

CITY OF MURFREESBORO
HISTORIC ZONING COMMISSION

Regular Meeting March 15, 2016
3:30 PM, Council Chambers, City Hall

- I. Call to Order and determination of a quorum
- II. Approve Minutes of the Special Meeting on February 23, 2016
- III. New Business
 - **H-16-002 – 117 North University Street, Dr. Ronald and Laura Nelson - Requesting to construct a front porch, rear porch and garage addition to their newly acquired property fronting on East College Street**
- IV. Staff Reports and Other Business
- V. Adjourn

**City of Murfreesboro
Historic Zoning Commission
Staff Comments
Regular Meeting March 15, 2016**

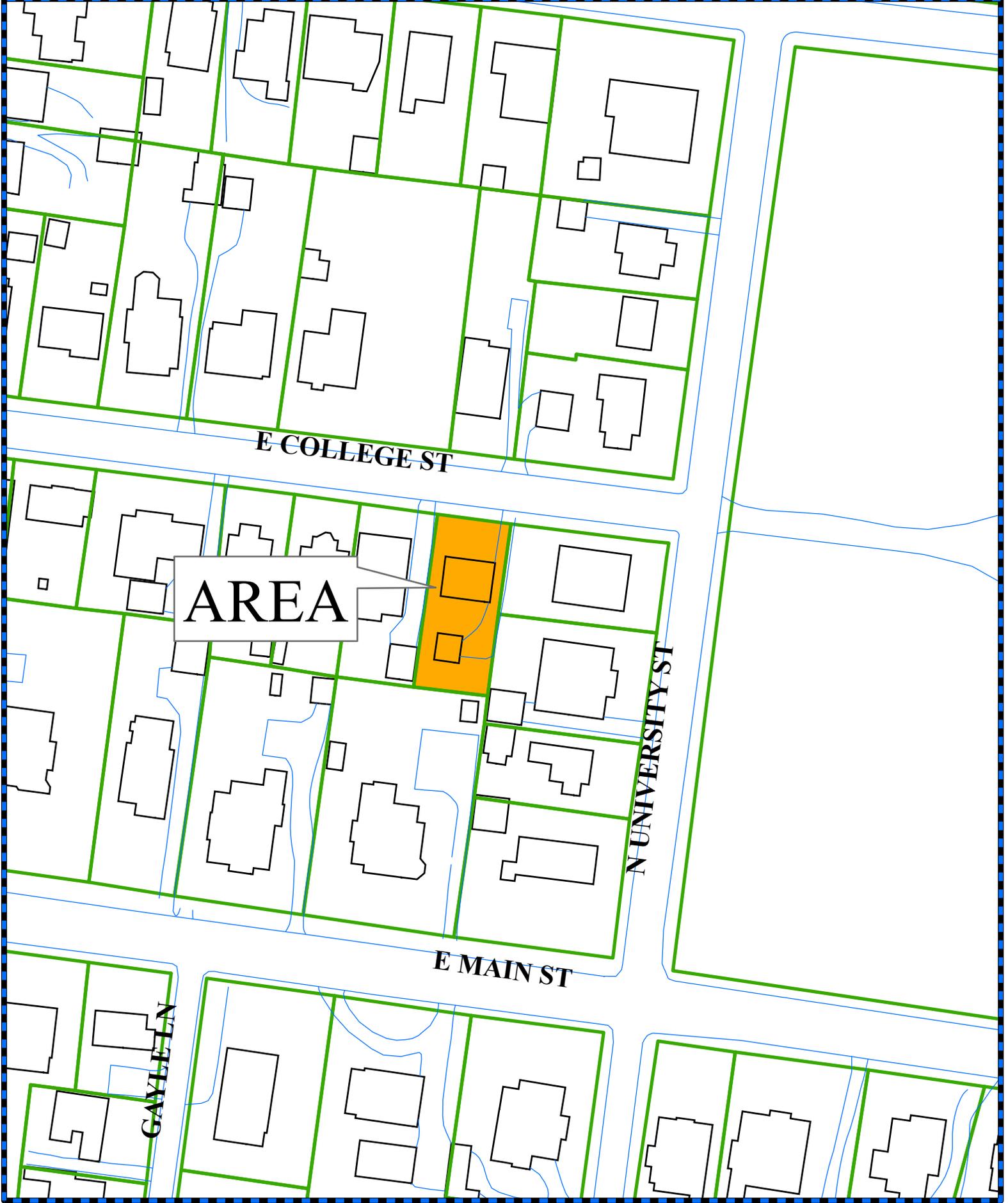
III. New Business:

H-16-002 – 117 North University Street, Dr. Ronald and Laura Nelson - Requesting to construct a front porch, rear porch and garage addition to their newly acquired property fronting on East College Street

This property is located at the southwest corner of East College Street and North University Street. The house in question was constructed circa 1960 in the Modern Colonial Revival style of architecture with a classical entrance, 2 stories, brick exterior and a gable roof. The house is a non-contributing structure in the East Main Street Historic District of the National Register of Historic Places.

The property in question is located at 117 North University Street and was recently replatted in order to combine it with the property located at 534 East College Street (pool house) directly behind the main house. This replatting is enabling the applicants to construct three additions onto the pool house which is now located on a single lot of record. The applicants also received a variance from the Board of Zoning Appeals at the February 24, 2016 meeting because the maximum lot coverage allowed for the property would have exceeded the allowable from the Zoning Ordinance. There are no setback encroachments into any required yards. The principal structure—a single-family house—on the newly created lot faces North University Street, while the accessory structure (pool house) faces East College Street. (Please see attachments)

The applicants wish to construct a front porch, rear porch, and garage addition to the pool house that fronts E. College Street. A letter submitted from the applicants describing the request is included in the agenda materials along with the final plat drawing that was submitted to the Planning Department. This drawing depicts the property with the existing structures and proposed additions. In addition there are photographs of the property and neighboring properties as well as building elevation drawings of the proposed additions. Dr. Nelson will be in attendance at the meeting in order to answer any questions the Commission may have regarding the request.



AREA

E COLLEGE ST

N UNIVERSITY ST

E MAIN ST

GAYLEN

534 E. College St.



City Of Murfreesboro
 111 W. Vine Street
 Murfreesboro, Tennessee 37130
 (615) 893-6441
www.murfreesborotn.gov

525

533

211

205

E COLLEGE ST

528

PT 1

534

117

PT 1

115

N UNIVERSITY ST

111

537

549



28 February 2016

City of Murfreesboro
Planning Department
Murfreesboro Historic Zoning Commission
111 West Vine Street
Murfreesboro TN 37130

Reference: Application for Certificate of Appropriateness

Dear Board Members:

I respectfully submit application to the Murfreesboro Historic Zoning Commission for Certificate of Appropriateness to allow construction of a front porch, rear porch and garage addition to the property located at 534 East College Street. The garage addition to the 534 East College Street property will rest between 534 East College Street and 117 North University in the 1911 Place lot. The 1911 Place lot where the proposed addition will be constructed sits within the East Main Street Historic Zone.

The proposed additions to the property are designed to enhance the property's value and function for the enjoyment of my family while maintaining consistency of design elements relative to neighboring homes. This letter serves three purposes. First, I will highlight some design and material elements of the proposed addition that incorporate features in the existing structure at 534 East College Street and in neighboring homes. Second, I will discuss the submitted floor plans for the additions to the house at 534 East College Street. Finally, I will address the Final Plat of the 1911 Place subdivision and the proposed new structures.

The first section will address the design elements incorporated in the additions by our architect, James Thompson, AIA. Several photographs and architectural designs will be referenced in the course of the discussion.

First, in the attached Front Elevation (attachment 1), the rendering shows the addition with one new matching dormer designed to be consistent with the two dormers already in place at 534 East College Street. Also, the addition's new asphalt shingles will match those of the existing structure. Further, the painted brick walls will also match the existing walls (photograph 1). Finally, the addition's clad wood windows match those on the house's main structure.

Second, the attached Front Elevation rendering also shows the new front porch addition. This new poured concrete front porch will have painted wood columns and trim. As demonstrated in photographs of neighboring homes located at 528 East College Street (photograph 2), 117 North University (photograph 3 and 4), and 115 North University (photograph 5), homes in close proximity to 534 East College Street

have expansive front porches with columns. In addition, this proposed porch will have a painted concrete floor and rolled asphalt roof.

Third, the attached Left Side Elevation (attachment 2) highlights the portions of the proposed rear porch, garage addition, and front porch visible from College Street. Photographs 6 and 7 also demonstrate the site of the new addition. The new clad wood windows in the bonus room above the garage are designed to match the semi-circular attic window and two current second floor windows. As noted previously, the addition's roof has matching asphalt shingles and the addition's walls will have matching painted brick.

Fourth, the new painted garage door design is shown in attachment 3a and 3b. These images represent the intended traditional carriage house door, but do not represent the specific vendor or model number for the garage doors.

Fifth, photograph 6 indicates the existing concrete driveway at 534 East College Street. This driveway will be removed in the construction project since it will no longer be necessary. This concrete driveway is a relatively recent improvement to the home within the last thirteen years.

Seventh, photograph 1 and photograph 6 both reflect the brick-tiled concrete sidewalk leading from the street to the existing landing at 534 East College Street. This brick-tiled concrete sidewalk represents a slipping hazard when wet and currently has numerous bricks missing. Therefore, this brick-tiled concrete sidewalk will be replaced by a concrete sidewalk to improve safety and reduce maintenance of the sidewalk.

Eighth, the Left Side Elevation (attachment 2) also shows the portion of the rear porch visible from College Street. The poured concrete rear porch and painted wood rear deck reflect the design of the front porch. In keeping with other structures in the neighborhood, the railing on the upper deck will resemble the southern facing deck railing on the home across the street from 534 East College Street at 205 North University Street (photograph 8).

Ninth, photograph 7 presents the site of the garage addition on the 534 East College Street house and shows the fence that currently separates the two properties. The existing fence will be removed during the project. Additionally, the photograph also shows the existing driveway for 117 North University. Since this project will require removal of the existing driveway to complete the garage addition, a new driveway will approximate the same design with poured concrete and brick accents. Further, a new mechanically operated gate for the driveway and metal fence will enclose the driveway. This new gate and metal fence will closely match the existing gate and fence.

Finally, the Rear Elevation design (attachment 4) includes the design for the rear porch, rear deck, and rear of the garage addition. The Rear Elevation will not be visible from College Street or North University Street so is included primarily for completion and to demonstrate the design continuity of the entire addition.

This concludes the discussion of the design elements as depicted in the elevations. I will now address the floor plans submitted for review.

First, the Proposed First Floor (attachment 5) depicts the proposed front porch, rear porch, and garage additions. The plan also shows the proposed driveway addition and new fence to enclose the driveway.

Additionally, the rendering of the Proposed Second Floor (attachment 6) highlights the bonus room above the garage and the rear deck.

The final documents submitted for review are the Final Plat, Lot 1, 1911 Place subdivision as it currently exists and the same 1911 Place subdivision with the proposed new front porch, garage, and rear porch indicated.

The Final Plat, Lot 1, 1911 Place shows the placement of the two homes, 117 North University Street and 534 East College Street, within the lot. 1911 Place represents two formerly separate lots combined to allow construction of the garage addition without crossing the former property line.

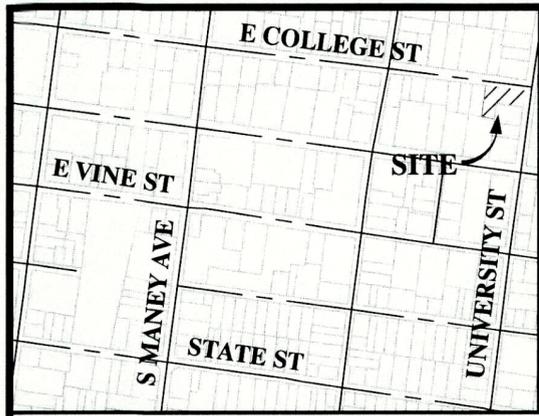
The proposed front porch, rear porch and garage additions are reflected in the additional 1911 Place plat submitted for review. The plat indicates the combined lot coverage for the structures at 117 North University, 534 East College Street, and the proposed front porch, rear porch and garage additions represents 27.36% coverage. This exceeds the 25% lot coverage allowed, but a 2.5% lot coverage variance was approved by the City of Murfreesboro, Planning Department, Board of Zoning Appeals on 24 February 2016. Therefore, the lot coverage issue has already been successfully addressed with the approved 2.5% lot variance.

I therefore submit the plans for prompt approval of a Certificate of Appropriateness to allow construction of the proposed front porch, garage addition, and rear porch to the home located at 534 East College Street. I look forward to this approval so I can proceed to the next step in the construction project.

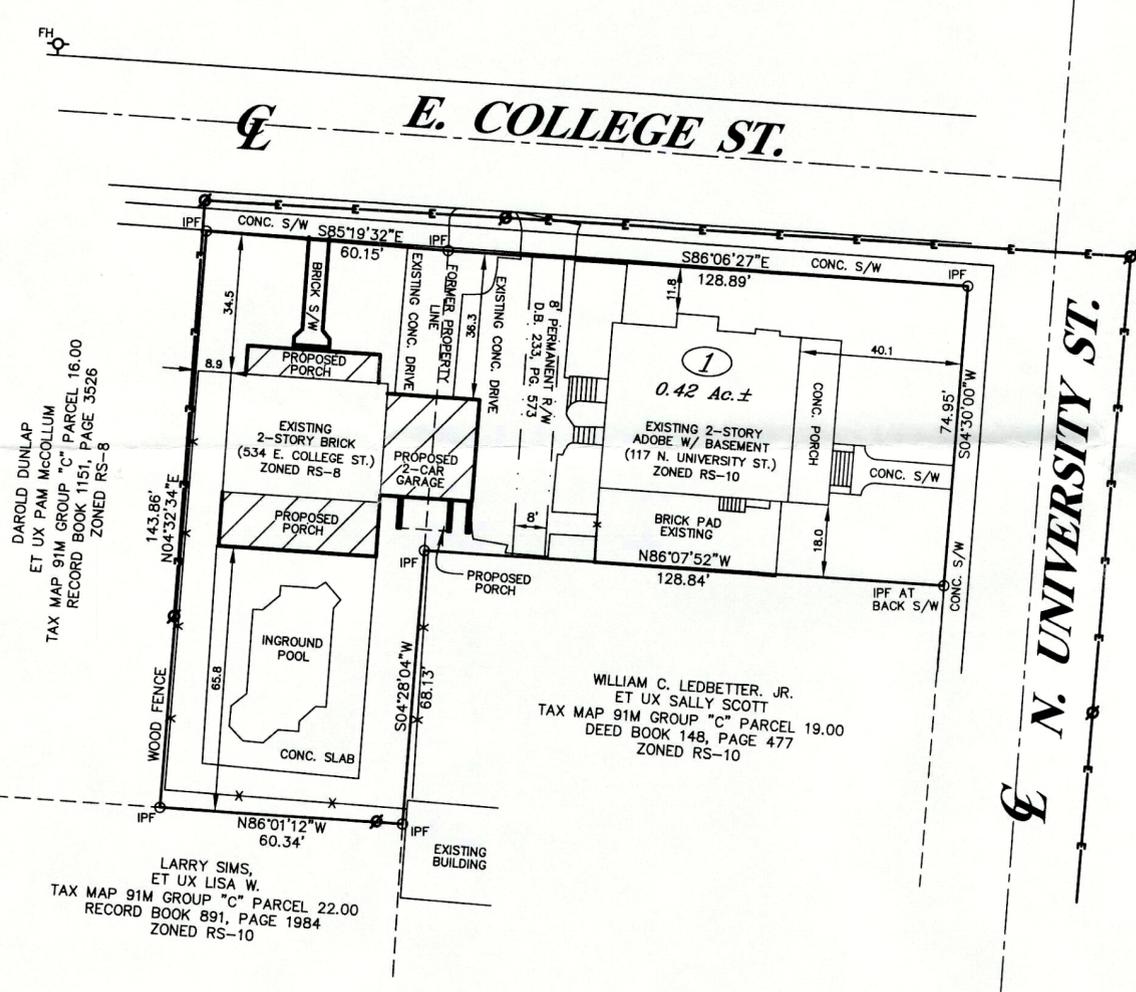
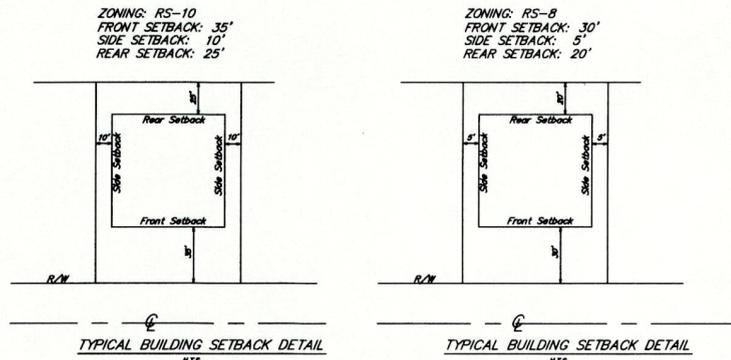
Sincerely,



Ronald A. Nelson



LOCATION MAP
N.T.S.



- PLAT NOTES**
- The purpose of this plat combine Tax Map 91M Group "C" Parcels 17.00 & 18.00.
 - 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, and also from information obtained from the respective utility companies. The existence or non-existence 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.
 - It is the responsibility of each residential builder to design and construct a suitable grading and drainage scheme which will convey surface water, without ponding in the lot or under the house, from his structure to the drainage system constructed by the subdivision developer.
 - Parcels may be subject to additional easements, and/or restrictions, by record or prescription, that a complete title search may reveal.
 - Public utility and drainage easements where shown hereon are intended to indicate an easement for construction, operation, and maintenance of public utilities and drainageways; including, but not limited to, sanitary sewers, forcemains, water lines, telephone signal conduits, electric conductors, drainage pipes, and natural gas lines.
 - (AT&T, M.E.D., M.W.S.D., C.U.D. & A.E. Easements) = AT&T Telecommunications, Murfreesboro Electric Department, Murfreesboro Water & Sewer Dept., Consolidated Utility District and Atmos Energy Easements.
 - Under the current adopted plumbing code, the City of Murfreesboro requires the minimum floor elevation (M.F.E.) to be set at or above the top of casting elevation of the nearest manhole that is upstream of the sewer service connection. As an alternative, the homeowner shall install a backwater valve per the plumbing code and execute and record a release of indemnification against the City of Murfreesboro with regards to the sanitary sewer connection. The builder and/or homeowner shall be responsible for compliance with this requirement.
 - In accordance with TCA Section 7-59-310(b)(1), Competitive Cable and Video Services Act, in cases of new construction or property development where utilities are to be placed underground, the developer or property owner shall give all providers of cable or video serving the City of Murfreesboro dates on which open trenching will be available for the providers' installation of conduit, pedestals or vaults, and laterals, referred to as "equipment," to be provided at each such providers' expense.
 - Per the City of Murfreesboro, the streets identified on the plat may be constructed or reconstructed in the future without consultation or notice to the Owners of the lots in the subdivision.
 - Easements in the subdivision may not have infrastructure constructed within them until some future time and there may be no notice or consultation with the individual lot Owners of this construction.

**LOT 1
CERTIFICATE OF OWNERSHIP AND DEDICATION**

I (we) hereby certify that I am (we are) the owner(s) of the property shown and described hereon and that I (we) hereby adopt this plan of subdivision with my (our) free consent, establish the minimum building restriction lines, and dedicate all streets, alleys, walks, parks and other open spaces to public or private use as noted.

Date _____
 RECORD BOOK: 328
 PAGE: 1378
 RECORD BOOK: 1152
 PAGE: 1096
 RONALD A. NELSON

CERTIFICATE OF APPROVAL FOR RECORDING

I hereby certify that the subdivision plat shown hereon has been found to comply with the subdivision regulations for the City of Murfreesboro, Tennessee with the exception of such variances, if any, as are noted in the minutes of the planning commission and that it has been approved for recording in the office of the Rutherford County Register of Deeds provided that it is so recorded within one year of this date.

Date _____ SECRETARY, PLANNING COMMISSION

CERTIFICATE OF APPROVAL OF WATER SYSTEMS

I hereby certify that: (1) the water lines and appurtenances for the water system of the subdivision shown hereon have been installed in accordance with City codes and specifications and the Tennessee Department of Environment and Conservation, Community Public Water Systems Design Criteria, or (2) that a surety for these improvements has been posted with the City of Murfreesboro to assure completion of same and that the land shown to be subdivided hereon is within water service jurisdiction of Murfreesboro Water and Sewer Department.

Date _____ MURFREESBORO WATER AND SEWER OFFICIAL

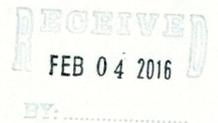
CERTIFICATE OF APPROVAL OF SEWER SYSTEMS

I hereby certify that: (1) the sewer lines and appurtenances for the sewer system of the subdivision shown hereon have been installed in accordance with City codes and specifications and the Tennessee Department of Environment and Conservation, Design Criteria for Sewage Works; (2) that a surety for these improvements has been posted with the City of Murfreesboro to assure completion of same; or (3) that a subsurface sewage system will be permitted subject to the approval of the local health authority.

Date _____ MURFREESBORO WATER AND SEWER OFFICIAL

LOT COVERAGE
 117 N. UNIVERSITY STREET = 9,661 S.F.
 EXISTING HOUSE = 1,979 S.F.
 PART OF PROPOSED GARAGE = 275 S.F.
 PART OF PROPOSED PORCH = 46 S.F.
 EXISTING PORCH = 413 S.F.
 TOTAL = 2,713 S.F.

LOT COVERAGE
 534 E. COLLEGE STREET = 8,645 S.F.
 EXISTING HOUSE = 1,173 S.F.
 PART OF PROPOSED GARAGE = 311 S.F.
 PART OF PROPOSED PORCH = 55 S.F.
 PROPOSED PORCHES = 754 S.F.
 TOTAL = 2,293 S.F.



- LEGEND**
- IPS ○ IRON PIN SET (1/2" REBAR WITH STAMPED PLASTIC CAP)
 - IPF ○ IRON PIN FND.
 - RAILROAD SPIKE
 - * FENCE
 - SURVEY POINT
 - △ NAIL
 - CONC. MARKER FND.

CERTIFICATE OF ACCURACY

I HEREBY CERTIFY THAT THIS IS A CATEGORY "1" SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY 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. I ALSO CERTIFY THAT THE MONUMENTS HAVE BEEN OR WILL BE PLACED AS SHOWN HEREON TO THE SPECIFICATIONS OF THE CITY ENGINEER.

DATE OF RECORDING: _____
 TIME OF RECORDING: _____
 PLAT BOOK: _____, PAGE: _____

EAST MAIN STREET HISTORICAL ZONE

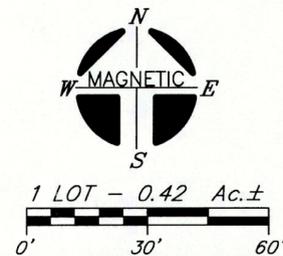
117 N. UNIVERSITY STREET

ZONING: RS-10
 FRONT SETBACK: 35'
 SIDE SETBACK: 10'
 REAR SETBACK: 25'

534 E. COLLEGE STREET

ZONING: RS-8
 FRONT SETBACK: 30'
 SIDE SETBACK: 5' MIN. 15' TOTAL
 REAR SETBACK: 20'

THIS PARCEL IS NOT INCLUDED IN AREAS DESIGNATED AS "SPECIAL FLOOD HAZARD" ON THE NATIONAL FLOOD INSURANCE PROGRAM COMMUNITY-PANEL NO. 47149C0260H. DATED: JAN. 5, 2007 ZONE: X



LOT 1
 OWNER: RONALD A. NELSON
 ADDRESS: 534 E. COLLEGE STREET
 MURFREESBORO, TN. 37130

TAX MAP: 91M GROUP "C" PARCEL: 17.00
 TAX MAP: 91M GROUP "C" PARCEL: 18.00

FLOOD MAP PANEL: 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.



FINAL PLAT
LOT 1
1911 PLACE

13th CIVIL DISTRICT - RUTHERFORD COUNTY - TN.

DATE: OCTOBER 2015 SCALE: 1"=30' SH. 1 OF 1

List of Supporting Documents

Attachments

1. Front Elevation
2. Left Side Elevation
3. a. and b. Garage Door Design
4. Rear Elevation
5. Proposed First Floor
6. Proposed Second Floor

Photographs

1. 534 East College Street, front view
2. 528 East College Street
3. 117 North University Street, front view
4. 117 North University Street, side view
5. 115 North University Street
6. Existing 534 East College Street and existing driveway
7. Existing 534 East College Street and existing driveway for 117 North University Street
8. 205 North University Street

Plat Maps

1. Final Plat, Lot 1, 1911 Place
2. Final Plat. Lot 1, 1911 Place with proposed additions noted



FRONT ELEVATION
 NELSON RESIDENCE
 534 E. COLLEGE STREET

2



LEFT SIDE ELEVATION
NELSON RESIDENCE
534 E. COLLEGE STREET

COURTYARD COLLECTION® GARAGE DOORS

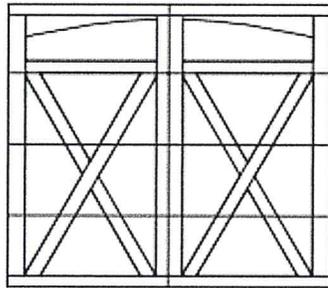
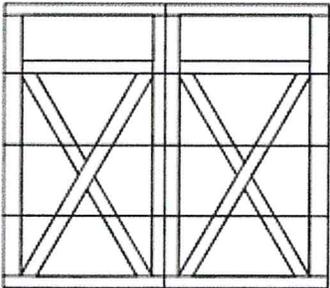
Steel Garage Door - 167T Series



Our garage door model 167T is made with an insulated steel construction and fashioned to resemble the elegant wood designs of traditional carriage house doors. They have the beauty of wood, the durability of steel and a classic design to enhance the architectural beauty of your home. Choose from a broad selection of windows and hardware options to further customize the look of your garage door.

GARAGE DOOR PANEL OPTIONS

Panel Design

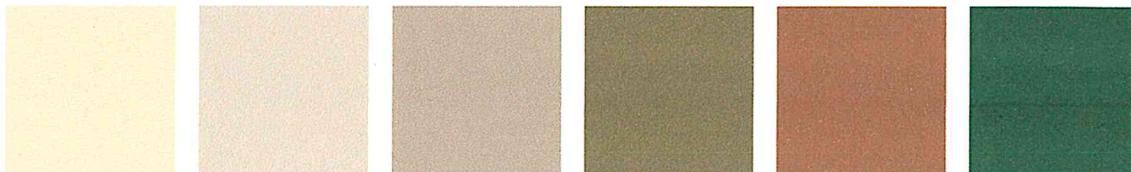


Insulation

Full-cavity expanded polyurethane

Colors

Garage doors are available in seven standard colors or can be painted to match your home's décor. Color selections may not be available for some door heights. Door overlays and window trim are available in the colors shown (additional charges may apply).



White

Almond

Desert Tan

Sandstone

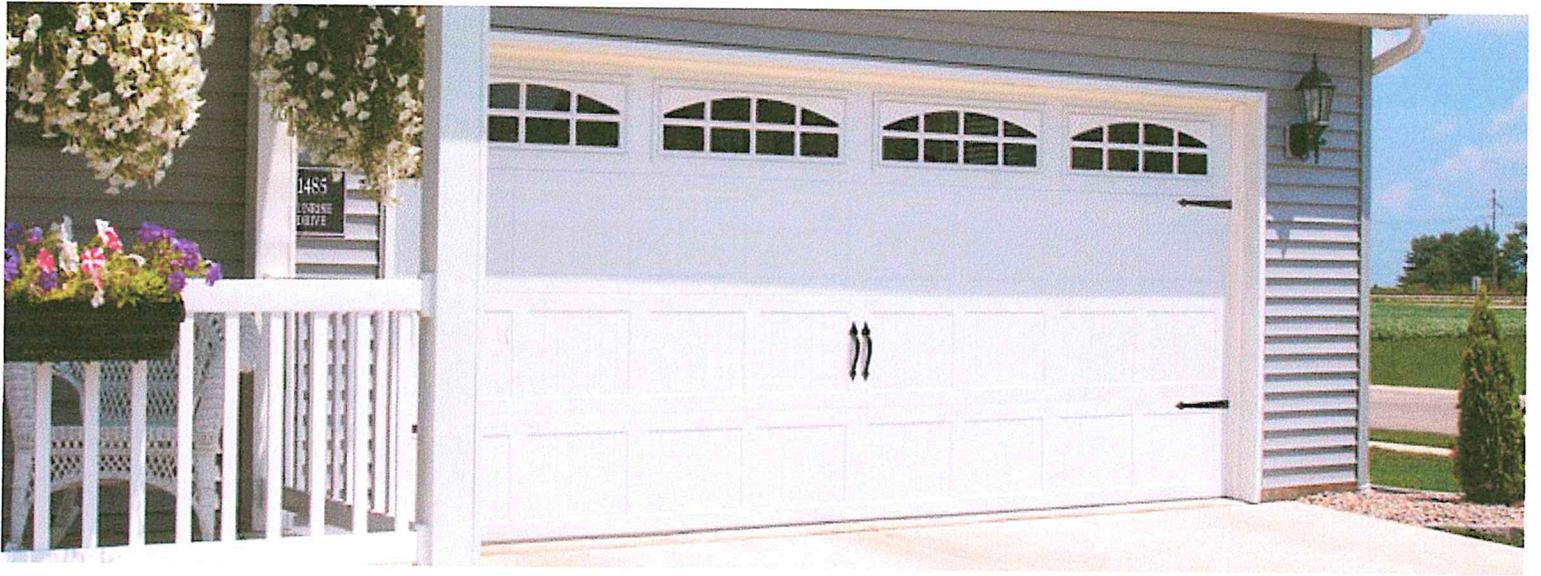
Terra Bronze

Brown

Hunter Green

ATTACHMENT 3a: GARAGE DOOR DESIGN

3





REAR ELEVATION
 NELSON RESIDENCE
 534 E. COLLEGE STREET

57

VENTLESS GAS
FIREPLACE.

NEW FENCE AND
GATES.

NEW REAR PORCH.

NEW FRENCH DOORS

EXISTING
HOUSE
101

NEW 2-CAR GARAGE.

EXISTING DRIVEWAY.

NEW DRIVEWAY
AREA.

FENCE EXTENSION

EXISTING FENCE

NELSON RESIDENCE

117 N. UNIVERSITY STREET

PORCH
103

PORCH
104

UP

GARAGE
102

EXISTING
HOUSE
101

PORCH
100

NEW FRONT PORCH.

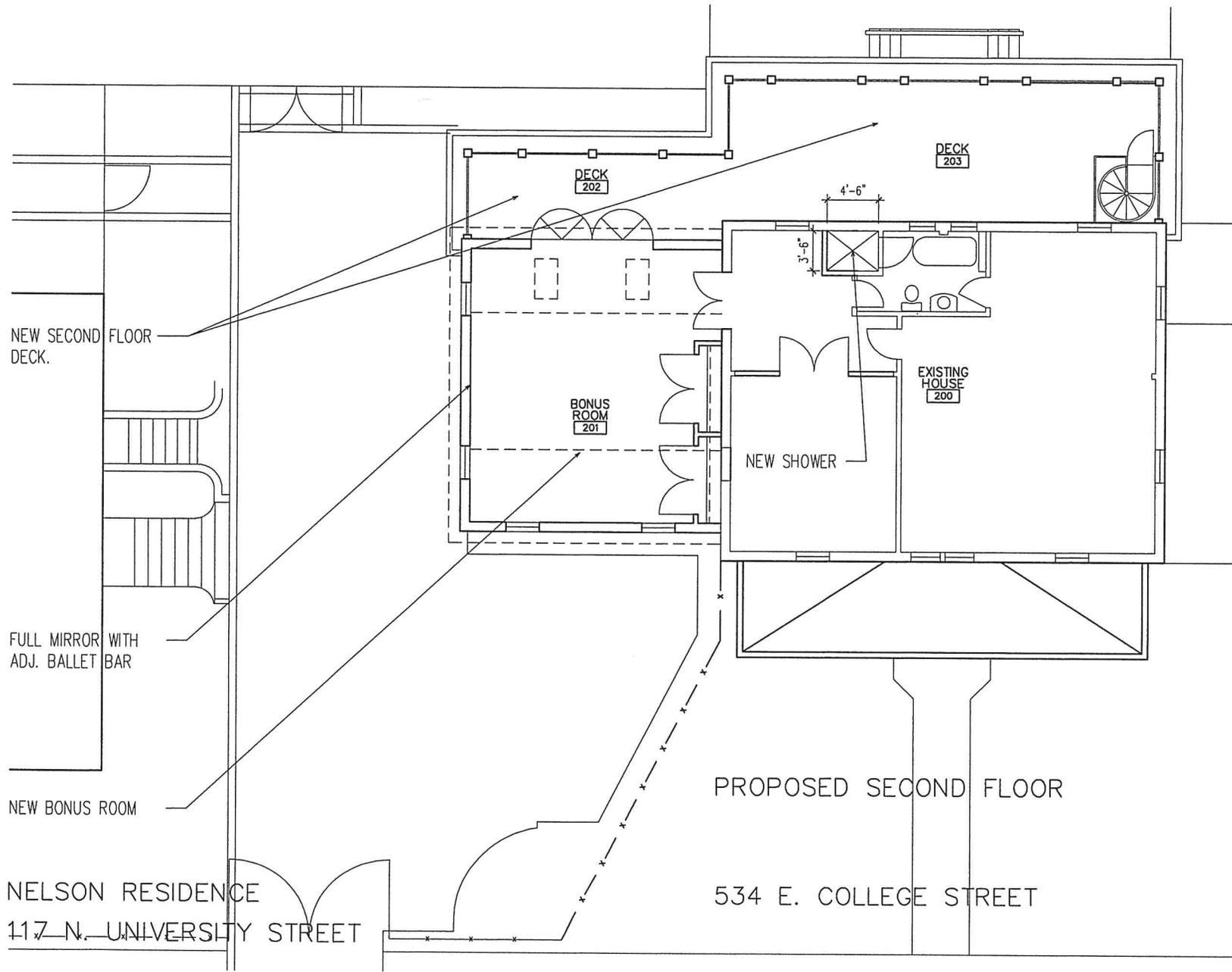
PROPOSED FIRST FLOOR

534 E. COLLEGE STREET

E College St.

9

ATTACHMENT 5: PROPOSED FIRST FLOOR



7

ATTACHMENT 6: PROPOSED SECOND FLOOR



PHOTOGRAPH 1: 539 EAST COLLEGE STREET

8



PHOTOGRAPH 2 : 528 EAST COLLEGE STREET



PHOTOGRAPH 3: 117 N. UNIVERSITY STREET

10



11

PHOTOGRAPH 4 : 117 N. UNIVERSITY STREET



12

PHOTOGRAPH S: 115 NORTH UNIVERSITY STREET



13

PHOTOGRAPH 6: EXISTING 534 EAST COLLEGE STREET AND EXISTING DRIVEWAY



14

PHOTOGRAPH 7: EXISTING S34 EAST COLLEGE STREET AND EXISTING DRIVEWAY FOR 117 NORTH WASHINGTON STREET



15

PHOTOGRAPH 8 : 205 NORTH UNIVERSITY STREET



16



17



18



19





5
2
8

NCA



528

528





