

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

Special Meeting October 11, 2021  
3:30 PM, Council Chambers, City Hall

- I. Call to Order
- II. Determination of a quorum
- III. Approve Minutes of the Regular Meetings on March 16, 2021 and May 18, 2021
- IV. New Business
  - a. **H-21-007 520 East Main Street, David Criswell** – Requesting review to replace existing 3-tab asphalt shingle roof with a designer asphalt shingle roof for an existing single-family residence.
- I. Staff Reports and Other Business
  - a. Approve the proposed 2022 Historic Zoning Commission calendar
- V. Adjourn

**City of Murfreesboro  
Historic Zoning Commission  
Staff Comments  
Special Meeting: October 11, 2021**

**New Business:**

- a. H-21-007 520 East Main Street, David Criswell** – Requesting review to replace existing 3-tab asphalt shingle roof with a designer asphalt shingle roof for an existing single-family residence.



This property is located on the south side of East Main Street on the southwest corner of East Main Street and Gayle Lane. It contains approximately 0.16 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 subject property is a Modern Colonial Revival, 2.5 story brick, gable roof style house and was constructed circa 1940. 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. David Criswell, is requesting to remove the existing asphalt shingle roof due to extensive damage and leaking and replace all roofing with GAF Camelot II designer, weathered timber colored shingles. 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.



FRONT OF HOUSE AT 520 EAST MAIN



HOUSE TO THE WEST  
516-518 EAST MAIN STREET

TO THE EAST  
CEDAR GROVE PRIMITIVE BAPTIST CHURCH  
528 EAST MAIN STREET





CURRENT CONDITION  
520 EAST MAIN STREET

GAF

# CAMELOT® II

LIFETIME Designer SHINGLES

A Classic, Artisan-Crafted Look  
At A Surprisingly Affordable Price



\*StainGuard® algae protection is available only on shingles sold in packages bearing the StainGuard® logo. Products with StainGuard® algae protection are covered by a 10-year limited warranty against blue-green algae discoloration. See *GAF Shingle & Accessory Ltd. Warranty* for complete coverage and restrictions.

\*\*Uses premium color shingle granules in an exclusively formulated color blend.

*Note: It is difficult to reproduce the color clarity and actual color blends of these products. Before selecting your color, please ask to see several full-size shingles.*

GAF

# Woodland®

LIFETIME Designer SHINGLES

The Stylish Look Of Hand-Cut  
European Shingles...At An  
Incredibly Affordable Price



\*StainGuard® algae protection is available only on shingles sold in packages bearing the StainGuard® logo. Products with StainGuard® algae protection are covered by a 10-year limited warranty against blue-green algae discoloration. See *GAF Shingle & Accessory Ltd. Warranty* for complete coverage and restrictions.

\*\*Uses premium color shingle granules in an exclusively formulated color blend.

*Note: It is difficult to reproduce the color clarity and actual color blends of these products. Before selecting your color, please ask to see several full-size shingles.*

LIFETIME DESIGNER SHINGLES — VALUE COLLECTION





Color Shown:  
**Royal Slate**

<b>PREMIUM COLOR BLEND</b> **				<b>PREMIUM COLOR BLEND</b> **	
<b>Weathered Timber</b>	<b>Antique Slate</b>	<b>Charcoal</b>	<b>Barkwood</b>	<b>Royal Slate</b>	

\*\* See footnote on previous page



Color Shown:  
**Tuscan Sunset**

				<b>PREMIUM COLOR BLEND</b> **	
<b>Tuscan Sunset</b>	<b>Cedarwood Abbey</b>	<b>Castlewood Gray</b>	<b>Woodberry Brown</b>	<b>Mountain Sage</b>	

\*\* See footnote on previous page



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: 9/24/21

Owner: DAVID CRISWELL

Owner's Address: 520 E. MAIN ST Phone: 615-364-5655

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

Current Use: RESIDENTIAL

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

COLONIAL STYLE, BUILT IN 1940 AS A DUPLEX, BUT WAS USED AS A SINGLE FAMILY HOME BY THE JAMISON FAMILY UNTIL I PURCHASED IN 2016.

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

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:

SEE ATTACHMENT  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

Architect: N/A

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

Contractor: NOT SURE YET - WILL BE DONE BY A LOCAL ROOFING COMPANY THOUGH.

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: \_\_\_\_\_

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

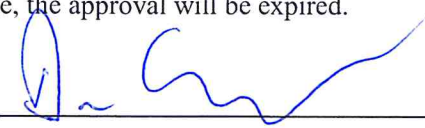
Address: \_\_\_\_\_

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

Thanks for reviewing my application!

I felt there was too much to type, and not enough space in the area provided on the form, so, I've put my request here.

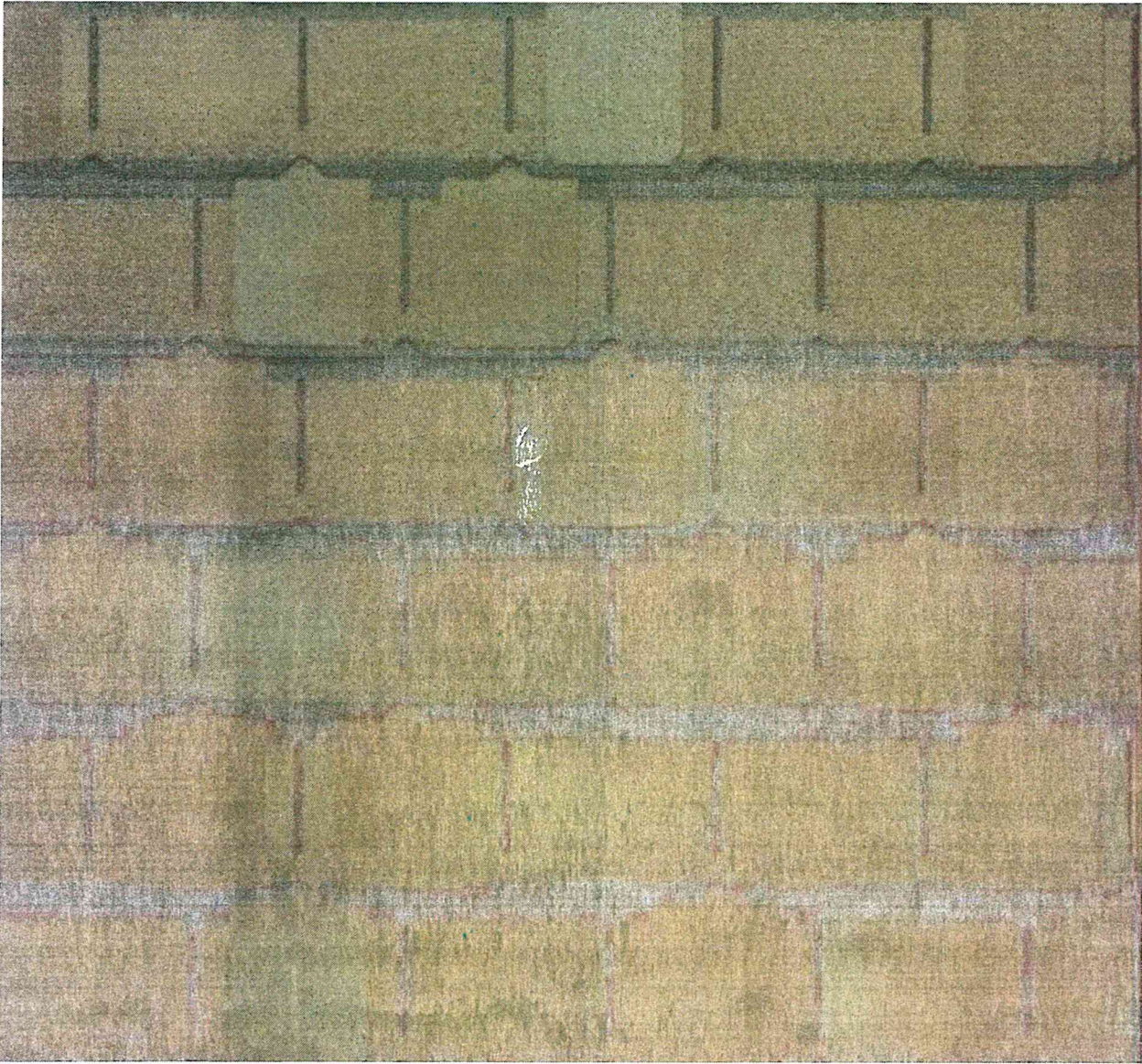
I purchased 520 E. Main St in 2016. It has had a standard 3 tab shingle on it since I purchased it. While it doesn't necessarily look bad, a 3 tab shingle is the cheapest shingle that you can buy.

I have always wanted to redo it, however, I never had any reason to, and it doesn't make much sense to tear off a perfectly good roof.

Fast forward to last weekend, and the roof started leaking. Pretty badly. Apparently, it had a minor leak for a while, but, water wasn't making it into the house. So, no one knew. Well, it started REALLY coming in this weekend. Buckets. It's leaking from 1 dormer very badly, and there's a smaller leak on the other one. We will have to replace decking and flashing, and instead of going back with a similar shingle, or just doing a partial roof and matching what is there, I would like to go with a much nicer, classier shingle. Something that fits the look of the older, historic homes in the area.

I stopped by ABC building supply yesterday, on the advice of the roofer I will likely be using, and looked over their shingles. Unfortunately, after speaking with the sales rep, she told me that all the non-standard shingles (basically everything except 3 tab and standard "architectural" style) are virtually impossible to get. She could order them, and they might arrive in weeks, might take months, and might not come at all. Also, finding ancillary parts, like matching ridge cap, is unlikely also.

The only option they (or anyone else) have the ability to get is GAF Camelot II Weathered Timber. These have a classier design, are more durable, and were actually one of the options on my list to begin with. Here is a picture of them...



More info can be found at [www.homedepot.com/p/206598880](http://www.homedepot.com/p/206598880)

The shingle is a classy, neutral color. I feel like it would make the home look a little nicer.

Also, I am requesting to have this done via admin approval, as opposed to going through a meeting.

The next meeting is Oct 5<sup>th</sup>, which is during Rutherford County Fall Break. I will, unfortunately, not be in town that day.

Further, there is currently a giant blue tarp covering my roof. If I can get admin approval, we can go ahead and do the roof prior to Fall Break. If I have to wait for a meeting, the tarp is likely to remain on the roof for a while. And I REALLY don't want that. 😊 It looks pretty bad.

The home is pictured below. I have also attached pictures of other properties in the historic zone that have similar/identical shingles. If you have any questions, please feel free to contact me at 615-364-5655 any time. Thank you!

dc

My home, 520 E. Main St:

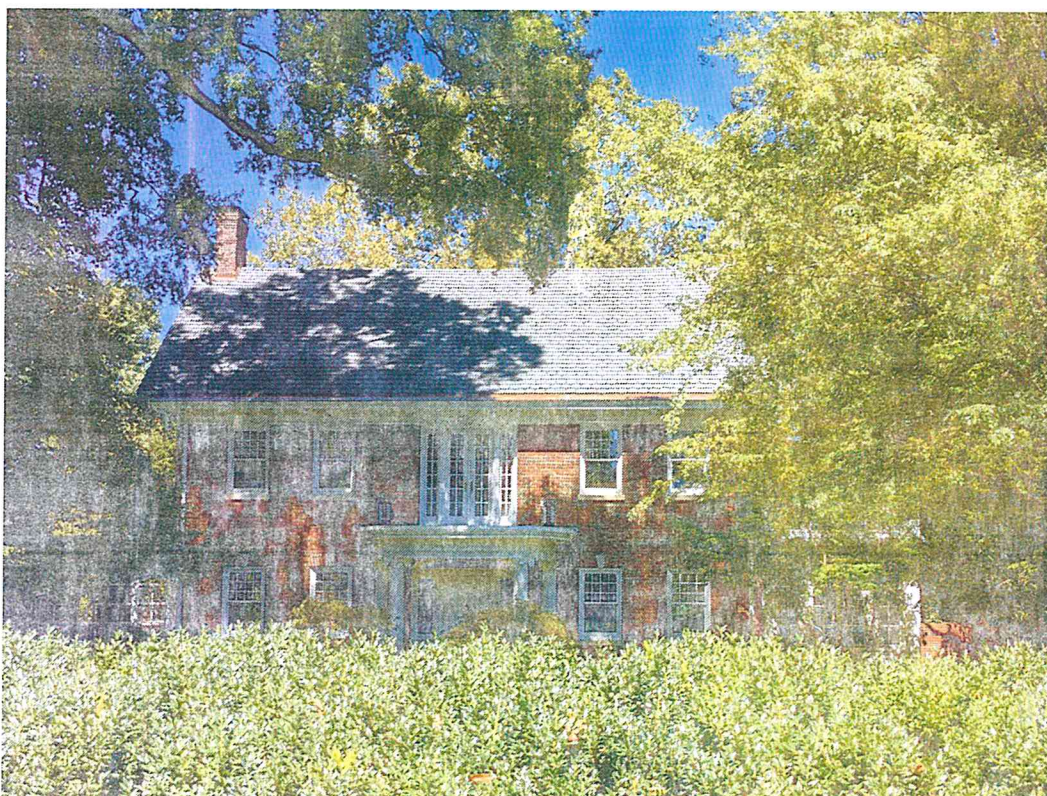


Other Homes with similar shingles in the Historic Zoning Area:

1019 E. Main St:



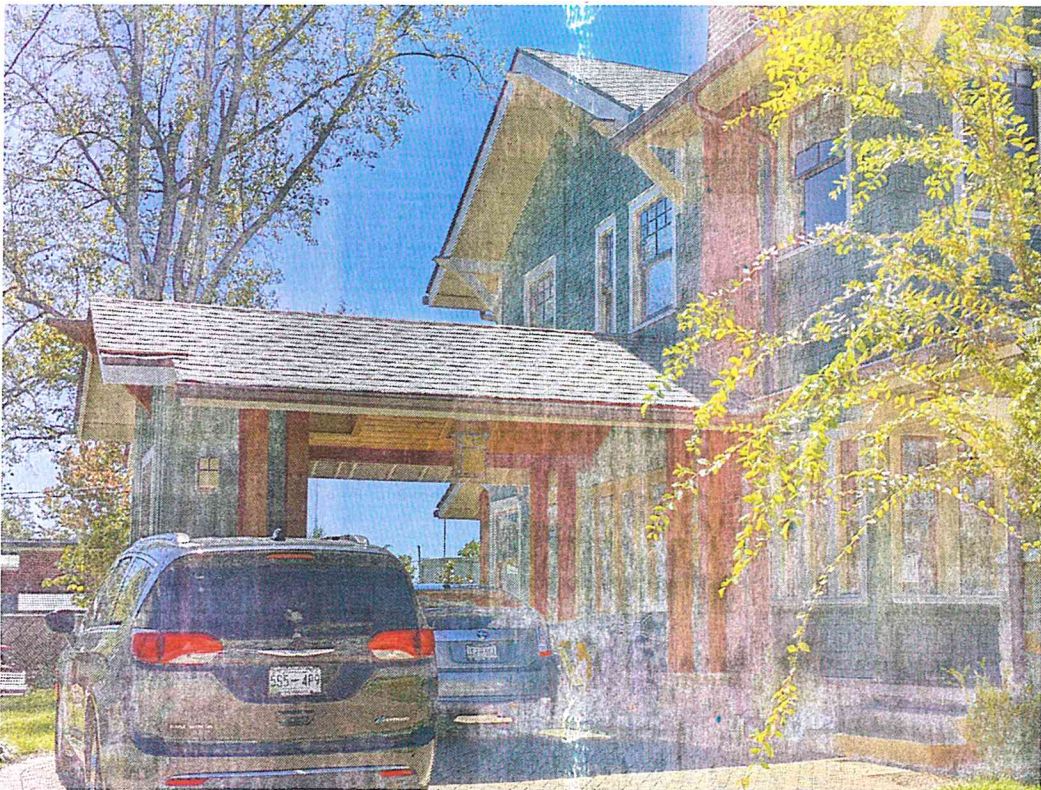
915 E. Main St:



522 E. College St:



320 E. College St: (appears to be this shingle over the Porte cochere only)





1012 E. Main St:



**MINUTES  
OF THE CITY OF MURFREESBORO  
HISTORIC ZONING COMMISSION**

**City Hall, 111 W. Vine Street, Council Chambers**

**MARCH 16, 2021, 3:30 PM**

**Members Present:**

Jim Thompson, Chairman  
Linda Anderson  
Jeff Davis  
Bill Jakes  
Deborah Belcher (via Zoom)

**Staff Present:**

Amelia Kerr, *Planner*  
Matthew Blomeley, *Assistant Planning Director*  
Katie Driver, *Staff Attorney*  
Serena Harris, *Recording Assistant*

**1. Call to order:**

Chairman Thompson called the meeting to order at 3:30 pm and announced that in accord with the Executive Order of the Governor one member (Deborah Belcher) would be participating electronically and all votes would be conducted by roll call.

**2. Determination of a quorum:**

Chairman Thompson determined that a quorum was present.

**3. New Business:**

**a. Zoning application [2021-001] for 400 East College Street, requesting review of new privacy fence and driveway access gate for an existing single-family residence. (Project Planner: Amelia Kerr):**

Ms. Amelia Kerr presented the Staff Comments regarding this Item, a copy of which is maintained in the permanent files of the Planning Department and is incorporated into these Minutes by reference.

Chairman Thompson requested representatives to come forward to answer questions from the commission.

Chris Tilton of 400 East College Street came forward to address questions from the Commission. Mr. Tilton confirmed that the description of the proposed six-foot wooden fence and access gate style, steel powder-coated gray to match house trim color, is accurate.

# MURFREESBORO HISTORIC ZONING COMMISSION MINUTES

March 16, 2021

Page 2

Linda Anderson asked if the backside of the fence will be adjacent to the neighbor's property line and if the existing fence with the pergola will be removed. Mr. Tilton stated that there will be distance between the structure and the property line. Mr. Tilton also confirmed that the existing fence will be removed.

Bill Jakes asked if the fence stops at the carport and does not run along the western property line. Mr. Tilton confirmed the fence placement and stated that the fence will not obstruct the site line.

Mr. Jakes asked if there intends to be a powered automatic gate opener for the gate system.

Mr. Tilton stated it was not submitted with the current application, but documents would be updated, should the automatic opener be considered in the future and the hardware would be placed on the inside of the gate.

Linda Anderson requested further clarification of fence placement. Mr. Tilton confirmed that the fence will not go beyond the gate opening, will be behind the masonry wing wall with inward gate access and will not obstruct the architectural view from the front or side of the home.

Bill Jakes moved to approve the fence and gate; the motion was seconded by Linda Anderson; there being no discussion upon roll call the fence and gate were approved by the following vote:

Aye: Deborah Belcher  
Bill Jakes  
Jeff Davis  
Linda Anderson  
Chairman Jim Thompson

Nay: None

**b. Zoning application [2021-003] for 220 North Highland Avenue, requesting review top replace existing asphalt shingle roof with a metal roof for an existing single-family residence. (Project Planner: Amelia Kerr):**

Ms. Amelia Kerr presented the Staff Comments regarding this Item, a copy of which is maintained in the permanent files of the Planning Department and is incorporated into these Minutes by reference.

Chairman Thompson requested representatives to come forward to answer questions from the commission.

# MURFREESBORO HISTORIC ZONING COMMISSION MINUTES

March 16, 2021

Page 3

Will Riner, homeowner, of 220 North Highland Avenue and Rodney Bogle, contractor with Bogle Roofing & More, of 4730 Burnt Knob Road came forward to address questions from the Commission.

Mr. Riner confirmed the intent of replacing the existing asphalt roof shingles with charcoal gray standing seam metal roofing. He stated that the roof has reached its end of life. It is leaking causing interior damage to the home. Mr. Riner stated he intends on residing in the home long-term and was interested in a product with a longer life span that's also aesthetically pleasing and historically accurate for the style of home.

Linda Anderson requested to view the roofing panel sample and expressed the shiny roof would not fit in the neighborhood. She also inquired about importance of roof strength as a standing seam roof.

Mr. Bogle insisted that it's 100-year roof, with hidden screw system and offered maintenance comparisons of screw down roofs.

Mr. Riner stated it is the most expensive, reliable, and complimentary roof option.

Chairman Thompson requested clarification of proposed fence style and color based on samples presented by Mr. Bogle, and for oil canning to be defined.

Bill Jakes offered comments regarding original metal roofing of comparable home.

Chairman Thompson inquired if gutters and downspouts would be replaced. Mr. Bogle responded they will be presented in a future submission to the Commission.

Jeff Davis moved to approve the roof; the motion was seconded by Bill Jakes; there being no discussion upon roll call the roof was approved by the following vote:

Aye:

Deborah Belcher  
Bill Jakes  
Jeff Davis  
Linda Anderson  
Chairman Jim Thompson

Nay: None

## 4. Staff Reports and Other Business:

- a. Amelia Kerr presented info regarding available virtual training by the Tennessee Historical Committee on Thursday, April 1, 2021 at 3:00 p.m. and referred committee to their e-mail for registration information.

# MURFREESBORO HISTORIC ZONING COMMISSION MINUTES

March 16, 2021

Page 4

- b. Amelia Kerr addressed that Marimae White is absent due to father passing away unexpectedly today and offered condolences on the Commission's behalf.

## 7. Adjourn.

Linda Anderson moved to adjourn the meeting; the motion was seconded by Bill Jakes; there being no further discussion upon roll call, the meeting was adjourned at 3:57 p.m. by the following vote:

Aye:

Deborah Belcher  
Bill Jakes  
Jeff Davis  
Linda Anderson  
Chairman Jim Thompson

Nay: None

**MINUTES  
OF THE CITY OF MURFREESBORO  
HISTORIC ZONING COMMISSION**

**City Hall, 111 W. Vine Street, Council Chambers**

**MAY 18, 2021, 3:30 PM**

**Members Present:**

Jim Thompson, Chairman  
Marimae White  
Jeff Davis  
Bill Jakes  
Deborah Belcher  
Chase Salas  
David Becker

**Staff Present:**

Amelia Kerr, *Planner*  
Matthew Blomeley, *Assistant Planning Director*  
Greg McKnight, *Planning Director*  
Roman Hankins, *Assistant City Attorney*  
Serena Harris, *Recording Assistant*

**Absent:**

Gib Backlund  
Linda Anderson

**1. Call to order:**

Chairman Thompson called the meeting to order at 3:30 pm.

**Determination of a quorum:**

Chairman Thompson determined that a quorum was present.

**2. New Business:**

- a. Zoning application [2021-H-005] for 2225 Middle Tennessee Boulevard, requesting review of removal of existing front corner porch new privacy fence and driveway access gate for an existing single-family residence. (Project Planner: Amelia Kerr):**

Ms. Amelia Kerr presented the Staff Comments regarding this Item, a copy of which is maintained in the permanent files of the Planning Department and is incorporated into these Minutes by reference.

Chairman Thompson requested representatives to come forward to answer questions from the commission.

Fletcher Holland, contractor of Bock and Sons Co. in Nashville, came forward on behalf of Jeff and Anne Davis of 2255 Middle Tennessee Boulevard to address questions from the Commission.

# MURFREESBORO HISTORIC ZONING COMMISSION MINUTES

May 18, 2021

Page 2

There being no further discussion, David Becker moved to approve the application, subject to all staff recommendations; The motion was seconded by Deborah Belcher, and upon roll call the motion was approved by the following vote:

Aye: David Becker  
Chase Salas  
Bill Jakes  
Deborah Belcher  
Marimae White  
Chairman Jim Thompson

Nay: None

Abstain: Jeff Davis

**b. Zoning application [2021-006] for 1008 East Main Street, requesting review of new aluminum fence for an existing single-family residence. (Project Planner: Amelia Kerr):**

Ms. Amelia Kerr presented the Staff Comments regarding this Item, a copy of which is maintained in the permanent files of the Planning Department and is incorporated into these Minutes by reference.

Chairman Thompson requested representatives to come forward to answer questions from the commission.

Joseph Reeves, homeowner of 1008 East Main Street, came forward to address questions from the Commission.

Chairman Thompson inquired about gates for this project.

Mr. Reeves stated that the contract calls for two gates for this fence.

There being no further discussion, Bill Jakes moved to approve the application, subject to all staff recommendations; The motion was seconded by Deborah Belcher, and upon roll call the motion was approved by the following vote:

Aye: David Becker  
Chase Salas  
Jeff Davis  
Bill Jakes  
Deborah Belcher  
Marimae White  
Chairman Jim Thompson

Nay: None

# MURFREESBORO HISTORIC ZONING COMMISSION MINUTES

May 18, 2021

Page 3

## 3. Staff Reports and Other Business:

- a. Amelia Kerr introduced Trey Lee, Assistant Superintendent of Engineering & Construction with Rutherford County Schools.

Mr. Lee. came forward to review the project beginning Summer 2021 at Central Magnet School, which includes the addition of two portable trailers and landscaping.

Greg McKnight, City of Murfreesboro Planning Director, came forward to offer additional insight on the project's landscaping.

## 7. Adjourn.

Chase Salas moved to adjourn the meeting; the motion was seconded by David Belcher; there being no further discussion upon roll call, the meeting was adjourned at 4:01 p.m. by the following vote:

Aye: David Becker  
Chase Salas  
Jeff Davis  
Bill Jakes  
Deborah Belcher  
Marimae White  
Chairman Jim Thompson

Nay: None

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CHAIRMAN

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SECRETARY



CITY OF MURFREESBORO  
2022 HISTORIC ZONING COMMISSION (HZC) CALENDAR

Monthly Submittal Deadline (3:00 PM)	HZC Meeting Date (3:30 PM)
January 4	January 18
February 1	February 15
March 1	March 15
April 5	April 21
May 3	May 17
June 7	June 21
July 5	July 19
August 2	August 16
September 6	September 20
October 4	October 18
November 1	November 15
December 6	December 20



T E N N E S S E E

# 2022 Murfreesboro Historic Zoning Commission

## DATES & DEADLINES

City of Murfreesboro  
111 West Vine Street  
Murfreesboro, TN 37130

HZC meeting dates are in boxes. Submittal deadlines are in circles. Applications must be submitted no later than 3:00 PM on the submittal deadline. HZC meetings will start promptly at 3:30 PM. The meetings are held at City Hall in the Council Chambers located at 111 West Vine Street. Meetings and submission dates are subject to change. Please contact the Murfreesboro Planning Department to confirm dates and submittal deadlines at 615.893.6441 or by email to: [planning@murfreessorotn.gov](mailto:planning@murfreessorotn.gov)

**January**

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30	31					

**February**

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**March**

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**April**

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**May**

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**August**

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**September**

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**November**

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**December**

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