

AGENDA
JACKSON MADISON COUNTY HISTORIC ZONING COMMISSION
JACKSON CITY HALL--101 EAST MAIN STREET
FIRST FLOOR—GEORGE A. SMITH MEETING ROOM
MARCH 18, 2024 - 3:30 P.M.

- I. CALL TO ORDER/DETERMINATION OF QUORUM
- II. INVITATION FOR PUBLIC COMMENT
- III. APPROVAL OF DECEMBER 18, 2023 MINUTES
- IV. PUBLIC HEARING
 - 1. Consideration of a Certificate of Appropriateness for property located at 515 Westmoreland Place to add an addition to a detached garage 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
DECEMBER 18, 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.

With no one speaking from the public, the minutes of the October 16, 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 133 North Fairground Street for 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 applicant's request.

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

Afterwards, there was a brief discussion concerning the design of the front elevation. As a result, the following conditions were made:

1. Widen the porch to the right of the home
2. Add additional columns with decorative brackets

Ashley Cook, contractor, was present to address the concern and stated that he is willing to accept the conditions.

A motion was made by Jack Wood and seconded by Vice Chair Loni Harris to approve the new construction located at 133 North Fairground Street, with the following conditions. Motion passed unanimously.

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 – Derek Benson presented the request to the commission. Using a location map and photos, he explained the location of the property and that the applicant is wanting to build the existing home constructed at 1205 Propest Avenue.

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

A motion was made by Vice Chair Loni Harris and seconded by Jack Wood to approve the new construction located at 137 North Fairground Street. Motion passed unanimously.

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 – Derek Benson presented the request to the commission. Using a location map and photos, he explained the location of the property and that the applicant is wanting to replicate the same home constructed on Hatton Street.

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

Afterwards, there was a brief discussion regarding handrails and the materials that will be used on the home.

A motion was made by Tim Martin and seconded by Janna Hellums to approve the new construction located at 832 Lambuth Boulevard. Motion passed unanimously.

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.

Afterwards, there was a brief discussion concerning the design of the duplex. As a result, the following conditions were made:

1. Widen and extend the porch to the right of the duplex
2. Add decorative columns

Councilman Frank McMeen was also present as a notified property owner to address concerns he had regarding the proposed design and parking.

There was additional discussion regarding the materials that will be used on the duplex.

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

Other Business: Chair Sammy West mentioned that he noticed a home with a large amount of dirt sitting on the side of the yard with a hole being filled on Lambuth Boulevard had. His concern was that it may interfere with the drainage system for that neighborhood.

Staff Derek Benson stated that he would check into it.

There being no further business, the meeting was adjourned.

STAFF RECOMMENDATION

FOR THE MARCH 18, 2024 MEETING

Consideration of a Certificate of Appropriateness for property located at 515 Westmoreland Place for an addition within a RG-1/H (General Residential/Historic) District

Mr. William Ide has made a request for Certificate of Appropriateness approval from the Historic Zoning Commission for an addition on the property of 515 Westmoreland Place.

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 addition meeting all zoning requirements and materials proposed match existing structures on property.

