

**AGENDA**  
**JACKSON MADISON COUNTY HISTORIC ZONING COMMISSION**  
**JACKSON CITY HALL--101 EAST MAIN STREET**  
**FIRST FLOOR—GEORGE A. SMITH MEETING ROOM**  
**JULY 19, 2021 - 3:30 P.M.**

- I. CALL TO ORDER/DETERMINATION OF QUORUM
- II. APPROVAL OF MARCH 15, 2021 MINUTES
- III. PUBLIC HEARING
  - 1. Consideration of a Certificate of Appropriateness for property located at 207 Division Avenue for demolition and new construction within a RG-1/C (Single Family Residential/Conservation) District
- IV. OTHER BUSINESS
- V. ADJOURNMENT

**MINUTES**  
**JACKSON MADISON COUNTY HISTORIC ZONING COMMISSION**  
**109 EAST MAIN STREET—SUITE 109—FIRST FLOOR**  
**GEORGE A. SMITH MEETING ROOM**  
**MARCH 15, 2021-- 3:30 PM**

**Members Present:**           **Sammy West**  
                                      **Wayne Arnold**  
                                      **Jack Wood**  
                                      **Ann Ewing**  
                                      **Herb Slack**

**Members Absent:**           **Gwendolyn Merry-Cole**  
                                      **Marda Wallace**  
                                      **Rowland Fisher**  
                                      **Loni Harris**

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

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

The minutes of the February 15, 2021 meeting were unanimously approved, contingent upon correcting minor errors, on motion of Wayne Arnold and seconded by Ann Ewing.

**Consideration of a Certificate of Appropriateness for property located at 1276 Hollywood Drive for an addition to the existing 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 addition to the existing structure and the reasons for the request.

The staff recommended approval of the alteration due to it not interfering with the side or front public facades and being able to meet all setbacks.

A motion to approve the addition to the existing structure at 1276 Hollywood Drive was made by Jack Wood, seconded by Ann Ewing, motion passed unanimously.

**Consideration of a Certificate of Appropriateness for property located at 107 Cedar Street for demolition of an old structure and 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 for the demolition of the old structure and new construction and the reasons for the request.

The staff recommended approval of the alteration due to the compatibility of nearby structures.

There was some discussion about the possibility of restoring the properties. Frankie Elliot, Aspell, stated that they have already restored seven to eight structures and will continue to if there is a need.

There was also discussion on if there will be any more plans in the future. Mr. Elliot stated that they would like to purchase the properties on Talbot Street.

A motion to approve the demolition of the old structure and new construction at 107 Cedar Street was made by Wayne Arnold, seconded by Ann Ewing, motion passed unanimously.

There being no further business, the meeting was adjourned.

**STAFF RECOMMENDATION**  
**FOR THE JULY 19, 2021 MEETING**

**Consideration of a Certificate of Appropriateness for property located at 207 Division Avenue for demolition and new construction within a RG-1/C (General Residential/Conservation) District**

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Mr. Jason Lenard has made a request for Certificate of Appropriateness approval from the Historic Zoning Commission for the demolition and new construction on the property of 207 Division 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**

**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 it not interfering with the side or front public facades and being able to meet all setbacks.

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

**H.Z.C. SITE LOCATION MAP  
REQUEST FOR DEMOLITION  
207 DIVISION AVENUE**





# SUPERIOR DEVELOPMENT

## Request to Demolish

1. The single family attached duplex at 207 Division was built in 1920. Although the home is historic in nature, it has not been adequately maintained. When the property was inspected in May by one of our responsible parties the below was current conditions:
  - a. deferred roof damage repair has caused structural roof supports to become decayed and fallen in, drywall ceilings have fallen in along with molded attic insulation, water damage caused structural floor joists to cave in home is deemed uninhabitable
2. Given the lack of historic preservation to this property, we would not be able to preserve any historic attributes to this home; therefore we are seeking approval to demolish this property and build back a craftsman/cottage single family attached dwelling similar to what we built on 258 Morgan St.



a.



b.

3. Current Condition





# SUPERIOR DEVELOPMENT



a.



b.

















