

**CITY OF MURFREESBORO**  
**HISTORIC ZONING COMMISSION**

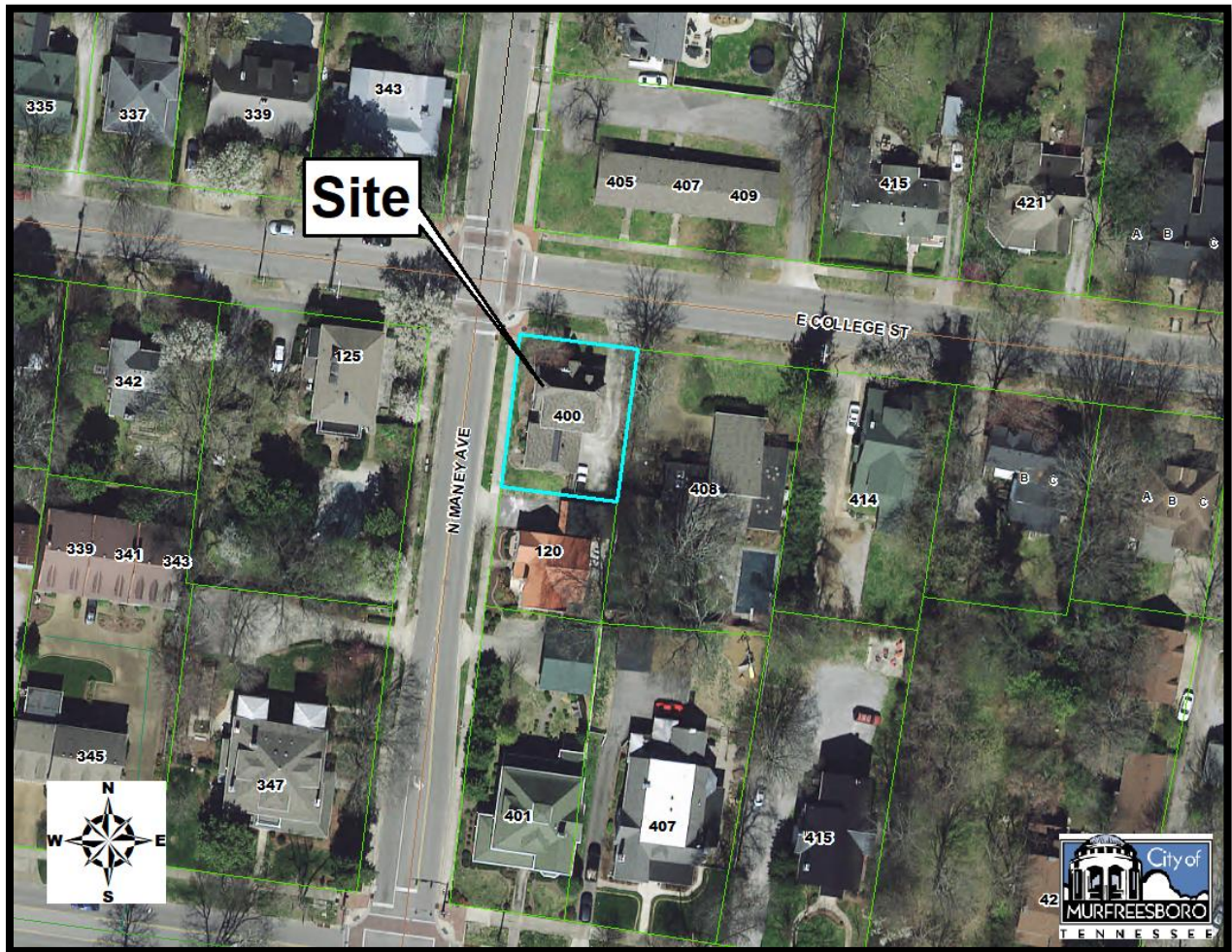
Regular Meeting March 16, 2021  
3:30 PM, Council Chambers, City Hall

- I. Call to Order and determination of a quorum
- II. New Business
  - a. **H-21-001 – 400 East College Street, Chris & Cindy Tilton**- Requesting review of new privacy fence driveway and access gate for an existing single-family residence.
  - b. **H-21-003 – 220 North Highland Avenue, Will Riner**- Requesting review to replace existing asphalt shingle roof with a metal roof for an existing single-family residence.
- III. Staff Reports and Other Business
- V. Adjourn

**City of Murfreesboro  
Historic Zoning Commission  
Staff Comments  
Regular meeting: March 16, 2021**

**New Business:**

- a. **H-21-001 400 East College Street, Chris and Cindy Tilton** – Requesting review of new privacy fence and driveway access gate for an existing single-family residence.



This property is located on the south side of East College Street at the southeast corner of East College Street and North Maney Avenue. It contains approximately 0.12 acres and is developed with a single-family dwelling. The property is zoned RS-8 (Single-Family Residential District 8) and H-1 (Historic Zoning Overlay District). It is also located in the CCO (City Core Overlay) district.

The applicant wishes to erect a 6'-tall wooden privacy fence along the east side lot line, the rear (south) lot line, and a small portion of the west lot line of the subject property. A driveway access gate is also being requested to be installed across the driveway behind the front elevation of the residence at the northeast corner of the house to provide for some additional security and privacy. A site plan to show the location of the fencing and gate is included in the agenda materials.

The fence will be visible from the rights-of-way of East College Street and North Maney Avenue. A photographic example of the type of fencing and gate the applicant wishes to install is included in the application materials. There is currently no existing wood privacy fences on the adjacent properties. The design guidelines for the historic district state that "fences may be added to a lot if they are similar material to other fences and structures in the vicinity, and if they are constructed so as to not disrupt the visual harmony of the front area of the lots." In addition, "the preferred type of fencing is formal wrought iron, wood, or brick."

The applicant's representative will be in attendance at the meeting in order to answer any questions the Commission may have regarding the request.



Creating a better quality of life

HZC Application Fees	
Certificate of Appropriateness	
HZC Application (Goes to Meeting) . . . . .	\$150.00
HZC Application (Admin Approval) . . . . .	\$ 75.00

To initiate a Historic Zoning Commission Application, an applicant must submit the following:

1. A completed HZC Application Certificate of Appropriateness (below).
2. A non-refundable application fee (prices listed above).
3. Meet with HZC Planner about application.

To be completed by applicant: Date: 23 February 2021

Owner: Chris & Cindy Tilton

Owner's Address: 400 E College St. Phone: 949-584-6321

Address of Property (if different than above) \_\_\_\_\_

Current Use: Private Residence

Describe property / structure (e.g. architectural style, date of construction, condition of structure, history of structure, if known, etc.)

1930 circa two story Tudor style residence in good condition

Is this a "contributing" structure? Yes \_\_\_\_\_ No X

Is the property or structure listed on the National Register of Historic Places? Yes \_\_\_\_\_ No X

Check proposed action(s):

X Alteration \_\_\_\_\_ Addition \_\_\_\_\_ Demolition \_\_\_\_\_ New Construction  
\_\_\_\_\_ Exterior Repairs / Maintenance (No Appearance Changes)

Description of the work to be performed on the property:

New 6 foot tall pre-stained Cedar cap and trim wooden privacy fence

Proposed fence location and style is shown on attached reference materials

New powder coated metal gate to allow access to driveway and car port

Proposed gate location and style is shown on attached reference materials

*1/8/21 \$150.00 Receipt 263600*



Provide: Photographs, scaled drawings of the plans, elevations and materials to assist the Commission in deciding

Architect: Huddleston-Steele Engineering

Address: 2115 NW Broad St. Phone: 615-893-4084

Contractor: Premier Fence LLC

Address: 1354 W College St Phone: 615-235-0857

Is there an application relevant to this property and the subject of modifications or improvements pending or contemplated before the Board of Zoning Appeals, Planning Commission or City Council?  
 Yes  No

If yes, please specify: \_\_\_\_\_

Who will represent the owner at the Historic Zoning Commission meeting?

**Note:** The representative needs to be present at the meeting to answer questions and should have the authority to commit the owner to make changes suggested or required by the Historic Zoning Commission.

Name: Jonathan Frame Phone: 209-483-3006

Address: 2825 Cherry Blossom Lane, Murfreesboro, TN 37129

Title or Relationship to Owner: Son-in-Law

**Information:**

There will be two inspections **prior** to completion of the Certificate of Appropriateness. One near midway of the project and one at the completion of the project. Call 615-893-6441 at least two working days prior to each the inspection. Upon completing the project, according to the application, the owner will receive a copy of the Certificate of Appropriateness in the mail.

Please complete these forms and submit them to the Planning Department by 3:00 p.m. on the submittal date indicated on the HZC yearly calendar.

Approvals for Certificates of Appropriateness allow six months to begin construction. If work has not commenced with that timeframe, the approval will be expired.

**SIGNATURE OF OWNER:** \_\_\_\_\_

**SIGNATURE OF AGENT** (when applicable): Jonathan Frame

\*\*\*\*\*For Office Use Only\*\*\*\*\*

Date received: \_\_\_\_\_ Receipt #: \_\_\_\_\_ Amt Paid: \_\_\_\_\_ HZC #: \_\_\_\_\_

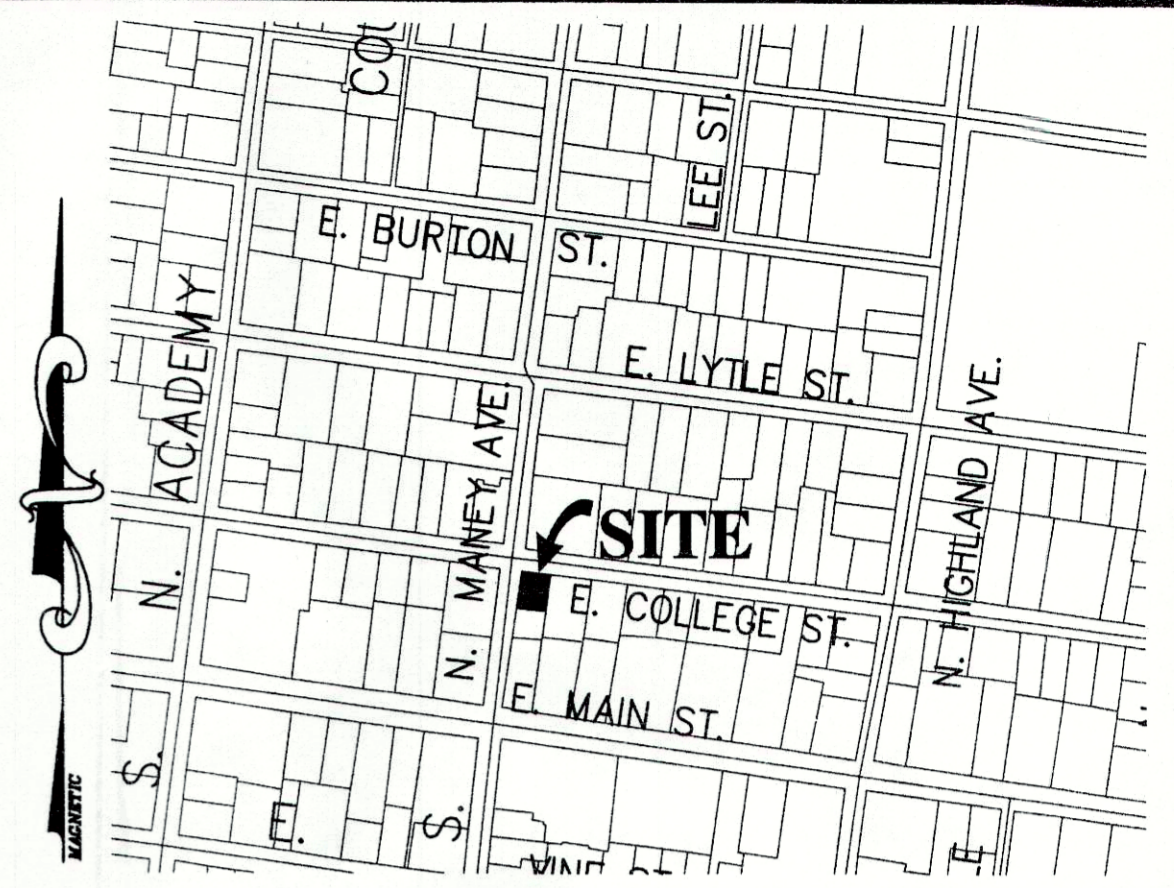


**NOTES**

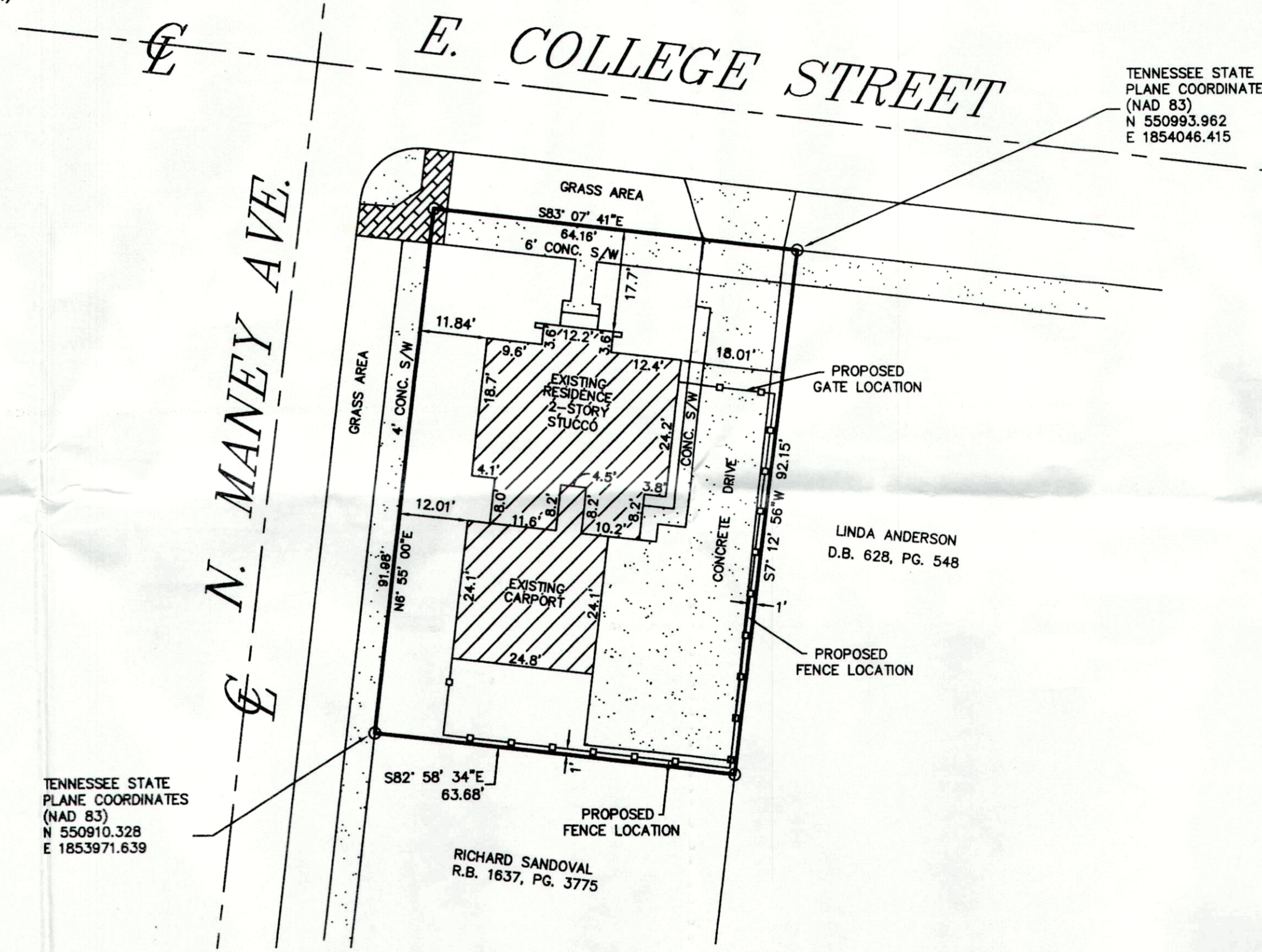
- In Tennessee, it is a requirement per "The Underground Utility Damage Prevention Act" that anyone who engages in excavation must notify all known underground utility owners, no less than three nor more than ten working days of their intent to excavate. A list of these utilities may be obtained from the County Register of Deeds. Those utilities that participate in the Tennessee One Call system can be notified by calling toll free 1-800-351-1111.
- Underground utilities shown were located using available above ground evidence, as well as information obtained from the respective utility companies. The existence or nonexistence of the utilities shown and any other utilities which may be present on this site or adjacent sites should be confirmed with the utility owner prior to commencing any work.
- Parcels may be subject to additional easements and/or restrictions, by record or prescription, that a complete title search may reveal.

**GLOBAL POSITION SYSTEM SURVEY NOTES**

- The survey portion was performed using the following global positioning system (GPS) survey equipment: TOPCON Hyper Plus (Dual frequency). The GPS portion of this survey was performed using RTK (Real-Time Kinematic) surveying methods. TDOT CORS station TN38 for horizontal and for vertical control.
- The relative positional accuracy is stated in the Category "IV" survey certification located above the surveyor's seal on this drawing.
- The dates that fieldwork was performed for this survey were: January 2021
- The datum(s) for the TDOT CORS Station that was used: HORIZ.: NAD83(2011) EPOCH 2010 VERT.: NAVD 1988
- Fixed Control Station designation with positional data:  
TDOT CORS STATION-TN38  
STATE PLANE (TN 4100-US SURVEY FT.)- NORTHING: 569,154.86  
EASTING: 1,837,086.15  
ELEVATION: 556.34 FT.
- Geoid model used- GEOID03
- Combined grid factors for TDOT CORS Station TN38:  
0.99992680 (STATE PLANE-TN 4100-US SURVEY FT.)



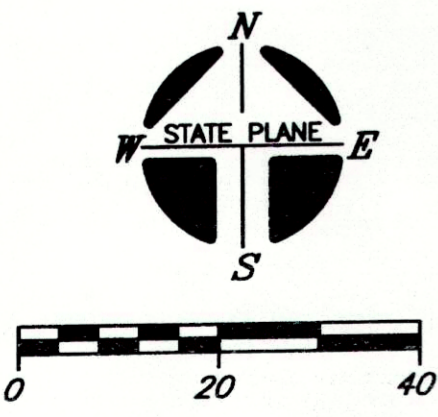
LOCATION MAP  
N.T.S.



TENNESSEE STATE  
PLANE COORDINATES  
(NAD 83)  
N 550993.962  
E 1854046.415

TENNESSEE STATE  
PLANE COORDINATES  
(NAD 83)  
N 550910.328  
E 1853971.639

1 TRACT - 0.14 Ac.±



**LEGEND**  
IPS O IRON PIN SET (1/2" REBAR WITH STAMPED H-S ENGR)  
IPF O IRON PIN FND.

ZONING: RS-8  
FRONT SETBACK: 30'  
SIDE SETBACK: 5'  
REAR SETBACK: 20'

OWNER: PHYLLIS B. MARTIN  
ADDRESS: 400 E COLLEGE STREET  
MURFREESBORO, TN. 37130  
TAX MAP: 091M GROUP "C", PARCEL: 1.00  
RECORD BOOK: 1208, PAGE: 1670  
MAP NUMBER: 47149C0260H  
DATED: JAN. 5, 2007 ZONE: X

NOTE: THIS PARCEL IS SUBJECT TO ALL EASEMENTS AS SHOWN AND ANY OTHER EASEMENTS AND/OR RESTRICTIONS EITHER RECORDED OR BY PRESCRIPTION THAT A COMPLETE TITLE SEARCH MAY REVEAL.

I HEREBY CERTIFY THAT THIS IS A CATEGORY "IV" SURVEY AND THE PRECISION OF THE GPS PORTION OF THIS SURVEY (IN RELATIVE POSITIONING ACCURACY GIVEN AT THE 95% CONFIDENCE LEVEL) IS 1:10,000 AS SHOWN HEREON AND THAT THIS SURVEY WAS DONE IN COMPLIANCE WITH CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE FOR LAND SURVEYORS.

EXHIBIT FOR  
FENCE LOCATION  
**400 EAST COLLEGE ST.**  
13th CIVIL DISTRICT - RUTHERFORD COUNTY - TN.  
DATE: FEBRUARY 2021 SCALE: 1"=20' SH. 1 OF 1





Proposed Fence Style

6 foot tall  
pre-stained Cedar cap and trim style fence





Proposed Gate Style

Material - steel

Color - powder coated gray to match house trim color







125 N Maney Ave

Murfreesboro, Tennessee



Google



Street View





**City of Murfreesboro  
Historic Zoning Commission  
Staff Comments  
Regular meeting: March 16, 2021**

**New Business:**

**b. H-21-003 220 North Highland Avenue, Will Riner** – Requesting review to replace existing asphalt shingle roof with a metal roof for an existing single-family residence.



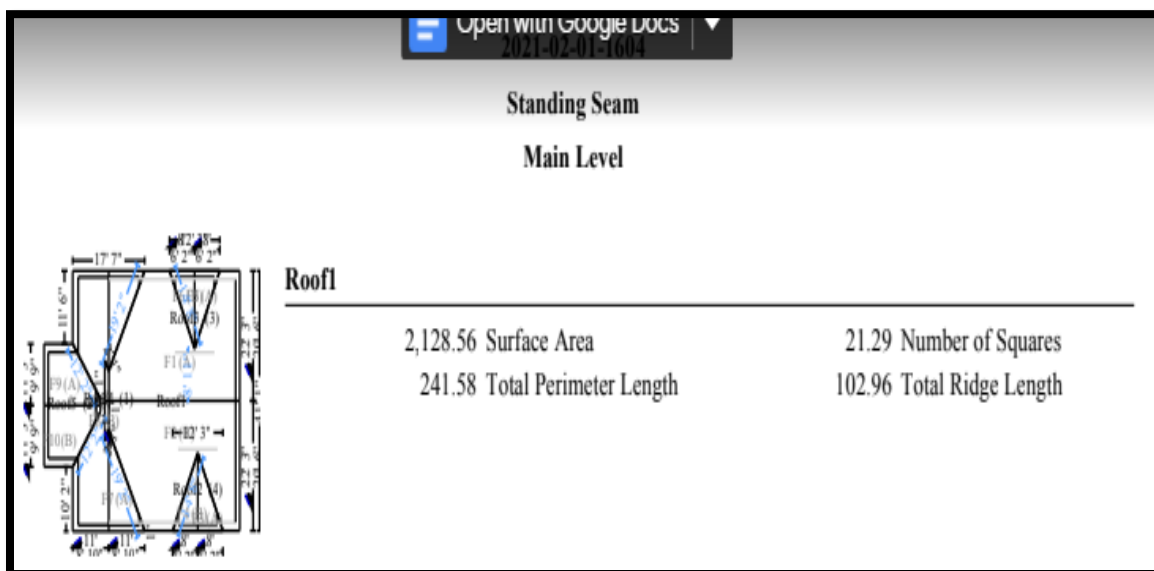
This property is located on the east side of North Highland Avenue north of East College Street and south of East Lytle Street. It contains approximately 0.18 acres and is developed with a single-family dwelling. The property is zoned RS-8 (Single-Family Residential District 8) and H-1 (Historic Zoning Overlay District). It is also located in the CCO (City Core Overlay) district. The Bungalow style house was constructed circa 1928. This house is not listed as a contributing structure in the East Main Street



Historic District or the National Register of Historic Places.

The owner of the subject property, Mr. Will Riner, is requesting to remove the existing asphalt shingle roof and replace all roofing with charcoal gray standing seam metal roofing. Photographs of the current condition of the home and color of replacement material is included in the agenda as well as photographs of the neighboring properties on both sides of the subject property.

The applicant will be in attendance at the meeting in order to answer any questions the Commission may have regarding the request.







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To be completed by applicant: Date: \_\_\_\_\_

Owner: \_\_\_\_\_

Owner's Address: \_\_\_\_\_ Phone: \_\_\_\_\_

Address of Property (if different than above) \_\_\_\_\_

Current Use: \_\_\_\_\_

Describe property / structure (e.g. architectural style, date of construction, condition of structure, history of structure, if known, etc.)

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Is this a "contributing" structure? Yes \_\_\_\_\_ No \_\_\_\_\_

Is the property or structure listed on the National Register of Historic Places? Yes \_\_\_\_\_ No \_\_\_\_\_

Check proposed action(s):

\_\_\_\_ Alteration      \_\_\_\_ Addition      \_\_\_\_ Demolition      \_\_\_\_ New Construction

\_\_\_\_ Exterior Repairs / Maintenance (No Appearance Changes)

Description of the work to be performed on the property:

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Provide: Photographs, scaled drawings of the plans, elevations and materials to assist the Commission in deciding

Architect: \_\_\_\_\_

Address: \_\_\_\_\_ Phone: \_\_\_\_\_

Contractor: \_\_\_\_\_

Address: \_\_\_\_\_ Phone: \_\_\_\_\_

Is there an application relevant to this property and the subject of modifications or improvements pending or contemplated before the Board of Zoning Appeals, Planning Commission or City Council?

\_\_\_\_ Yes      \_\_\_\_ No

If yes, please specify: \_\_\_\_\_

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Name: \_\_\_\_\_ Phone: \_\_\_\_\_

Address: \_\_\_\_\_

Title or Relationship to Owner: \_\_\_\_\_

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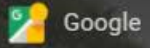
**SIGNATURE OF AGENT** (when applicable): \_\_\_\_\_

\*\*\*\*\**For Office Use Only*\*\*\*\*\*

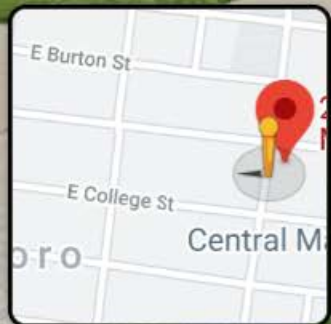
Date received: \_\_\_\_\_ Receipt #: \_\_\_\_\_ Amt Paid: \_\_\_\_\_ HZC #: \_\_\_\_\_



220 N Highland Ave  
Murfreesboro, Tennessee



Street View



Google