

**City of Murfreesboro  
Historic Zoning Commission  
Staff Comments  
Regular meeting: March 15, 2022**

**New Business:**

- a. **22-H-004: 730 East Main Street, Kirk Garrett** – Requesting review of driveway gate and fencing for an existing single-family residence.



This property is located on the south side of East Main Street east of Hancock Street and west of South Bilbro Avenue. It contains approximately 1.0 acre and is developed with a single-family dwelling. The property is zoned RS-15 (Single-Family Residential District 15) and H-1 (Historic Zoning Overlay District). It is also located in the CCO (City Core Overlay) district.

Properties to the east and west of the subject property are zoned RS-15 and property to the south is zoned RS-8 (Residential Single-Family Residential District 8). Directly across the property to the north is Central Magnet School. The applicant wishes to install an aluminum 5'x 12' double swing automatic elite estate driveway gate with quad finials on the panels. The request also includes the installation of a 5' tall aluminum fence along the west side lot line to an existing pool fence in the rear yard and along the east side yard lot line from a detached accessory structure north to the house. There will also be a 3' pedestrian gate located adjacent to the driveway gate.

A portion of the fence will be visible from the right-of-way of East Main Street, on the east and west side of the lot. The type of gate and fencing the applicant wishes to erect is included in the application materials. There is a similar aluminum gate and fencing on property located at the southwest corner of East Main Street and Hancock Street, and the applicant wishes to build a similar fence. 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: 3/1/2022

Owner: Kirk Garrett

Owner's Address: 730 E Main St., Murfreesboro, TN Phone: 615-414-3035

Address of Property (if different than above) Same

Current Use: Residential

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 Fence  Demolition  New Construction

Exterior Repairs / Maintenance (No Appearance Changes)

Description of the work to be performed on the property:

Install a <sup>Black</sup> 5 foot aluminum fence to enclose back yard

Install a <sup>Black</sup> automatic vehicle gate on driveway side

Attached photos are an example of gate and fence <sup>only</sup>

no <sup>brick</sup> columns will be used. Top of gate will be ginal finish and top of fence will be pressed spear as shown in photos.

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

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

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

Contractor: Premier Fence, LLC

Address: 1354 W College St, Mt. Airy, TN 37129 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: Kirk Garrett Phone: 615-414-3035

Address: 730 E Main St., Murfreesboro, TN 37130

Title or Relationship to Owner: 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: 3-1-22 Receipt #: 530122 Amt Paid: 150.00 HZC #: H-22-004  
CASH

E MAIN ST

E MAIN ST

PRIVATE ST

702

710

730

746

802 Apt#6 Apt#5

802 Apt#7  
802 Apt#8  
802 Apt#9

802 Apt#11  
802 Apt#12  
802 Apt#13

12' ESTATE GATE

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## Kirk Garrett

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**From:** adam premierfencetn.com <adam@premierfencetn.com>  
**Sent:** Tuesday, February 1, 2022 11:46 AM  
**To:** Kirk Garrett  
**Subject:** EFS-10

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.



# CUSTOM ACCENTS & ACCESSORIES



*Ball Cap*



*Quad Finial*



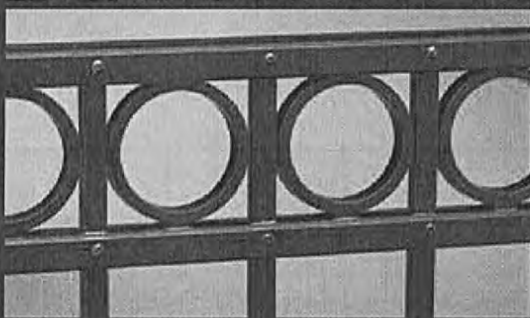
*Tri-Finial*



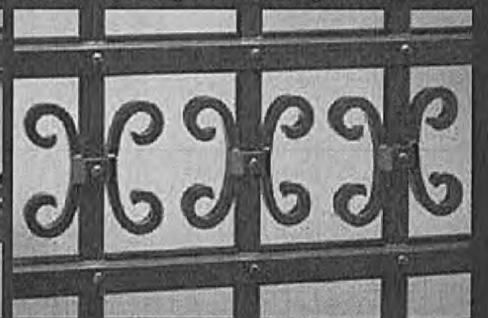
*Fleur-De-Lis*



*EFS-10 w/Optional Quads & Circles Top & Bottom*



*Circles*



*Butterfly Scrolls*



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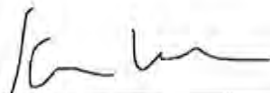
**RECIPIENT:**

**KIRK GARRETT**  
 730 East Main Street  
 Murfreesboro, Tennessee 37130

<b>Quote #3962</b>	
Sent on	Jan 13, 2022
<b>Total</b>	<b>\$17,264.52</b>

PRODUCT / SERVICE	DESCRIPTION	QTY.	UNIT PRICE	TOTAL
5' ELITE ALUMINUM FENCE	SUPPLY AND INSTALL 311' OF 60" ALUMINUM WITH (1) 5' GATE AND (1) 3' GATE. FRONT SECTION ON DRIVEWAY SIDE WILL HAVE QUAD FINIALS ON THE PANELS AND 3' PEDESTRIAN GATE.	1	\$8,052.30	\$8,052.30
ELITE ALUMINUM ESTATE GATE	SUPPLY AND INSTALL (1) 5' X 12' DOUBLE SWING INDUSTRIAL ESTATE GATE WITH QUAD FINIALS. INCLUDED IS A US AUTOMATIC RANGER HD DUAL GATE OPERATOR WITH KEYPAD, EXIT SENSOR, AND 2 REMOTES.	1	\$9,212.22	\$9,212.22

Jan 21, 2022  
 Date

  
 Client Signature

<b>Subtotal</b>	\$17,264.52
<b>NO TAX SERVICE (0.0%)</b>	\$0.00
<b>Total</b>	<b>\$17,264.52</b>

1. "The Contract". "The Contract" consists of "the Contract Documents." "The Contract Documents" refers to (1) the Proposal, upon execution by Customer; (2) any change orders properly submitted to and signed by Premier; (3) the Purchase Order(s) relative to the work that are accepted by Premier Fence, LLC (hereinafter, "Premier"); (4) any drawings, plans, specifications, data, reports, or compilations produced or provided to Premier by Customer, including, without limitation, those relative to soils, quantities, or site conditions; and, (5) all addenda attached hereto, if

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

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

**FEBRUARY 15, 2022, 3:30 PM**

**Members Present:**

David Becker, Vice-Chair  
Gib Backlund  
Deborah Belcher  
Jeff Davis  
Marimae White  
Bill Jakes

**Staff Present:**

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

**Absent:**

Jim Thompson, Chairman  
Linda Anderson  
Chase Salas

**1. Call to order:**

Vice-Chair Becker called the meeting to order at 3:30 pm.

**2. Determination of a quorum:**

Vice-Chair Becker determined that a quorum was present.

**3. Consideration of Minutes:**

With there being no objection by any of the Board members, the minutes of the January 18, 2022 Historical Zoning Commission meeting were approved as submitted.

**4. New Business:**

- a. Zoning application [2022-H-003] requesting to replace the existing roof with designer architectural shingles and to replace existing rubber material over the veranda with standing seam metal roofing, of an existing single-family residence at 119 Cherry Lane (Project Planner: Amelia Kerr):**

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.

# MURFREESBORO HISTORIC ZONING COMMISSION MINUTES

February 15, 2022

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Melinda Haines, homeowner of 119 Cherry Lane, Murfreesboro, TN 37129 came to the podium to address questions from the Commission.

Ms. Haines stated that her home was built in 1880, not 1870.

Bill Jakes inquired if the original roof was metal.

Ms. Haines responded that she does not know. She has the MTSU provided report of the survey completed in the 1990's, but it has no mention of a metal roof. Upon occupancy of the home, Ms. Haines stated it was a rolled roof.

Bill Jakes inquired if the roof on the tower portion would be replaced with shingles.

Ms. Haines confirmed and added the tower portion of the roof would be replaced with shingles, as will the remainder of the roof, except for the veranda, which will be replaced with standing seam metal roofing.

Ms. Haines held up roofing samples for the board and added there's been quite a bit of damage, including hail damage over the last 20 years, emphasizing it needs to be replaced.

Vice-Chair David Becker asked if the contractor believes there will be enough pitch on the veranda roof for the water to flow with the metal.

Ms. Haines replied yes and that the veranda roof will extend slightly beyond the edge of the roof.

There being no further discussion, Gib Backlund 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: Gib Backlund  
Deborah Belcher  
Jeff Davis  
Marimae White  
Bill Jakes  
David Becker, Vice-Chair

Nay: None

## 5. Staff Reports and Other Business:

None

## 6. Adjourn.

**MURFREESBORO HISTORIC ZONING COMMISSION MINUTES**

**February 15, 2022**

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Vice-Chair Becker 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 3:38 p.m. by the following vote:

Aye: Gib Backlund  
Deborah Belcher  
Jeff Davis  
Marimae White  
Bill Jakes  
David Becker, Vice-Chair

Nay: None

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VICE-CHAIR

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SECRETARY