential/Conservation) District
  - 2. Consideration of a Certificate of Appropriateness for property located at 137 North Fairground Street for a new construction within a RG-1/C (General Residential/Conservation) District
  - 3. Consideration of a Certificate of Appropriateness for property located at 832 Lambuth Boulevard for a new construction within a RG-1/C (General Residential/Conservation) District
  - 4. Consideration of a Certificate of Appropriateness for property located at 260 Cedar Street for a new construction within a RG-1/H (General Residential/Historic) 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**  
**OCTOBER 16, 2023 -- 3:30 PM**

**Members Present:**       **Chair Sammy West**  
                                  **Vice Chair Loni Harris**  
                                  **Jack Wood**  
                                  **Janna Hellums**  
                                  **Tim Martin**

**Members Absent:**       **Frannie Smith**  
                                  **Ann Ewing**  
                                  **Herb Slack**  
                                  **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 September 18, 2023 meeting were unanimously approved on motion of Janna Hellums and seconded by Jack Wood.

**Consideration of a Certificate of Appropriateness for property located at 260 Cedar Street for a new construction 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 and the applicant's request.

It is the staff's opinion to approve this request due to the historical use of this property and the increased needs of housing in the community.

After a lengthy discussion regarding the proposed design, it was the board's opinion to not approve the design because it did not fit the similar design of homes in the surrounding neighborhood.

Councilman Frank McMeen was also present to address concerns he had regarding the proposed design.

A motion was made by Jack Wood and seconded by Vice Chair Loni Harris to deny the new construction located at 260 Cedar Street. Motion passed unanimously.

There being no further business, the meeting was adjourned.

## STAFF RECOMMENDATION

### FOR THE DECEMBER 18, 2023 MEETING

#### **Consideration of a Certificate of Appropriateness for property located at 133 North Fairground Street to add a new construction within a RG-1/C (General Residential/Conservation) District**

---

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 133 North Fairground 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:

- (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.

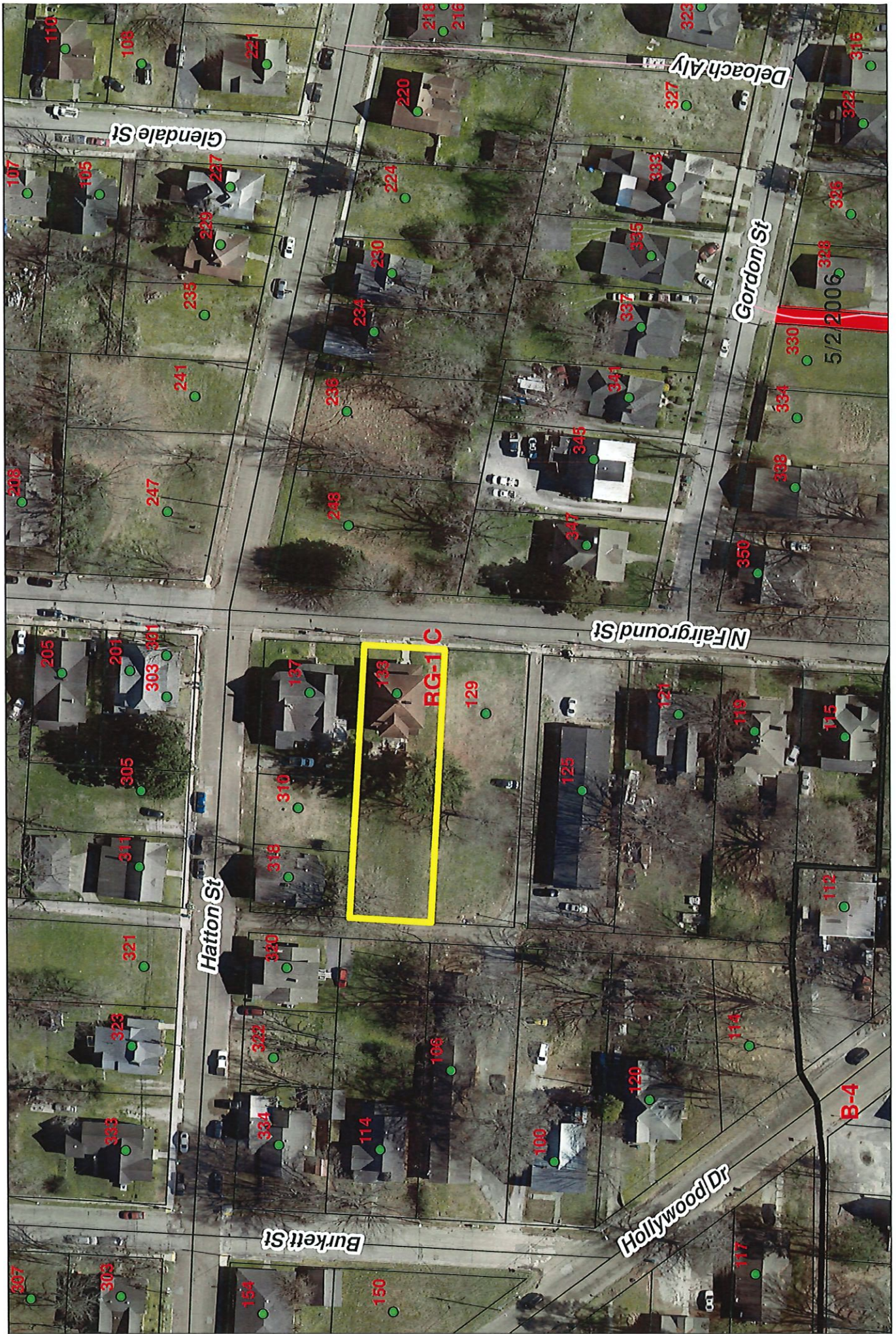
### **Proportion and Rhythm of Openings**

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 based on it meeting the requirements of the City of Jackson Zoning Ordinance.

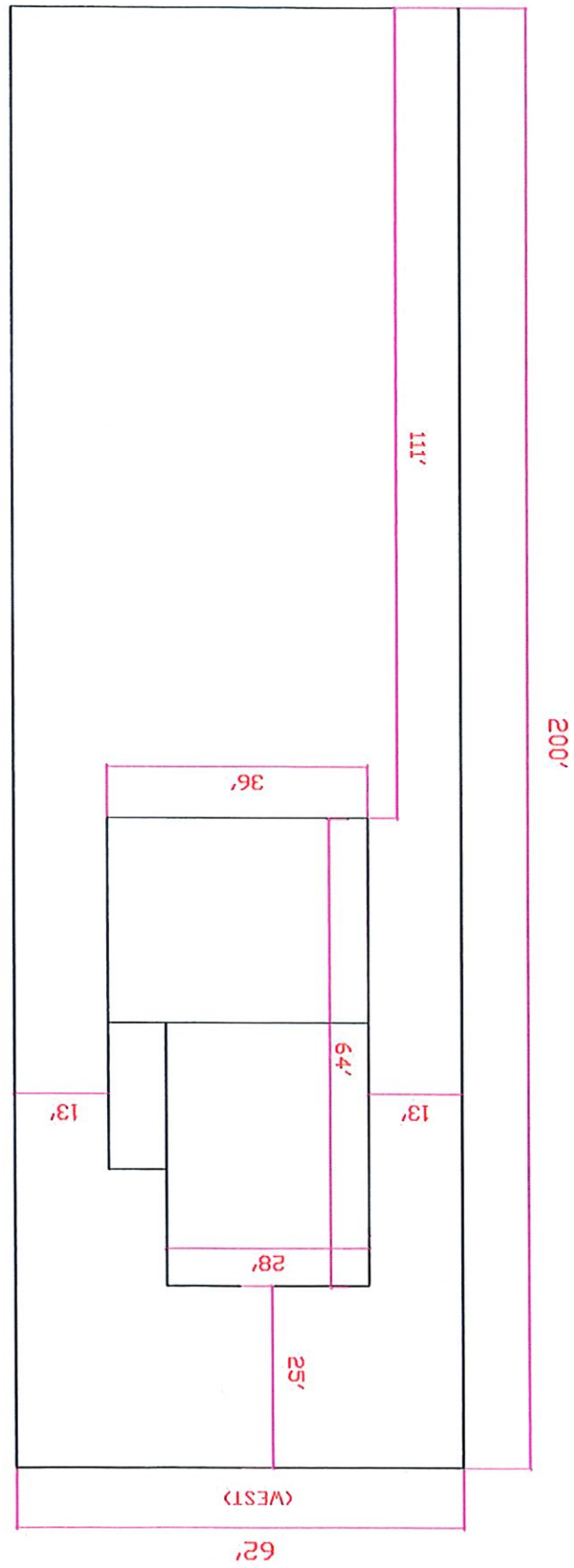


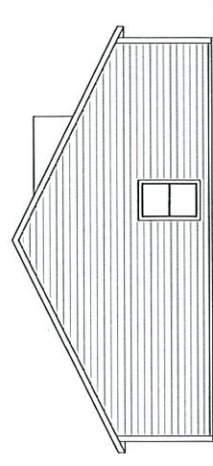
H.Z.C. SITE LOCATION MAP  
CONSTRUCTION OF NEW DUPLEX  
133 NORTH FAIRGROUND STREET



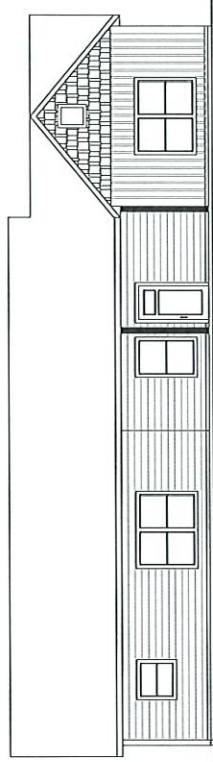


133 NORTH FAIRGROUNDS SITE PLAN  
JOHNNY BROWN  
112123  
PAT'S DESIGNS  
NORTH FAIRGROUNDS (EAST)

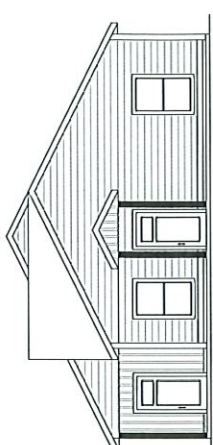




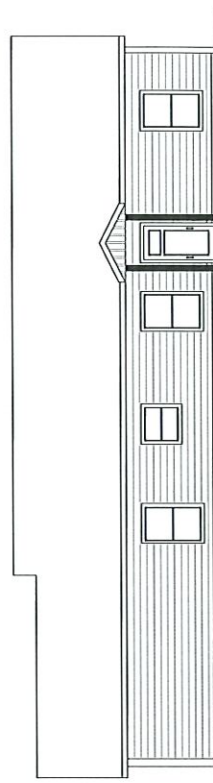
LEFT ELEVATION



FRONT ELEVATION



RIGHT ELEVATION



BACK ELEVATION

JORDAN DUPLEX CEDARKING/N FARRINGTONS FLOOR PLAN

11/20/23

PAT'S SCHEDE



## STAFF RECOMMENDATION

### FOR THE DECEMBER 18, 2023 MEETING

#### **Consideration of a Certificate of Appropriateness for property located at 137 North Fairground Street to add a new construction within a RG-1/C (General Residential/Conservation) District**

---

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 137 North Fairground 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:

- (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.

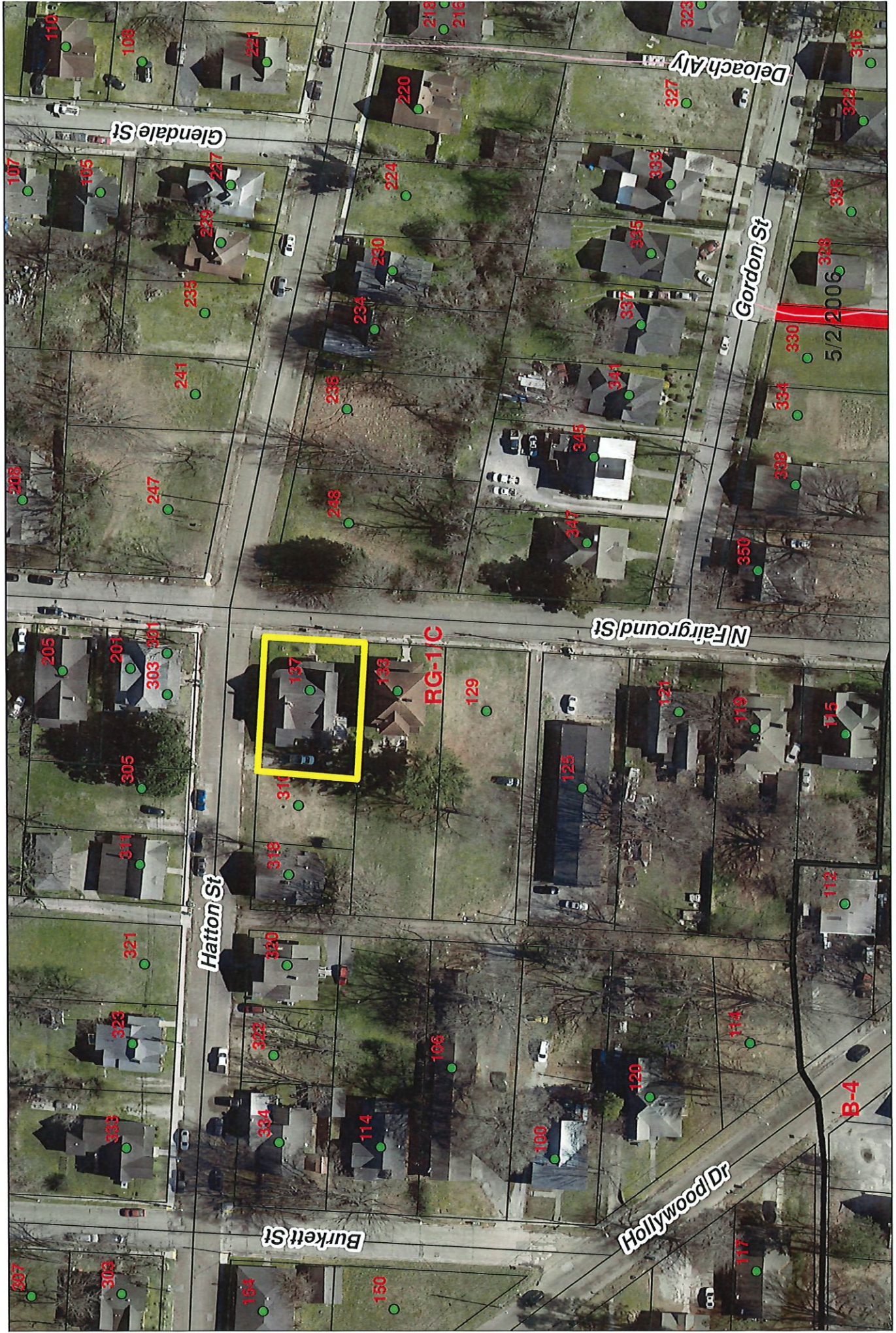
### **Proportion and Rhythm of Openings**

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.

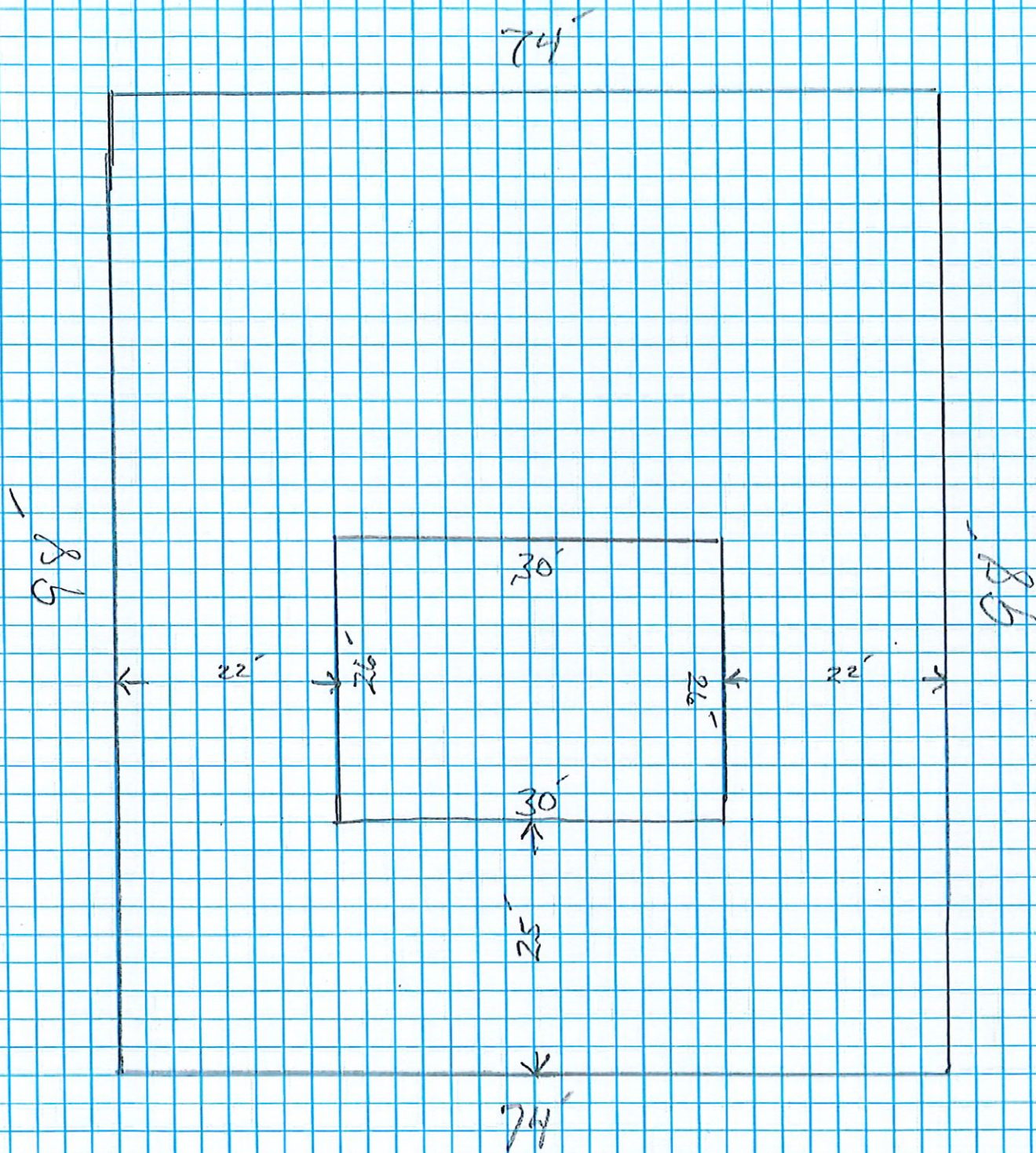
It is the staff's opinion to approve this request based on it meeting the requirements of the City of Jackson Zoning Ordinance.



H.Z.C. SITE LOCATION MAP  
CONSTRUCTION OF NEW SINGLE FAMILY HOME  
137 NORTH FAIRGROUND STREET







137 N. FAIRGROVES



# DRUMMOND HOUSE PLANS

YOUR  
BEST  
PLAN

## SEND US PICTURES OF YOUR HOUSE !



Drummond House Plans is always looking for homes built from our plans to be used in our different publications.

Once your construction and landscape is completed, simply take a few pictures (exterior and interior) and send them via email to [photos@drummondhouseplans.com](mailto:photos@drummondhouseplans.com) or by regular mail to:

455 St-Joseph boulevard, Suite 201  
Drummondville (Quebec) Canada J2C 7B5

Drummond House Plans could use your pictures and in turn increase your chances of being selected, you will find below some helpful tips in creating the right setting and back drop for your house to take good quality pictures.

- Set your digital camera at the highest resolution (photo quality)
- Make sure to remove everything that could damage the photo or hide the house (car in the driveway, garbage cans, bicycles, etc...)
- Take pictures when the sun is facing the house and ideally when the sky is lightly cloudy to attenuate shadows.
- Take pictures of your house from different angles, the pictures can be surprising.

*Drummond House Plans commits to treat the photographs and information received in confidence.*

**DRUMMOND**  
HOUSE PLANS

Contact us for more information :  
1 800 567-5267 or [info@drummondhouseplans.com](mailto:info@drummondhouseplans.com)

## BUILDER'S PROGRAM

In order to better serve the needs of the builders' community Drummond House Plans has developed its own Builder's Program.

By subscribing to this unique Program, FREE OF CHARGE, you will have access to a wide range of plan packages and marketing tools supplied by Drummond House Plans. Through our 40 years of experience and knowledge of the builder's community, we have come to know and developed the support and services that will help you increase your productivity and differentiate the services you offer from your competitors.

For more information, contact us at 1 800 567-5267 or email us at: [info@drummondhouseplans.com](mailto:info@drummondhouseplans.com)

Are you planning on making MODIFICATIONS to your new home plan?  
Drummond House Plans can help !  
Call us NOW! 1 800 567-5267

Here are only a few of the many MODIFICATIONS that can be done to your new home plan.

**MODIFY THE EXTERIOR SIDING TYPE**  
Changing the exterior siding might require modifications to the thickness of your foundations and will affect the interior dimensions of your rooms.

**ADDING A FIREPLACE**  
The addition of a fireplace will affect your living space and the layout of the rooms.

**ADDING A GARAGE**  
You wish to add a garage ? Plan it right now by taking into account its size, its access (to the house, to the basement) and storage spaces.

**COPYRIGHT LAW**  
Your plans are protected by the Copyright law. Only Drummond House Plans is authorized to modify them, unless a license is purchased. Call for information.

**EXTENDING YOUR HOUSE**  
To extend, it will be required to add and/or rearrange the supporting walls and beams.

**FINISHED BASEMENT**  
The openings for windows and doors must respect the building standards if you plan to have bedrooms in the basement.

**ADDING A BASEMENT ACCESS**  
Water and frost could damage your foundation if a basement access is not built based on good practices.

**YOUR PLAN SHOULD  
EXPRESS AND REPRESENT  
YOUR NEEDS EXACTLY !**

Avoid any misunderstandings between you and your builder and possible costly construction errors by modifying your plan by Drummond House Plans' professional team of designers. If you plan on building your home differently than specified on your plan, be sure to make the changes before starting construction!

Also discover over 1300 HOUSE PLANS, cottages, garages and multi-family homes by visiting [www.drummondhouseplans.com](http://www.drummondhouseplans.com)



## STAFF RECOMMENDATION

### FOR THE DECEMBER 18, 2023 MEETING

#### **Consideration of a Certificate of Appropriateness for property located at 832 Lambuth Boulevard to add a new construction within a RG-1/C (General Residential/Conservation) District**

---

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 832 Lambuth Boulevard.

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**

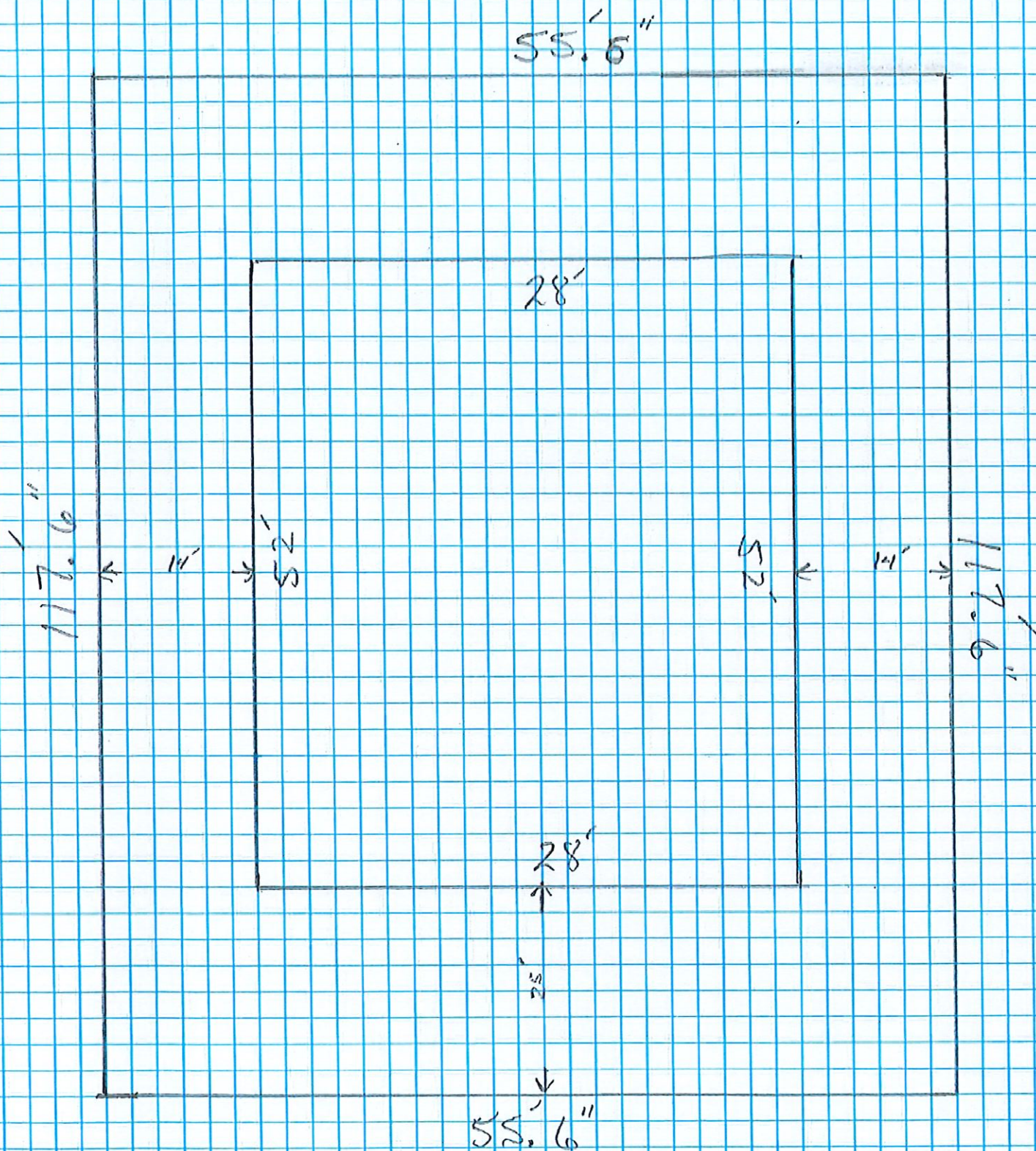
The relationship of width to height of windows and doors and the rhythm of solids (walls) to voids (door and window openings) in new buildings shall be visually compatible with the surrounding buildings.

It is the staff's opinion to approve this request based on it meeting the requirements of the City of Jackson Zoning Ordinance.







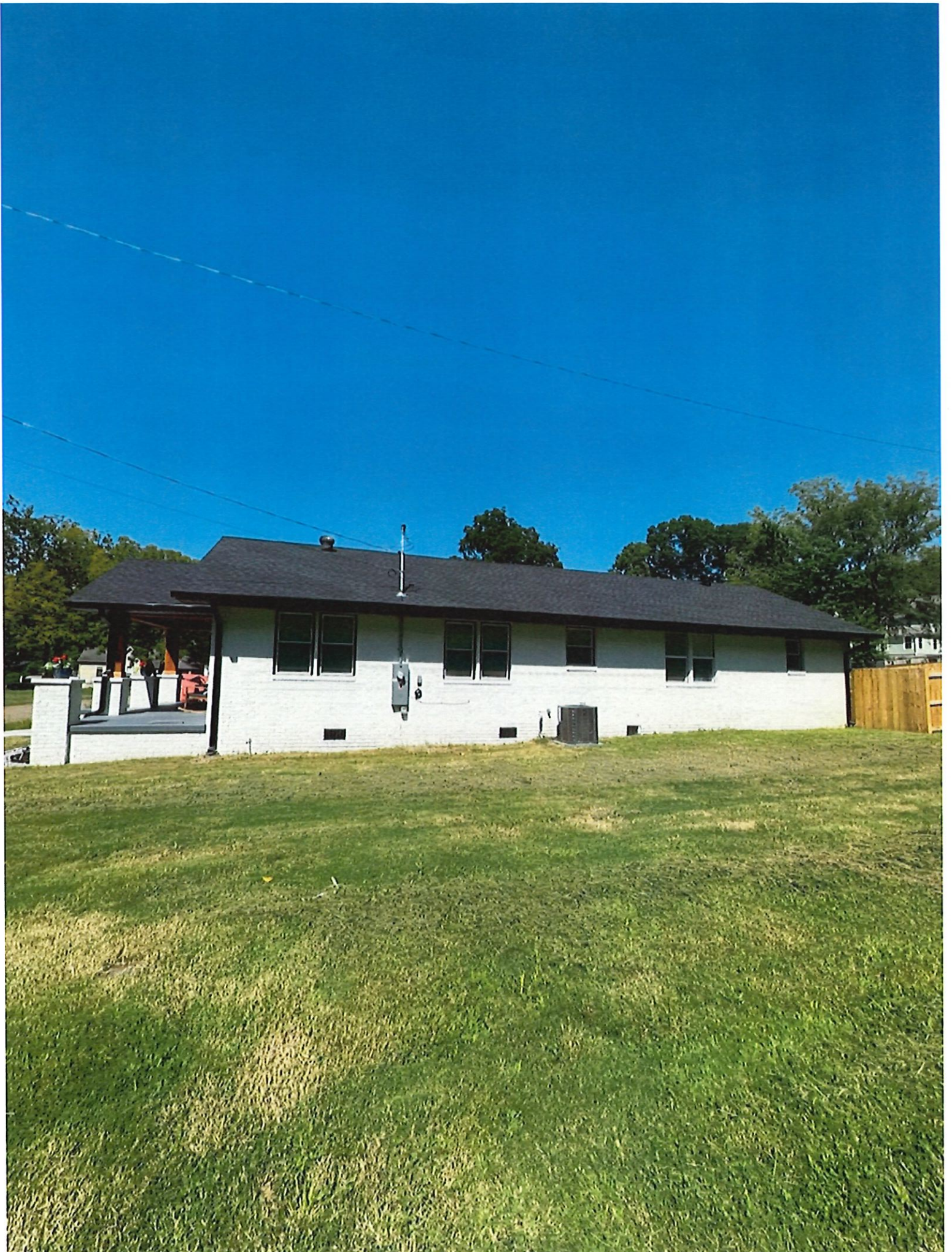


832 LAMBERT



















## STAFF RECOMMENDATION

### FOR THE DECEMBER 18, 2023 MEETING

#### **Consideration of a Certificate of Appropriateness for property located at 260 Cedar Street to add a new construction within a RG-1/H (General Residential/Historic) District**

---

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 260 Cedar 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:

- (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.

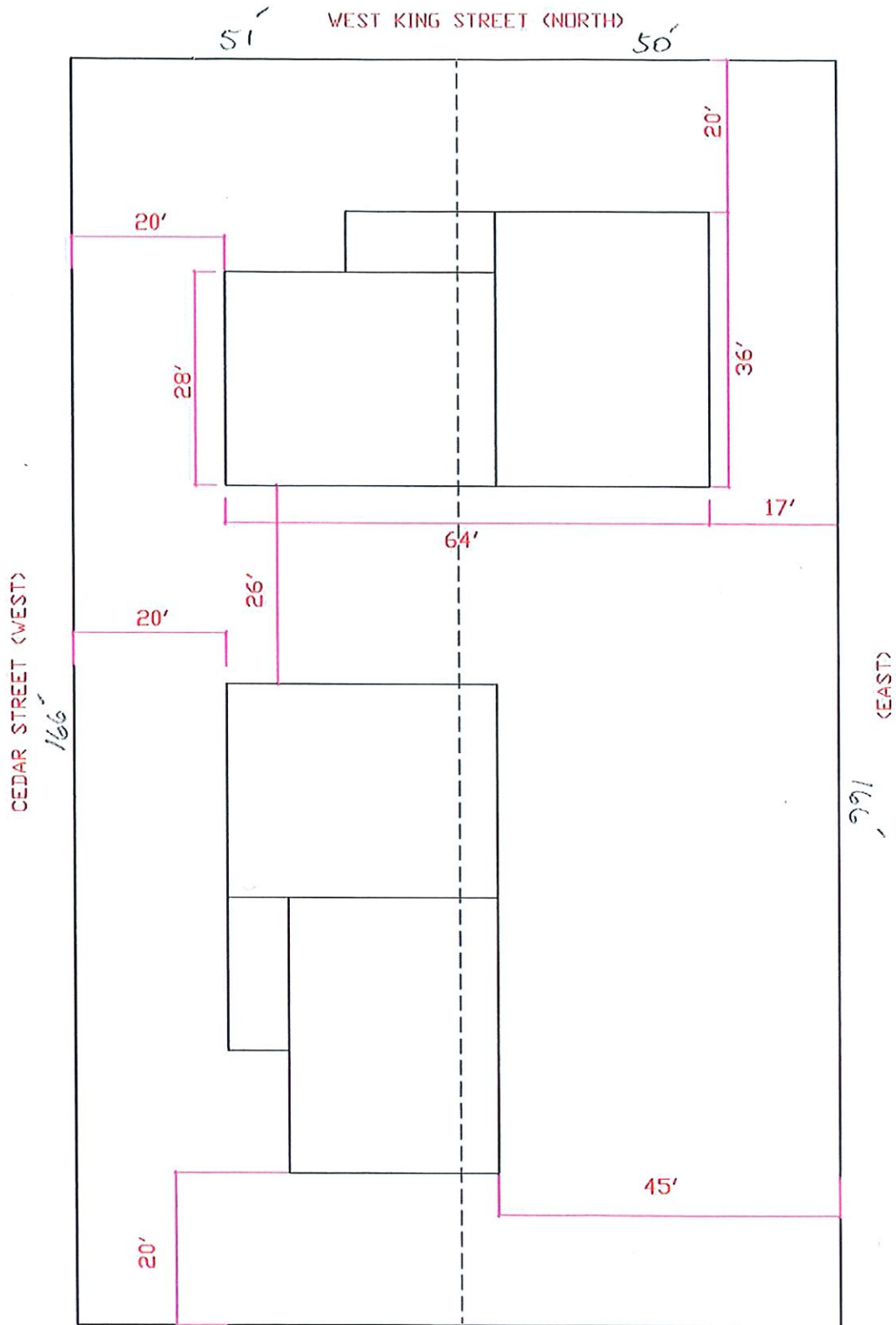
It is the staff's opinion to approve this request due to the historical use of this property and the increased needs of housing in the community.



This aerial map shows a residential neighborhood with several streets and property boundaries. A yellow rectangle highlights a specific property at 128 and 260. A red L-shaped boundary outlines a larger area. Street names include E King St, N Highland Av, W King St, Terrace Pl, Cedar St, Linden St, and Hawthorne St. House numbers are marked in red on various properties.



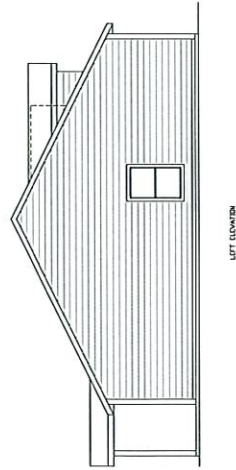




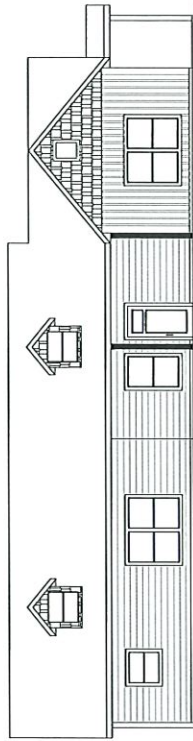
ALLEY (SOUTH)  
CEDAR STREET/WEST KING STREET  
SITE PLAN

JOHNNY BROWN  
112123  
PAT'S DESIGNS

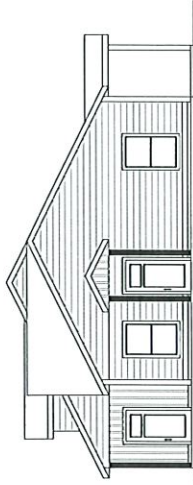




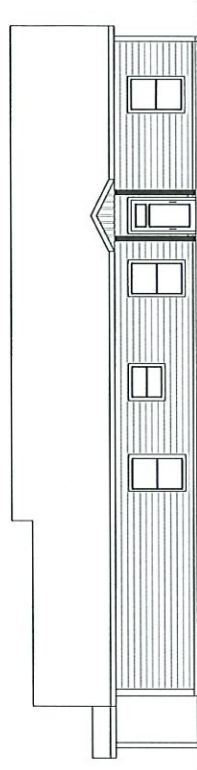
LEFT ELEVATION



FRONT ELEVATION



RIGHT ELEVATION



BACK ELEVATION

JEROME DUPLEX CEDAR/KING/FAIRGROUNDS FLOOR PLAN  
11/99  
PMT 10316