

CITY OF MURFREESBORO
HISTORIC ZONING COMMISSION

Regular Meeting May 18, 2021
3:30 PM, Council Chambers, City Hall

- I. Call to Order and determination of a quorum
- II. New Business
 - a. **H-21-005 - 2255 Middle Tennessee Boulevard, Holland Fletcher-**
Requesting to remove an existing front corner porch door and two windows and replace the driveway at an existing single-family residence.
 - b. **H-21-006 – 1008 East Main Street, Joseph & Katheryn Reeves-**
Requesting review of new aluminum fence for an existing single-family residence.
- I. Staff Reports and Other Business
- V. Adjourn

**City of Murfreesboro
Historic Zoning Commission
Staff Comments
Regular meeting: May 18, 2021**

New Business:

- a. **21-H-005 - 2255 Middle Tennessee Boulevard, Holland Fletcher-** Requesting to remove an existing front corner porch door and two windows and replace the driveway at an existing single-family residence.



This property is located on the west side of Middle Tennessee Boulevard north of East Main Street, and the adjacent property to the north is the MTSU Alumni house. The property is approximately 0.50 acres and is developed with a single-family dwelling. The brick Tudor house was built in 1932. The property is zoned RS-10 (Single Family Residential District 10) District within the East Main Street Historic Zoning District and the CCO (City Core Overlay) District.

The applicant is requesting the following modifications to the property:

- Replace front corner porch door and two adjacent windows with new infield stucco siding panels to match the existing home's stucco board and batten system; and
- A new driveway, replacing existing asphalt driveway with Clear Seal over broom finish concrete edged with red brick soldier and including an entrance of Red Brick Herringbone or Running Bond.

Pictures of the home and driveway as it exists today and sketched renderings of the home with the proposed modification have been provided for the Commission's review.

The applicant 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: 5.4.21

Owner: Jeff and Anne Davis

Owner's Address: 2255 Middle Tennessee Blvd Phone: 615.347.3420

Address of Property (if different than above) _____

Current Use: Main home

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

1920's Brick Tudor

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:

Permit is for a new driveway, replacing the old asphalt drive. Also installation of new infield siding panels to match the existing home's stucco board and batten system.

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

Architect: _____

Address: _____ Phone: _____

Contractor: Fletcher Holland - Bock and Sons Co.

Address: PO Box 12391, Mboro, TN 37129 Phone: 615.580.2908

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: Fletcher Holland Phone: 615.580.2908

Address: PO Box 12391. Murfreesboro, TN 37129

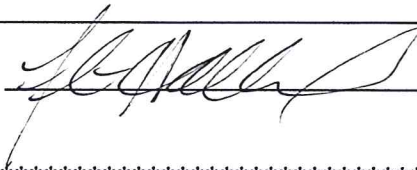
Title or Relationship to Owner: Contractor

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: _____

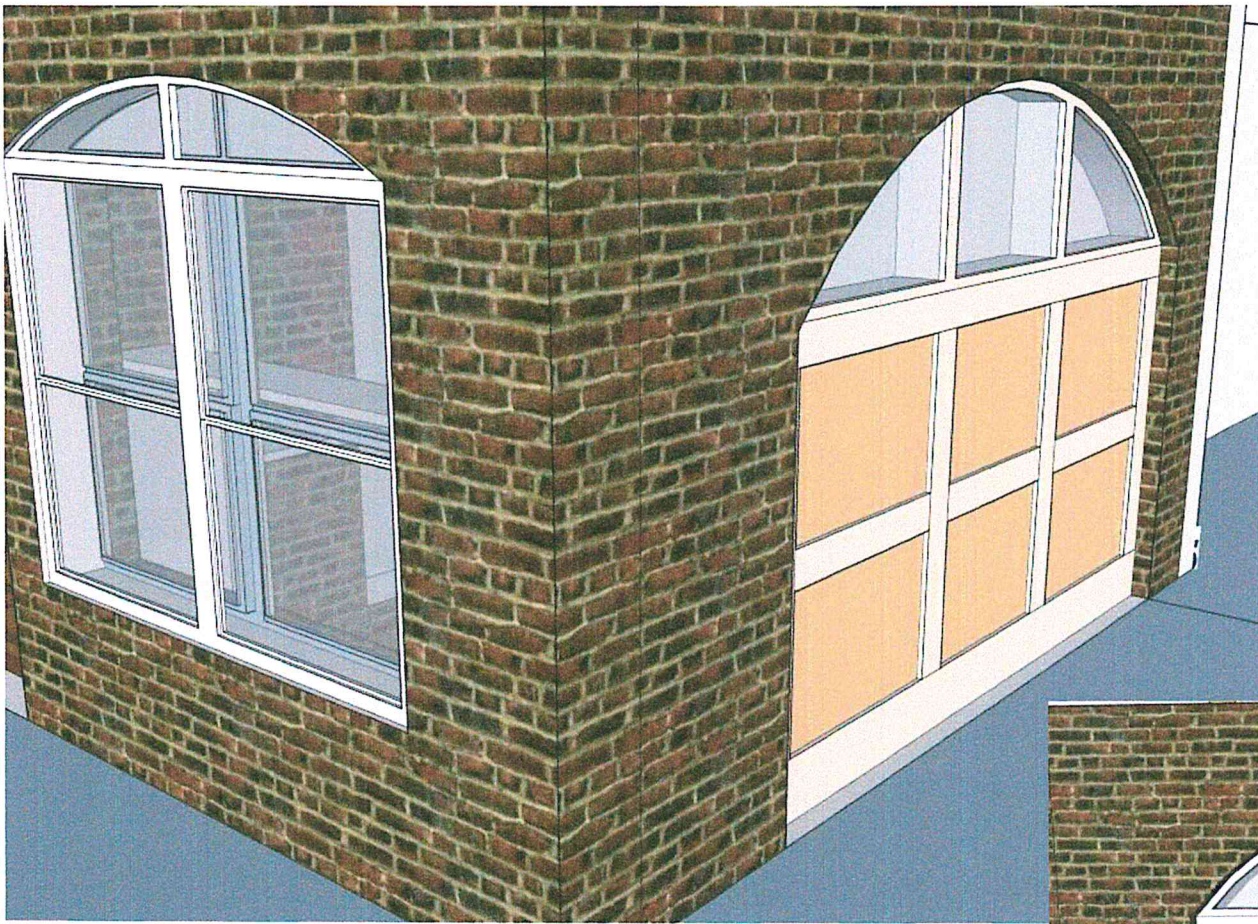
SIGNATURE OF AGENT (when applicable): 

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

Date received: 5/4/21 Receipt #: 530091 Amt Paid: \$150.00 HZC #: _____

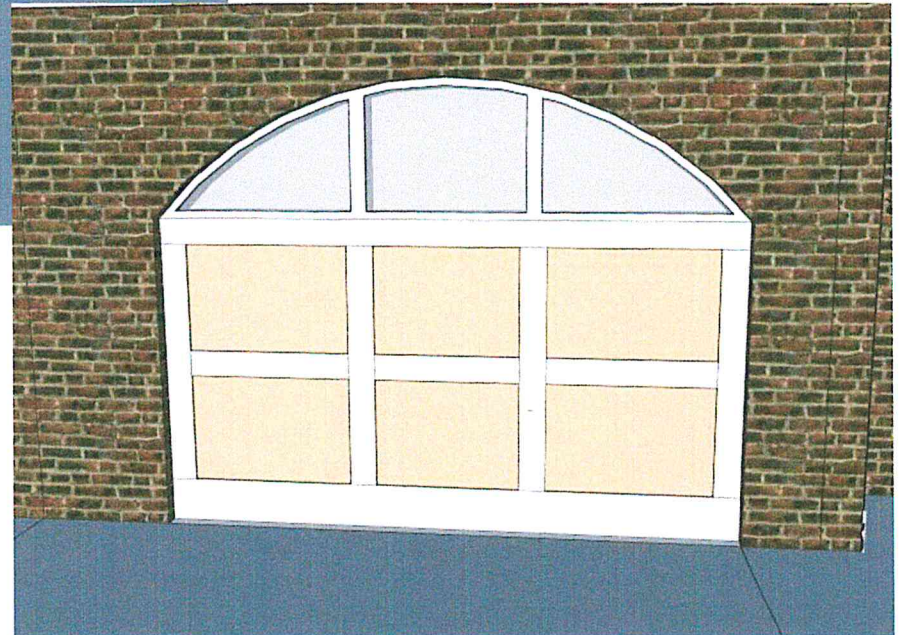


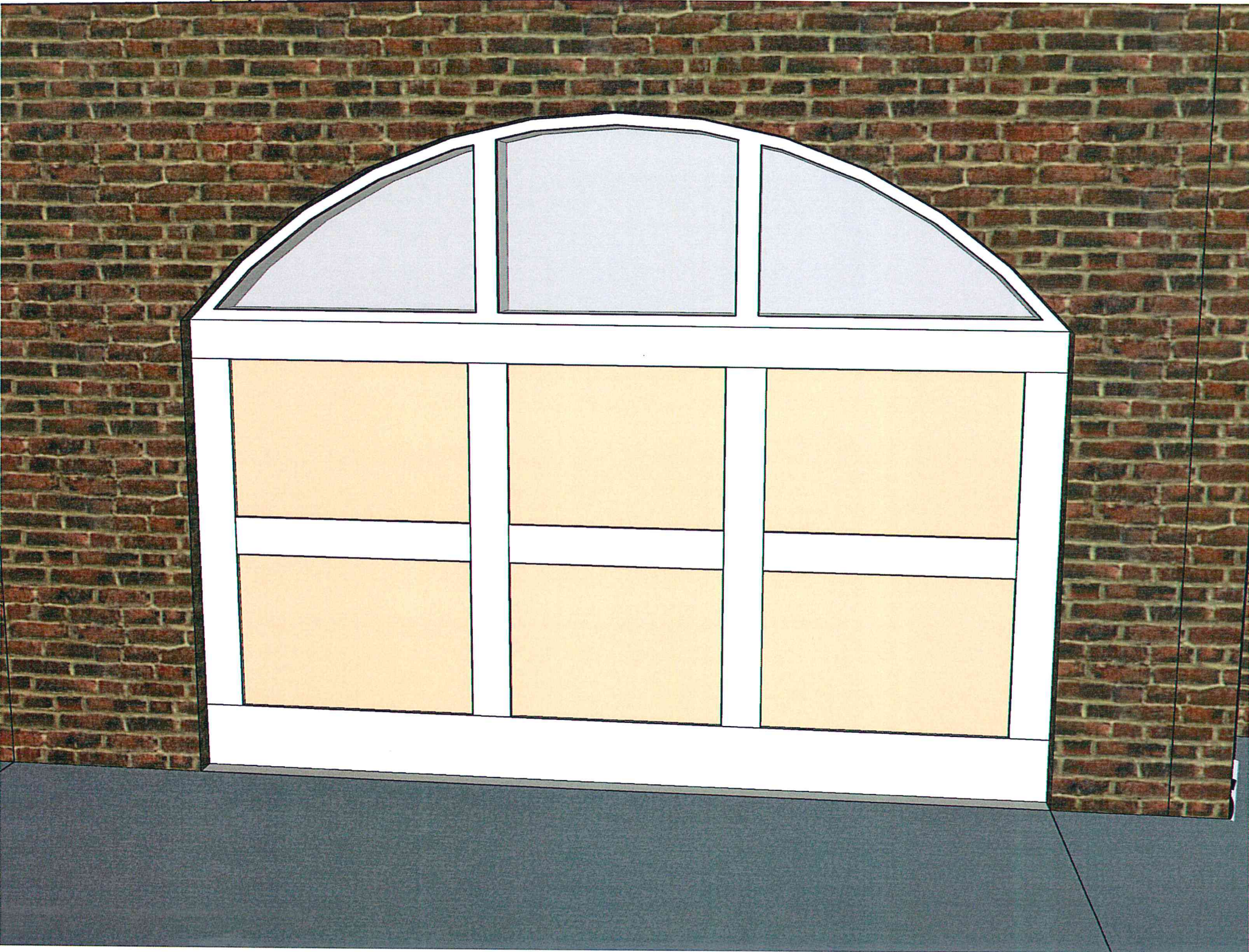


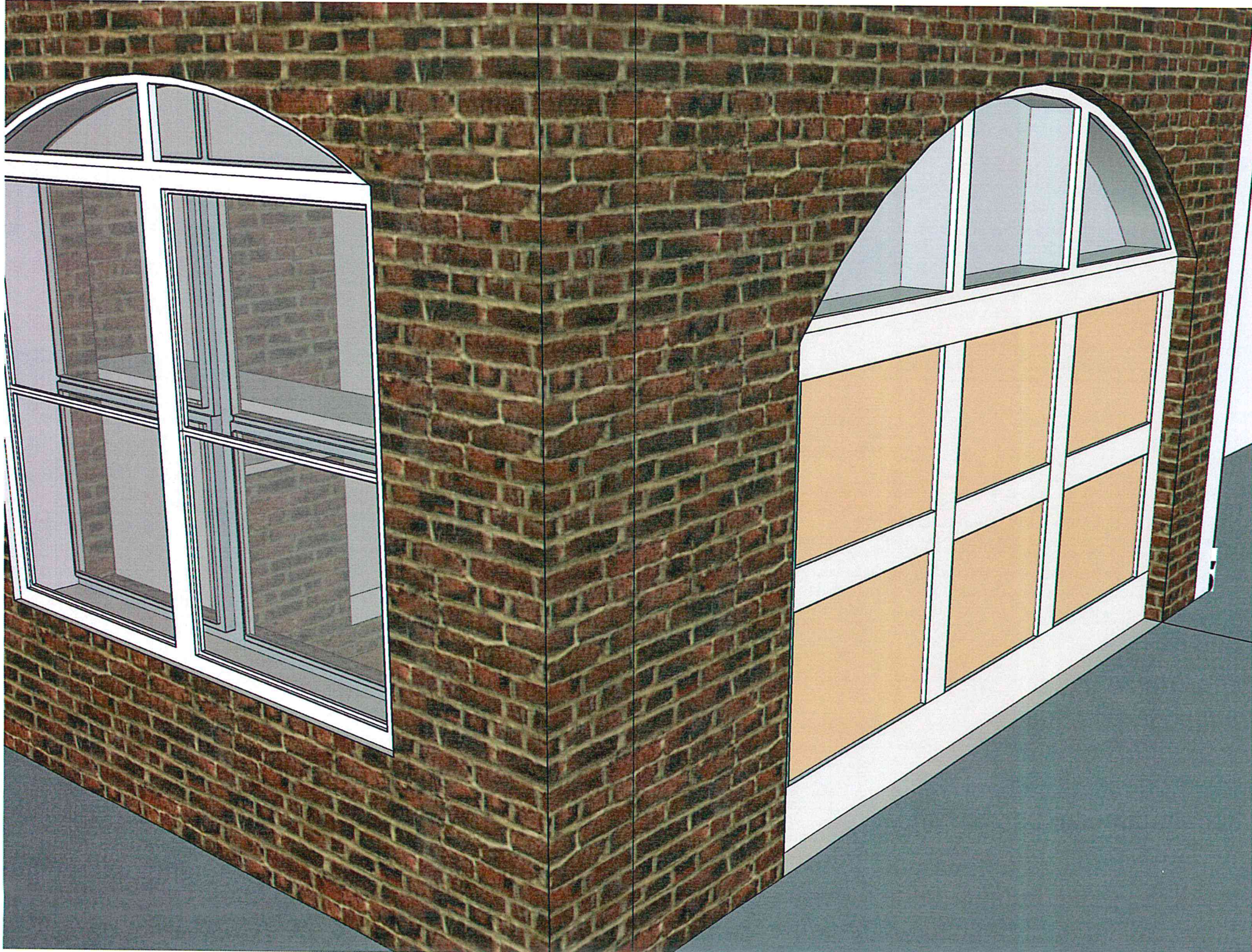


Front Corner Porch Door Conversion

Infield old door with stucco panels and trim to match the house.





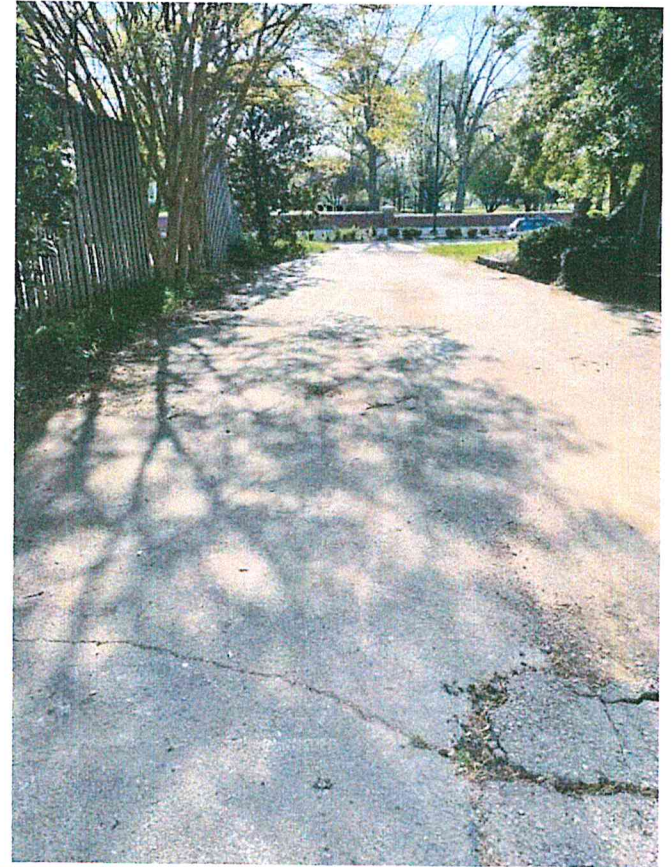
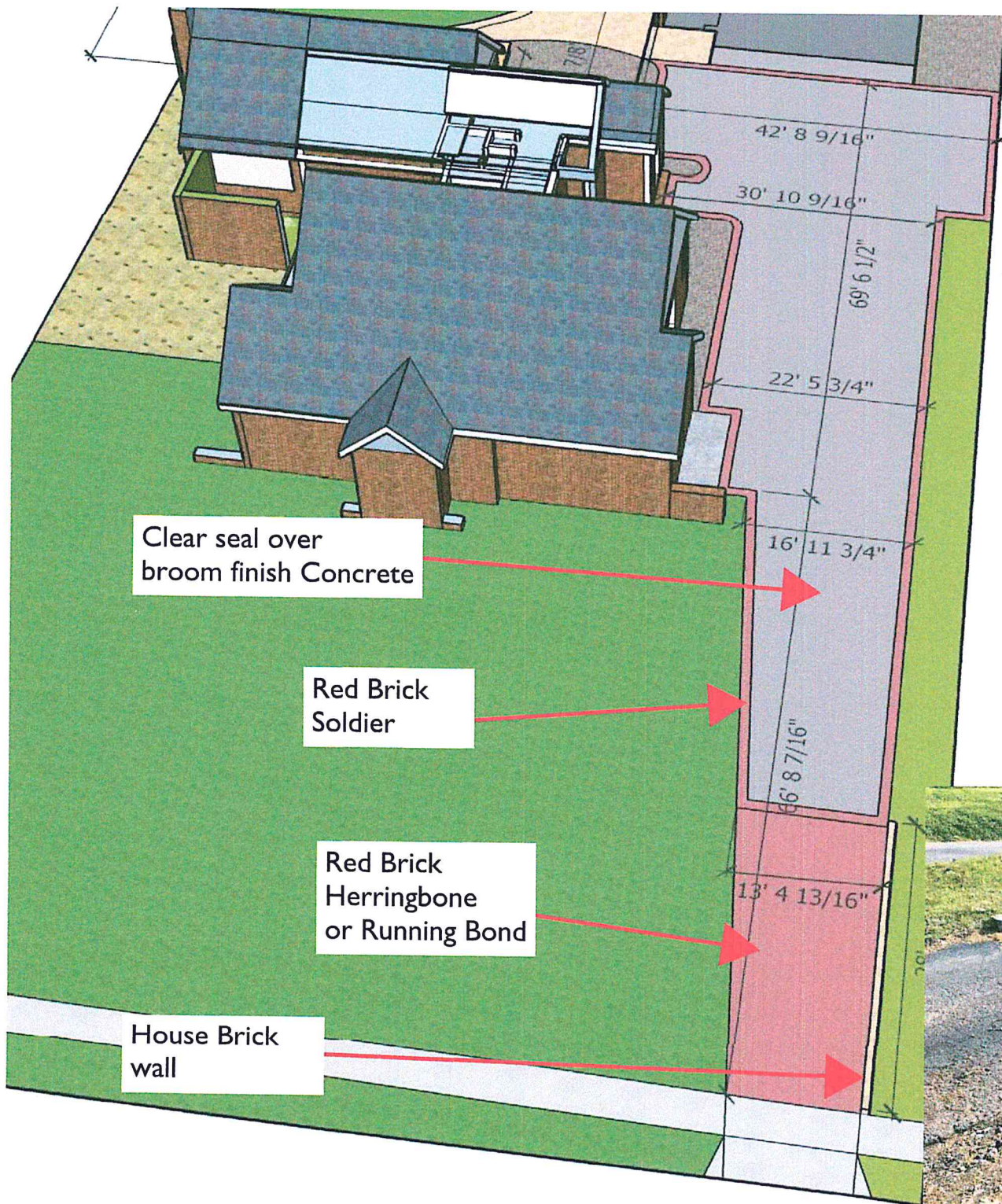


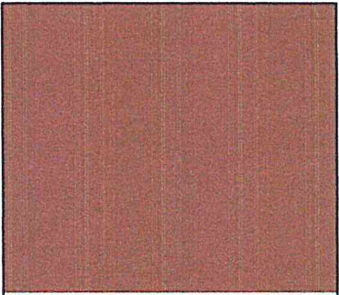




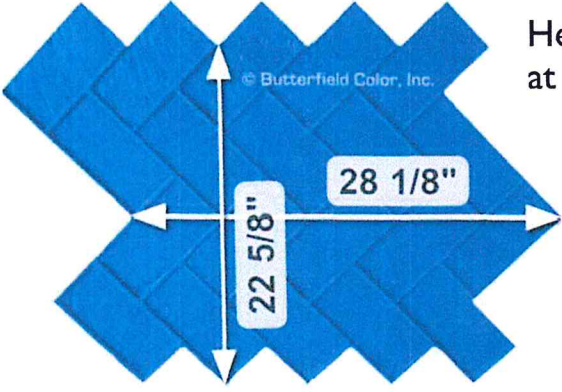


Driveway Layout & Existing

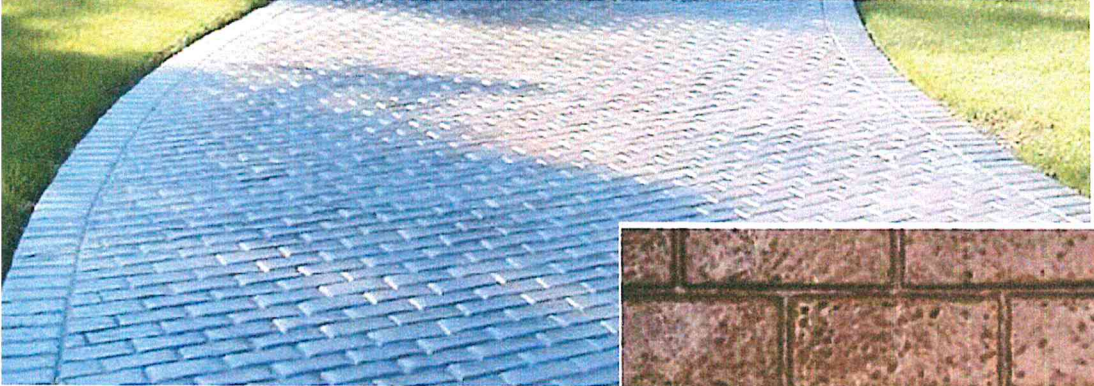




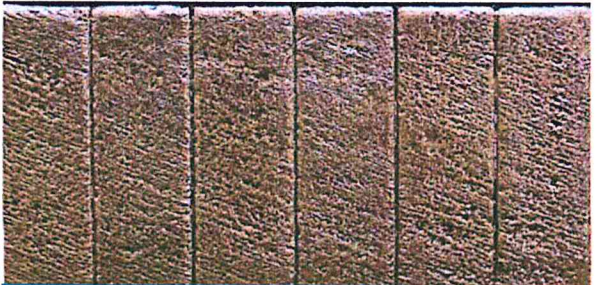
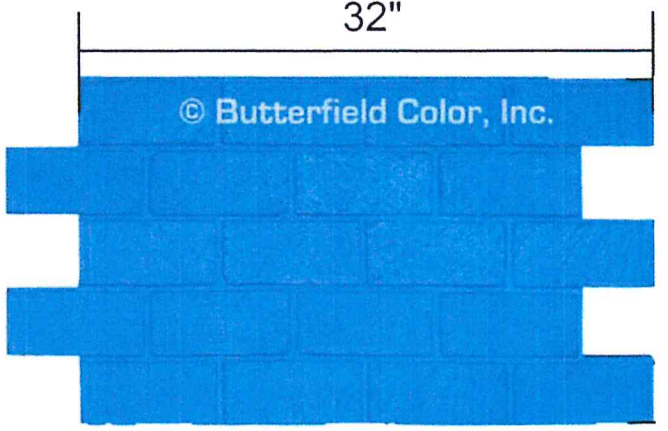
PT15 - Brick Red



Herringbone field at entrance



or Running bond



Soldier Edge

Stamped Concrete Patterns



**City of Murfreesboro
Historic Zoning Commission
Staff Comments
Regular meeting: May 18, 2021**

New Business:

- a. **H-21-006- 1008 East Main Street, Joseph & Katheryn Reeves** – Requesting review of new aluminum fence for an existing single-family residence.



This property is located on the south side of East Main Street east of First Avenue and west of Second Avenue. The property contains approximately 0.32 acres and is developed with a single-family dwelling. The ranch style house was built in 1942. The property is zoned RS-10 (Single-Family Residential District 10) and H-1 (Historic Zoning Overlay District). It is also located in the CCO (City Core Overlay) district.

The applicant wishes to erect a 4'-tall decorative aluminum fence attached to the rear of the side patio on the east side of the dwelling unit and extend adjacent to the western side of the driveway and connect to the detached garage in the rear (south) of the property. The south property line has an existing privacy fence to remain which connects to a chain link fence on adjacent property to the west. Additional 4'-tall decorative aluminum fencing will attach to the rear of the home and extend to the chain link fence along the west property line. An aerial photo exhibit showing the location of the fencing is included in the agenda materials.

A portion of the fence will be visible from the right-of-way of East Main Street. A photographic example of the type of fencing the applicant wishes to install is included in the application materials. There is currently a similar fence in the rear of the adjacent property to the east and an existing chain link fence on the adjacent property to the west. 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 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: 5/4/21

Owner: Joseph and Katheryn Reeves

Owner's Address: 1008 East Main Street Murfreesboro, TN 37130 Phone: (615) 848-5236

Address of Property (if different than above) _____

Current Use: Residence

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

The residence was built between 1938 and 1942. It is a one story brick house. If it had dormer windows, it might be described as a Cape Cod style house.

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):

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

Description of the work to be performed on the property:

Construction of a four foot high black aluminum fence along the driveway border on the east side of the lot: The proposed fence will connect to the detached garage at the back of the lot. Also, a smaller black aluminum fence is proposed on the west side of the lot to connect with a chain link fence running on the west side lot line. These fences will enclose the back yard and patio when completed. (The chain link fence and a white picket fence on the south side property line were constructed before 1999 when the applicants purchased the property.) The project will not extend to the front yard.

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

Architect: _____

Address: _____ Phone: _____

Contractor: Premier Fence, LLC Contact: Adam Davis

Address: 1354 West College St. Murfreesboro, TN 37130 Phone: 615 427-9451

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: Joseph Reeves, Owner Phone: 615 848 -5236

Address: _____

Title or Relationship to Owner: _____

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): _____

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

Date received: 5/4/2021 Receipt #: 530090 Amt Paid: 150.00 HZC #: 530090



Esri Community Maps Contributors, Tennessee STS GIS, BuildingFootprintUSA, Esri, HERE, Garmin, SafeGraph, INCREMENT P, MET/NASA, USGS, EPA, NPS, US Census Bureau, USDA

5/2/2021

image0.jpeg









