

CITY OF MURFREESBORO
HISTORIC ZONING COMMISSION

Regular Meeting June 21, 2022
3:30 PM, Council Chambers, City Hall

- I. Call to Order and determination of a quorum
- II. Approve Minutes of the Regular Meeting on March 15, 2022
- III. Election of Officers for 2022-2023
- IV. New Business
 - a. **H-22--002 444 East College Street, Brad Chambers-**
Requesting changes from approved plans of the design review for a new single-family residence currently under construction pertaining to front porch, front steps, sidewalk, chimney and windows.
 - b. **H-22--006 208 North Maney Avenue, Jeff Neely-**
Requesting to enclose an existing covered patio.
- V. Staff Reports and Other Business
- V. Adjourn

**City of Murfreesboro
Historic Zoning Commission
Staff Comments
Regular meeting: June 21, 2022**

New Business:

- a. **H-22--002 444 East College Street, Brad Chambers-**
Requesting changes from approved plans of the design review for a new single-family residence currently under construction pertaining to front porch, front steps, sidewalk, front porch columns, dormer roof, chimney and windows.



This property is located on the south side of East College Street several lots to the west of North Highland Avenue. The house was constructed circa 1900 in the Vernacular style with a hipped style shingled roof, square plan, decorative cresting, aluminum siding and

classical porch. This house is a contributing structure in the North Maney Avenue Historic District of the National Register of Historic Places. The property contains approximately 0.21 acres and 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. On January 18, 2022, the HZC approved the exterior remodel of the existing house. The house was utilized as a duplex and the applicant has returned the house to a single-family dwelling unit. During construction some deviations to the approved plans were made by the applicant which require discussion with the HZC. The applicants are requesting the following modifications to the approved plans from the January 2022 approval.

1. Replace roof with either white metal standing seam roof or black shingle as currently exists.

Proposed modification-The applicant wishes to change the dormer roof to white standing seam metal instead of black shingles due to the style of the roof.

2. All existing window and door wooden casings are to remain.

Proposed modification-The windows installed at the time of HZC approval were various types of windows with wood casings. Photos have been included in the agenda package.

3. Replace all windows with wood windows; applicant must provide product information for administrative approval prior to issuance of a building permit; staff-approved windows and product information is in the agenda package.

Proposed modification-Applicant wishes to discuss vinyl windows encased in wood on the side elevations due to various types of windows previously installed and irregular shaped windows.

4. Replace front columns with square tapered columns with bottom and top caps, these will be handmade

Proposed modification-The applicant is not happy with current columns; desires to make them larger than current photos.

5. Add concrete cap to existing steps and sidewalk to street sidewalk.

Proposed modification-steps and sidewalk are now bricked to match the house brick

6. Wooden front porch floor to be pressure washed and stained

Proposed modification-front porch is now concrete.

7. Repair chimney brick and replace cap.

Proposed modification-chimney removed and is not going to be replaced.

Pictures of the home as it exists today, and the originally approved sketched renderings of the home by the HZC have been provided in the agenda.

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



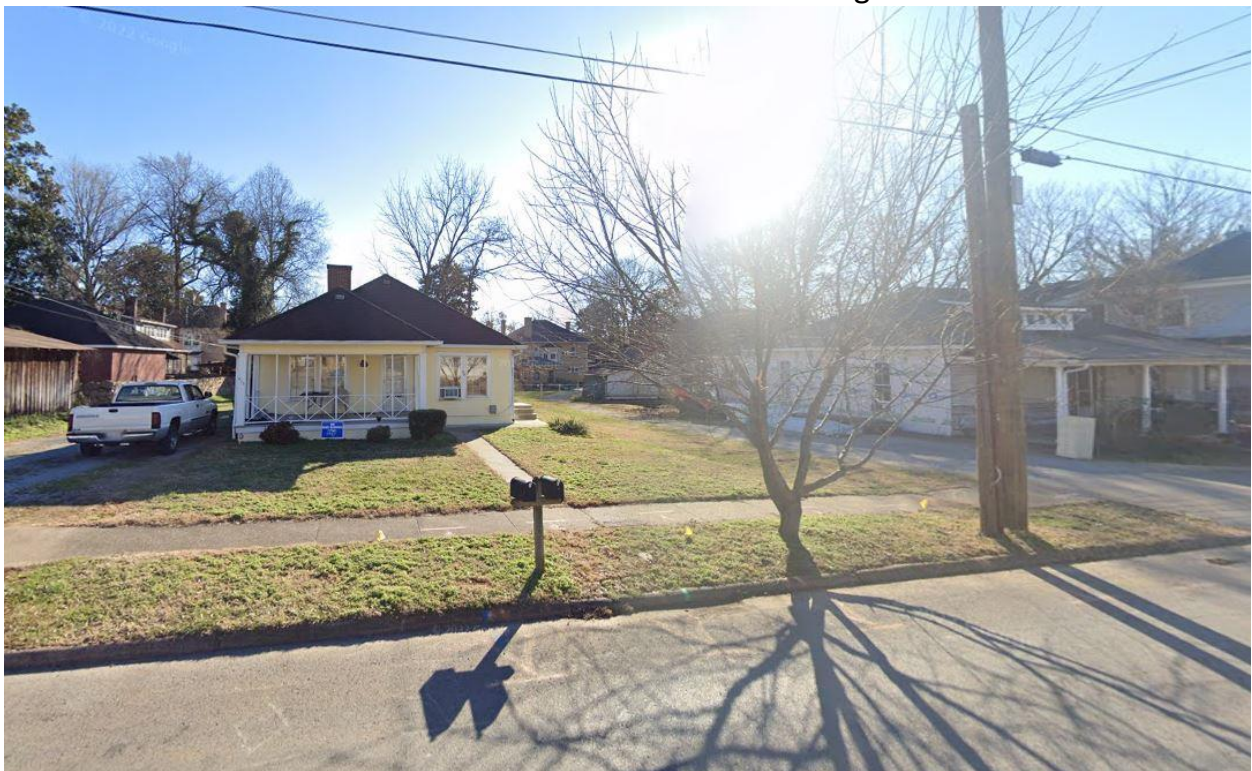
House in 2019- 444 East College



House in 2021- 444 East College



House to the west – 442 East College



House to the east 448 & 450 East College



House across the street 449 East College



House currently- 444 East College

Original Windows







Approved windows

Double-Hung

- Suited to many architectural styles
- Features an upper and lower sash that slide vertically past each other in a single frame
- Both sash tilt for easy cleaning
- Wider sash and stile profile available



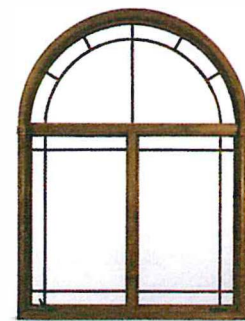
Minimum:
19-1/4" x 35-1/4"

Maximum Width:
41-3/8" x 64"

Maximum Height:
37-3/8" x 76"

Fixed, Radius, and Geometric

- Create intriguing window arrangements with other window types
- Ideal for capturing a scenic view
- Direct-set options available
- Radius interior casing
- Wider sash and stile profile available



Minimum and maximum sizing depends on the shape and configuration of window selected.



— SEDONA PUSHOUT AWNING —



APPROVED

2/28/22 AK

THE ATTRACTION OF SIMPLICITY.

The uncompromising quality of Sierra Pacific craftsmanship comes through clearly in our beautifully simple Sedona Pushout Awning windows.

Elegant and easy locking levers turn to open while the friction hinges with a stainless steel locking mechanism keep the window where you set it. Interior wood or Genius® retractable screens and hardware made from sandcast bronze complete the look that is as timeless as it is functional.



Bronze

BEAUTIFULLY SIMPLE HARDWARE

Also available in multi-point, single handle lock system, our Sedona hardware is made of rich sand-cast bronze and available in oil rubbed forever bronze or satin nickel.

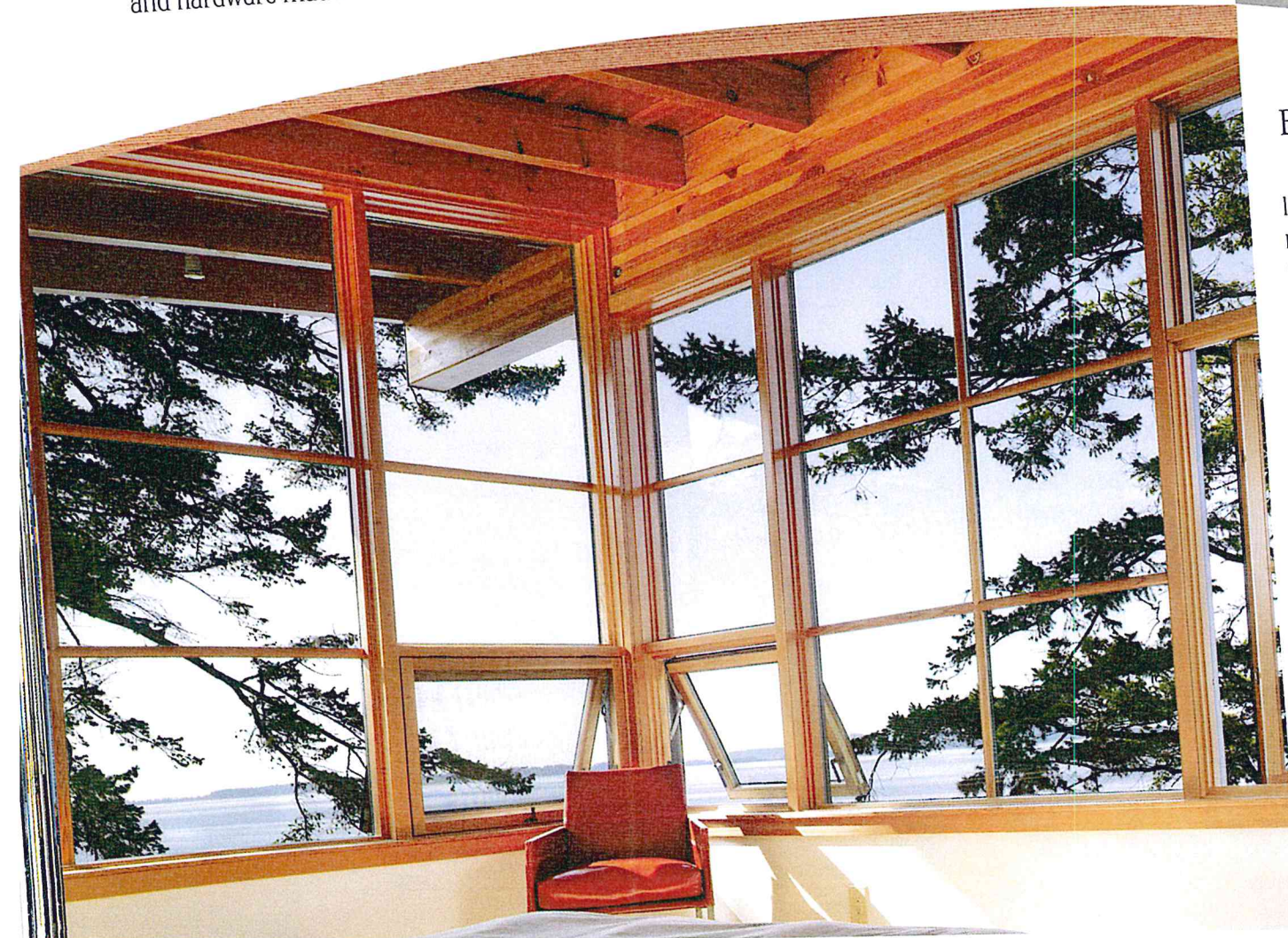


Satin Nickel



STAY-PUT HINGES

Specially engineered friction hinges makes this wonderfully crafted window stay where you set it.



[Join us and contribute using this donation link to aid humanitarian efforts in Ukraine\(https://www.redcross.org/donate/cm/jeldwen-emp.html/\).](https://www.redcross.org/donate/cm/jeldwen-emp.html/)

Custom Wood Window: Double-Hung

WHERE TO BUY (WHERE-
TO-BUY)

GET HELP ON YOUR PROJECT (/EN-US/GET-HELP?

JWCT_GETHELP=UTILITYLINKS)

FOR INVESTORS USA



PRO SIGN IN (/EN-US/SIGN-IN)

(HTTP://INVESTORS.JELD-WEN.COM/)



(/en-us)



Explore the options

On-screen colors/finishes vary from actual products.

Grille Designs



Colonial Grille



No Grille



Prairie Grille



Top Down Grille

Interior Finish Options ▾

Paint Ivory



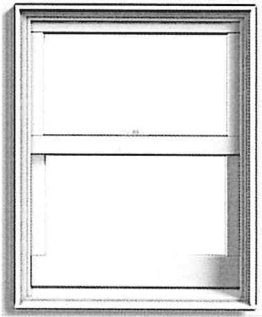
Exterior Colors ▾

Bone White



[See all options and features >](#)

Custom Wood Window: Double-Hung



PROJECT TYPE

New construction and replacement

WARRANTY

20 Year Warranty

SCREEN & TRIM OPTIONS

3 Insect Screens
9 Exterior Trim Options
5 Interior Trim Options

GLASS

Energy efficient, tinted, textured and protective.

HARDWARE

1 Lock Option in 10 finishes

MAINTENANCE LEVEL

Moderate

COLORS & FINISHES

27 Exterior Colors
63 Interior Finish Options

FRAME OPTIONS

Pocket Replacement Window
Sash Replacement System
Block Frame/Replacement
Integral Nailing Fin

DIVIDED LITES

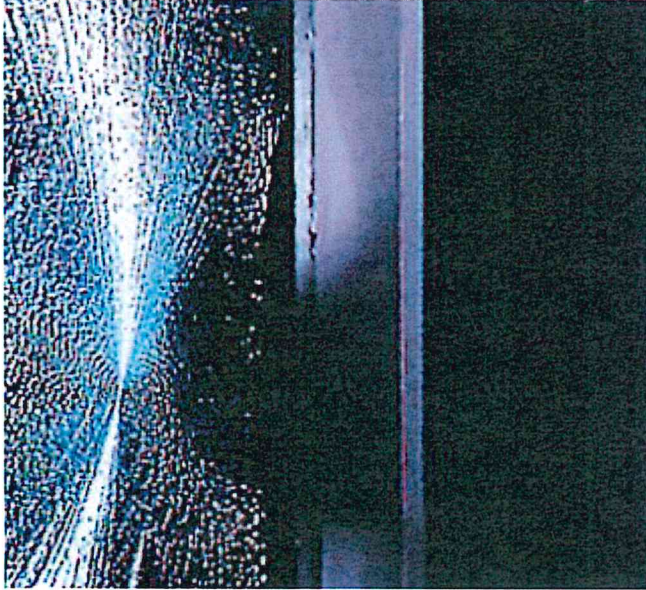
Grilles between the glass.

CONSTRUCTION

Tilt Sash

Tempered film is not available with impact-resistant glass or single-pane units.

Custom Wood Window: Double-Hung

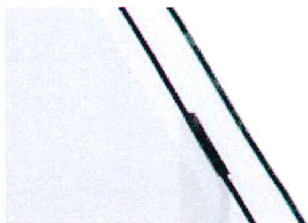


Tempered

The tempered glass option is available in all glass types and provides extra strength, enabling it to withstand force or pressure on its surface and it will not break into sharp pieces. Local building codes often require tempered glass to be used in all windows that are close to the floor or near doors, bathtubs or showers.

Divided Lites

GRILLES BETWEEN THE GLASS



Original Columns & Porch



New Columns & Porch



Original porch-steps & Chimney



New porch, steps and sidewalk





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: 1/4/22

Owner: Mike woods

Owner's Address: 108 glen echo drive, smyrna, Tn 37167 Phone: 615-260-5925

Address of Property (if different than above) 444 e college st, Murfreesboro, Tn 37130

Current Use: ? Duplex

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

Bungalow, early 1900's, fair

Is this a "contributing" structure? Yes _____ No Not that I am aware of.

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:

? Insulate and replace exterior with new lp smart board. Replace roof with a tin style roof mimicking Neighbor directly across E College St. Revert back to a single living property.

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

Architect: Anne Jost

Address: 1850 General Patton Drive, Suite b-100, Franklin, Tn 37067 Phone: 615-335-1323

Contractor: Chambers Construction and Real Estate LLC

Address: 701 n spring st, Murfreesboro, Tn 37130 Phone: 615-785-1511

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: Brad Chambers Phone: 615-785-1511

Address: 701 N Spring St, Murfreesboro, Tn 37130

Title or Relationship to Owner: Business Partner

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: *Mike Woods* dotloop verified
01/04/22 5:58 PM
ECT
082T-XAIB-2JRJ-WJU8

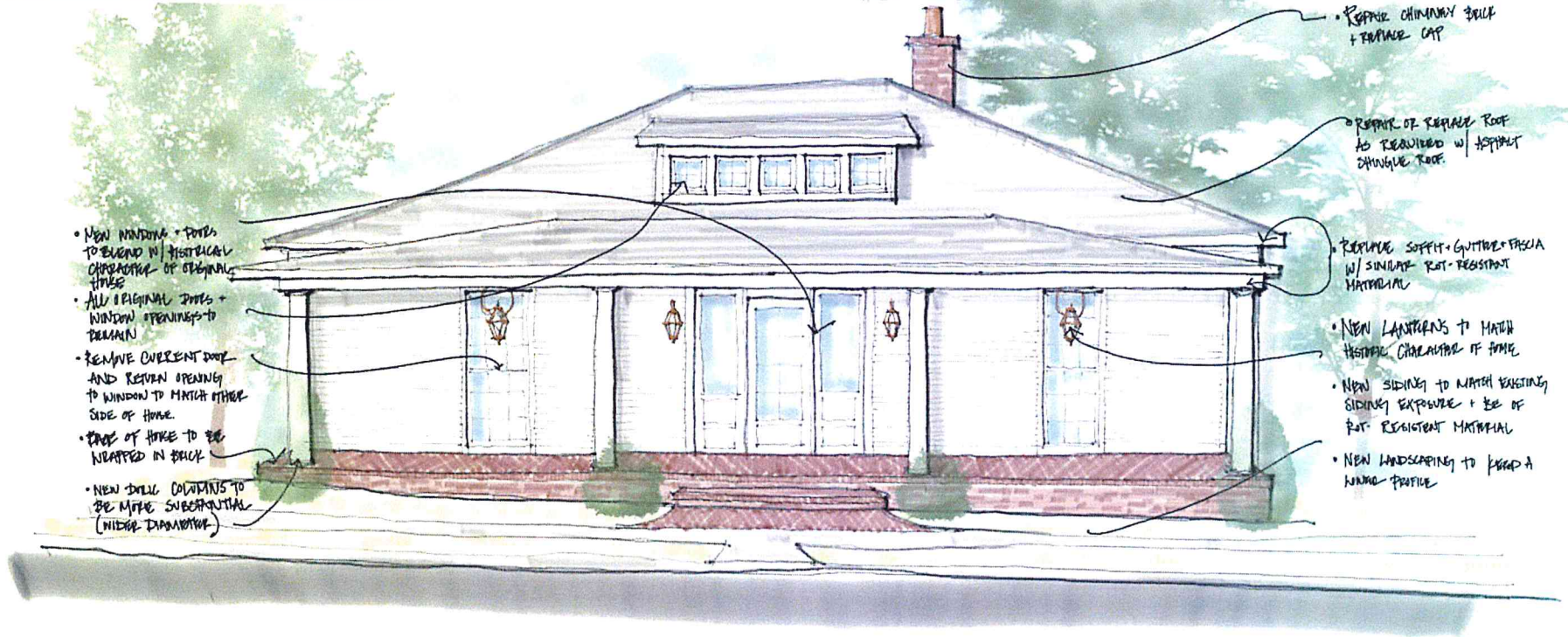
SIGNATURE OF AGENT (when applicable): *Brad Chambers* dotloop verified
01/04/22 5:46 PM EST
DPYY-9NCW-WLAK-3B9B

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

Date received: _____ Receipt #: _____ Amt Paid: _____ HZC #: _____



CURRENT



- NEW WINDOWS + DOORS TO EMBODY HISTORICAL CHARACTER OF ORIGINAL HOUSE
- ALL ORIGINAL DOORS + WINDOW OPENINGS TO REMAIN
- REMOVE CURRENT DOOR AND REOPEN OPENING TO WINDOW TO MATCH OTHER SIDE OF HOUSE
- EDGE OF PORCH TO BE WRAPPED IN BRICK
- NEW DOLL COLUMNS TO BE MADE SUBSTANTIAL (NINETEEN DIAMETER)

- REPAIR CHIMNEY BELLY + REPAIR CAP
- REPAIR OR REPLACE ROOF AS REQUIRED W/ HISTORIC SHINGLE ROOF
- REPAIR SOFFIT + GUTTER + FASCIA W/ SIMILAR ROT-RESISTANT MATERIAL
- NEW LANTERNS TO MATCH HISTORIC CHARACTER OF HOME
- NEW SIDING TO MATCH EXISTING SIDING EXPOSED + USE OF ROT-RESISTANT MATERIAL
- NEW LANDSCAPING TO PROVIDE A WARM PROFILE

STREET VIEW



CURRENT



SOUTHEAST VIEW



CURRENT



SOUTHWEST VIEW

EXODUS INDUSTRIES
ARCHITECTURE
WWW.EXODUSINDUSTRIES.COM

444 EAST COLLEGE - ZONING PRESENTATION

EXTERIOR ELEVATIONS
PROPOSED DESIGN

JANUARY 04, 2022



February 2, 2022

Brad Chambers, on behalf of Mike Woods
701 N. Spring St
Murfreesboro, TN 37130

RE: H-22-002 – 444 East College Street

Dear Mr. Chambers:

Please be advised that at its regular meeting held on January 18, 2022, the Historic Zoning Commission voted to approve your request to remodel the exterior of an existing single-family residence at 444 East College Street.

These changes include:

1. Remove previously installed second entry door (for duplex) and replace with a window in original location.
2. Remove existing aluminum siding, trim, soffit, gutter fascia and replace with white smooth LP Smartside engineered wood siding.
3. Add a red brick base of building around the house.
4. Replace gutters with 4" white gutters.
5. Replace roof with either white metal standing seam roof or black shingle as currently exists.
6. All existing window and door wooden casings are to remain.
7. Replace all windows with wood windows:
 - applicant must provide product information for administrative approval prior to issuance of building permit
8. Remove metal storm door and front wooden door is to remain.
9. Replace front columns with square tapered columns with bottom and top caps, these will be handmade (the product information in the file is for size and style reference only).
10. Add 2 hanging lighting fixtures and 2 fixtures attached on front porch.
11. Add concrete cap to existing steps and sidewalk to street sidewalk.
12. Wooden front porch floor to be pressure washed and stained.
13. Repair chimney brick and replace cap.

Please keep a copy of this letter as evidence of the Commission's action. If you have any questions, please contact me at (615)-893-6441.

Sincerely,

Amelia Kerr
Planner

cc: Building and Codes Department

sh

WHY LP® SMARTSIDE® TRIM & SIDING?

With over 20 years of exceptional performance as a full home siding solution, it's easy to see why LP® SmartSide® Trim & Siding has become the #1 brand of engineered wood siding. LP has redefined traditional building materials with treated engineered wood products that offer game-changing durability, workability and beauty.

THE DURABILITY DIFFERENCE



With four components of protection, the LP® SmartGuard® process adds strength and helps LP® SmartSide® products withstand impacts, damage from freeze/thaw cycles, high humidity, fungal decay and more. Alongside an industry-leading warranty, you can depend on LP SmartSide Trim & Siding for advanced durability.

- More resistant to impact than fiber cement
- Survives golf ball-sized hail and stands up to harsh weather in almost any climate
- Withstands up to 200 mph wind gusts and 78 mph fastballs
- Will stay attached to a home better than fiber cement during extreme weather events
- Holds its value over time with a 5/50-year limited warranty covering both labor and material replacement

WORKABILITY THAT SAVES TIME & RESOURCES



Our treated engineered wood siding cuts out the time you spend dealing with warped and split pieces when properly stored and applied. Virtually every piece leaves the mill straight and ready to use.

- LP SmartSide trim & lap siding were shown to install 30% faster than fiber cement
- Less prone to accidental breakage during handling and installation compared to fiber cement
- No special equipment needed for cutting or installing; works and cuts like traditional wood
- LP SmartSide lap siding weighs 45% less than fiber cement lap siding, making it easier to carry

BEAUTY DESIGNED FOR PEACE OF MIND



LP SmartSide Trim & Siding has been the siding of choice for over 20 years for homeowners who want uncompromising quality and distinctive curb appeal. Our treated engineered wood siding can completely transform your home's look.

- Comes pre-primed for exceptional paint adhesion
- Realistic cedar-grain texture offers a striking natural appearance
- Smooth finish offers a clean, modern look
- Longer lengths allow for fewer seams on your home
- LP® SmartSide® ExpertFinish® Trim & Siding offers 16 versatile colors to fit any home's style



For product catalog & complete warranty details, visit LPCorp.com/SmartSide

⚠️ WARNING: Drilling, sawing, sanding or machining wood products can expose you to wood dust, a substance known to the State of California to cause cancer. Avoid inhaling wood dust or use a dust mask or other safeguards for personal protection. For more information go to www.P65Warnings.ca.gov/wood.



ADVANCED DURABILITY FOR LONGER LASTING BEAUTY®

Siding plays a big role in a home's curb appeal. That's why LP™ SmartSide™ Trim & Siding is built to last and designed to make any home's design vision come to life. Because of its engineered wood strand technology and variety of textures, styles and colors, LP SmartSide products elevate any structure, from traditional homes to modern masterpieces. LP SmartSide products are also available in ExpertFinish™ color to add another element of versatile design to your projects.



CEDAR TEXTURE LAP



SMOOTH FINISH LAP





GROW WITH US

A SMART CHOICE FOR OUR PLANET

LP® SmartSide® Trim & Siding products are must-have materials to help builders qualify for green building programs. Plus, many homeowners and building owners are demanding sustainable products that have minimal impact on our environment.



We're not just building for the future; we're helping to protect it by using Sustainable Forestry Initiative® (SFI) certified forest management and fiber sourcing systems to help ensure that our wood comes from well-managed forests.

NATURALLY SUSTAINABLE

The LP SmartSide manufacturing process begins with wood, a renewable resource, grown and gathered under strict SFI standards. We target fast-growing trees and use 99% of the log for either the product or the fuel to make it. Plus, all binding agents and resins are low-emitting.

RESPONSIBLY MADE WITH WOOD

- Responsibly made with a renewable resource—wood
- 99% of the log is used
- Qualifies for green building programs

Learn more about LP's environmental programs at [LPCorp.com](https://www.lpcorp.com).

Specifications: LP® SmartSide® ExpertFinish™ Trim & Siding

SNOWSCAPE WHITE



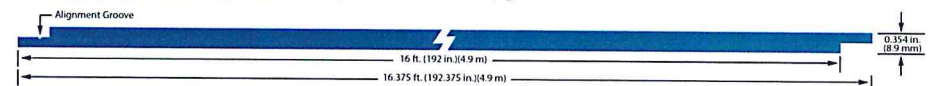
DESCRIPTION	LENGTH	ACTUAL WIDTH	THICKNESS	PID NUMBER	WEIGHT
38 Series ExpertFinish Lap - Cedar Texture	16 ft. (192 in.)(4.9 m)	5.84 in. (148 mm)	0.354 in. (8.9 mm)	41715	1.5 PSF
	16 ft. (192 in.)(4.9 m)	7.84 in. (199 mm)	0.354 in. (8.9 mm)	42271	1.5 PSF
38 Series ExpertFinish Lap - Smooth Finish	16 ft. (192 in.)(4.9 m)	5.84 in. (148 mm)	0.354 in. (8.9 mm)	41722	1.5 PSF
	16 ft. (192 in.)(4.9 m)	7.84 in. (199 mm)	0.354 in. (8.9 mm)	41729	1.5 PSF
190 Series Cedar Texture Trim	16 ft. (192 in.)(4.9 m)	2.50 in. (64 mm)	0.578 in. (14.6 mm)	42311	2 PSF
	16 ft. (192 in.)(4.9 m)	3.50 in. (89 mm)	0.675 in. (17.1 mm)	42324	2 PSF
440 Series Cedar Texture Trim	16 ft. (192 in.)(4.9 m)	5.50 in. (140 mm)	0.675 in. (17.1 mm)	42328	2 PSF
	16 ft. (192 in.)(4.9 m)	7.21 in. (183 mm)	0.675 in. (17.1 mm)	41747	2 PSF
440 Series Smooth Finish Trim	16 ft. (192 in.)(4.9 m)	7.21 in. (183 mm)	0.675 in. (17.1 mm)	41717	2 PSF
	16 ft. (192 in.)(4.9 m)	9.21 in. (234 mm)	0.675 in. (17.1 mm)	41725	2 PSF
540 Series Cedar Texture Trim	16 ft. (192 in.)(4.9 m)	11.21 in. (285 mm)	0.675 in. (17.1 mm)	42333	2 PSF
	16 ft. (192 in.)(4.9 m)	3.50 in. (89 mm)	0.675 in. (17.1 mm)	41726	2 PSF
540 Series Smooth Finish Trim	16 ft. (192 in.)(4.9 m)	5.50 in. (140 mm)	0.675 in. (17.1 mm)	41718	2 PSF
	16 ft. (192 in.)(4.9 m)	7.21 in. (183 mm)	0.675 in. (17.1 mm)	41717	2 PSF
38 Series Cedar Texture Shakes	4 ft. (48.56 in.)(1.2 m)	11.69 in. (297 mm)	0.354 in. (8.9 mm)	43378	2 PSF
	8 ft. (96 in.)(2.4 m)	47.88 in. (1216 mm)	0.354 in. (8.9 mm)	41742	-
38 Series Cedar Texture 4" x 8" Soffit	8 ft. (96 in.)(2.4 m)	47.88 in. (1216 mm)	0.354 in. (8.9 mm)	41742	-
	16 ft. (192 in.)(4.9 m)	11.94 in. (303 mm)	0.354 in. (8.9 mm)	42284	-
38 Series Cedar Texture 12" x 16" Closed Soffit	16 ft. (192 in.)(4.9 m)	11.94 in. (303 mm)	0.354 in. (8.9 mm)	42280	-
	16 ft. (192 in.)(4.9 m)	15.94 in. (405 mm)	0.354 in. (8.9 mm)	41738	-
38 Series Cedar Texture 16" x 16" Closed Soffit	16 ft. (192 in.)(4.9 m)	15.94 in. (405 mm)	0.354 in. (8.9 mm)	41740	-
	16 ft. (192 in.)(4.9 m)	15.94 in. (405 mm)	0.354 in. (8.9 mm)	42005	-
38 Series Cedar Texture 16" x 16" Vented Soffit	16 ft. (192 in.)(4.9 m)	15.94 in. (405 mm)	0.354 in. (8.9 mm)	41740	-
	16 ft. (192 in.)(4.9 m)	15.94 in. (405 mm)	0.354 in. (8.9 mm)	42005	-
540 Series Cedar Texture Outside Corners	10 ft. (120 in.)(3 m)	3.50 in. (89 mm)	0.970 in. (24.6 mm)	42006	-
	10 ft. (120 in.)(3 m)	5.50 in. (140 mm)	0.970 in. (24.6 mm)	42006	-
Cedar Texture 7.25" x 7.25" J-Block	7.21 in. (183 mm)	7.21 in. (183 mm)	0.970 in. (24.6 mm)	41972	-
Cedar Texture 7.25" x 6.75" Mini Split	6.75 in. (171 mm)	7.21 in. (183 mm)	0.970 in. (24.6 mm)	41973	-
Touch-Up Kits	-	-	-	42043	-

Specifications: LP® SmartSide® ExpertFinish™ Trim & Siding

SHORELINE CREAM

DESCRIPTION	LENGTH	ACTUAL WIDTH	THICKNESS	PID NUMBER	WEIGHT
38 Series ExpertFinish Lap - Cedar Texture	16 ft. (192 in.)(4.9 m)	5.84 in. (148 mm)	0.354 in. (8.9 mm)	41836	1.5 PSF
	16 ft. (192 in.)(4.9 m)	7.84 in. (199 mm)	0.354 in. (8.9 mm)	42292	1.5 PSF
38 Series ExpertFinish Lap - Smooth Finish	16 ft. (192 in.)(4.9 m)	5.84 in. (148 mm)	0.354 in. (8.9 mm)	41867	1.5 PSF
	16 ft. (192 in.)(4.9 m)	7.84 in. (199 mm)	0.354 in. (8.9 mm)	41880	1.5 PSF
190 Series Cedar Texture Trim	16 ft. (192 in.)(4.9 m)	2.50 in. (64 mm)	0.578 in. (14.6 mm)	41801	2 PSF
	16 ft. (192 in.)(4.9 m)	3.50 in. (89 mm)	0.675 in. (17.1 mm)	43269	2 PSF
440 Series Cedar Texture Trim	16 ft. (192 in.)(4.9 m)	5.50 in. (140 mm)	0.675 in. (17.1 mm)	43270	2 PSF
	16 ft. (192 in.)(4.9 m)	7.21 in. (183 mm)	0.675 in. (17.1 mm)	43260	2 PSF
540 Series Cedar Texture Trim	16 ft. (192 in.)(4.9 m)	9.21 in. (234 mm)	0.675 in. (17.1 mm)	43271	2 PSF
	16 ft. (192 in.)(4.9 m)	11.21 in. (285 mm)	0.675 in. (17.1 mm)	43272	2 PSF
38 Series Cedar Texture Shakes	4 ft. (48.56 in.)(1.2 m)	11.69 in. (297 mm)	0.354 in. (8.9 mm)	43378	2 PSF
	8 ft. (96 in.)(2.4 m)	47.88 in. (1216 mm)	0.354 in. (8.9 mm)	43374	2 PSF
38 Series Cedar Texture 4" x 8" Soffit	8 ft. (96 in.)(2.4 m)	47.88 in. (1216 mm)	0.354 in. (8.9 mm)	43375	-
	16 ft. (192 in.)(4.9 m)	11.94 in. (303 mm)	0.354 in. (8.9 mm)	43268	-
38 Series Cedar Texture 12" x 16" Closed Soffit	16 ft. (192 in.)(4.9 m)	11.94 in. (303 mm)	0.354 in. (8.9 mm)	43264	-
	16 ft. (192 in.)(4.9 m)	15.94 in. (405 mm)	0.354 in. (8.9 mm)	43266	-
38 Series Cedar Texture 16" x 16" Closed Soffit	16 ft. (192 in.)(4.9 m)	15.94 in. (405 mm)	0.354 in. (8.9 mm)	43257	-
	16 ft. (192 in.)(4.9 m)	15.94 in. (405 mm)	0.354 in. (8.9 mm)	43257	-
540 Series Cedar Texture Outside Corners	10 ft. (120 in.)(3 m)	3.50 in. (89 mm)	0.970 in. (24.6 mm)	43376	-
	10 ft. (120 in.)(3 m)	5.50 in. (140 mm)	0.970 in. (24.6 mm)	43377	-
Cedar Texture 7.25" x 7.25" J-Block	7.21 in. (183 mm)	7.21 in. (183 mm)	0.970 in. (24.6 mm)	41984	-
Cedar Texture 7.25" x 6.75" Mini Split	6.75 in. (171 mm)	7.21 in. (183 mm)	0.970 in. (24.6 mm)	41999	-
Touch-Up Kits	-	-	-	42056	-

*38 SERIES EXPERTFINISH LAP JOINT * Same specs for all 16 colors on pages 31-46.



American Roofing Products - Panel

All panel is roll formed to length - see your sales representative about stocking programs.

Ameri-Standing Seam



Standard Specifications

- 26 GA Galvalume steel substrate
- 50 ksi minimum yield strength
- 18 standard colors (see color chart)
- 16" cover width
- 1" rib height
- Installs over solid substrate
- 3:12 recommended minimum roof pitch
- Standard lengths to 48'

Options

- › Concealed and exposed fastener trims (with color-matched fasteners)
- › Inquire about custom trims and colors
- › Inquire about nonstandard lengths
- › Inquire about custom detailing

Typical Applications

- › Residential
- › Commercial
- › Institutional

Advantages

- › Noncombustible
- › Accommodates solar panels
- › Long life with low maintenance
- › Optimized for color retention and longevity
- › Optimized for solar reflectance and thermal emissivity



The difference in our Products is our Service



Color Chart & Trim Profiles

The difference in our Products is our Service

• All painted metal carries a **40 Year Warranty** unless noted •



Options:

29 Gauge/40 Year Warranty panel is available in all colors.

26 Gauge/40 Year Warranty Panel available in:

Black	Green
Burnished Slate	Burgundy
Dark Red	White
Gallery Blue	Charcoal
Copper Penny	

Acrylic-Coated Galvalume® is available in 29 and 26 Gauge. Galvalume® carries a 20 Year Warranty.



Condenstop® panel backing prevents dripping and keeps building contents and insulation dry.

Limited availability of 10 Year Warranty and Non-Warranty Panel.

Inquire for availability prior to ordering.

WWW.AMERICANROOFINGPRODUCTS.COM

Overlap

9"

Underlap

3/4"

The colors samples above are as accurate a representation of our actual metal colors as possible. Metal color samples are available to help make a final selection. To help ensure color matching, orders should be placed in full to ensure that all panel, trim and other items can be manufactured from the same color coded coil. Availability of specific colors & materials is subject to change.

American Roofing Products Locations
West Virginia
 400 16th Street
 Dunbar, WV 25064
 (304) 205-5328
South Carolina
 1337 Old Dairy Drive
 Columbia, SC 29201
 (843) 728-0514

The difference in our Products is our Service



American Roofing Products - Screws

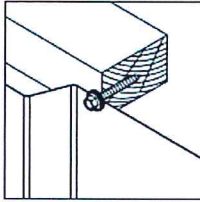
Our most common screws are in stock; all others can be custom ordered - see your sales representative.

METAL TO WOOD & METAL TO METAL SCREWS

Application

HiLo Woodgrip 10-15 Assembled Bond Seal washer Metal to wood

Drilling capacity: 24 ga (.024)
Self-drills through the metal panel and taps into wood substrate. Min penetration in wood substrates should be no less than 1"



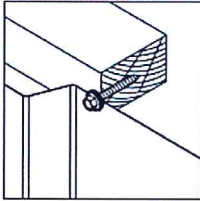
1/4" Hex Washer Head
Thread Major Dia: .199 - .191
Thread Minor Dia: .133 - .127
Strength (lbs ult.):
Tensile: 1500
Torsional: 60 in.-lbs min.
Shear: 933

Options



Woodgrip XG 12-8 HWH Sharp Point Assembled with Control Seal Metal to wood

Drilling capacity: 24 ga (.024)
Self-drills through the metal panel and taps into wood substrate. Large, aggressive thread design provides superior resistance to strip-out, and superior performance in OSB, plywood, and 1x4" pine. Min penetration in wood substrates should be no less than 1"



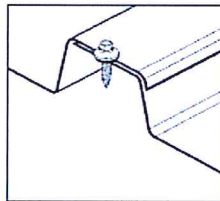
1/4" Hex Washer Head
Thread Major Dia: .215 - .209
Thread Minor Dia: .133 - .127
Strength (lbs ult.):
Tensile: 2183
Torsional: 60 in.-lbs min.
Shear: 1945

Options



Woodgrip 12 x 3/4 Lap Assembled Bond Seal washer

Drilling capacity: 2 x 24 ga
Panel to panel side lap, end lap and other stitch applications



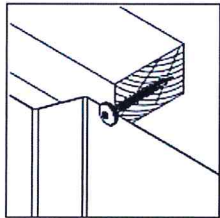
1/4" Hex Washer Head:
Thread Major Dia: .215 - .208
Thread Minor Dia: .164 - .157
Strength (lbs ult.):
Tensile: 2100
Torsional: 92 in.-lbs min.
Shear: 1800

Options



Woodgrip HiLo 10-15 Low Profile Exterior Sidewall Fastener, Bond Seal

Drilling capacity: 24 ga (.024)
Self-drills through the metal panel and taps into wood substrate. Min penetration in wood substrates should be no less than 1"



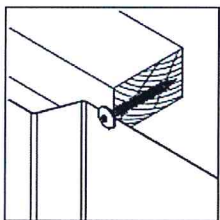
T25 TORX Pan Head:
Thread Major Dia: .199 - .191
Thread Minor Dia: .133 - .127
Strength (lbs ult.):
Tensile: 1500
Torsional: 60 in.-lbs min.
Shear: 933

Options



Woodgrip HiLo 10-15 Low Profile Interior Liner Panel, No Washer

Drilling capacity: 24 ga (.024)
Self-drills through the metal panel and taps into wood substrate. Min penetration in wood substrates should be no less than 1"



T25 TORX Pan Head:
Thread Major Dia: .199 - .191
Thread Minor Dia: .133 - .127
Strength (lbs ult.):
Tensile: 1500
Torsional: 60 in.-lbs min.
Shear: 933

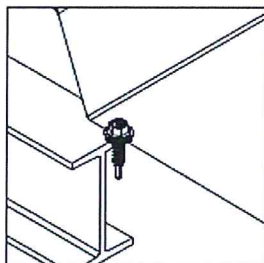
Options



Available painted white only.

12-24 ZAC (3/8") 4.5 point and 5 point Metal to metal

Impax 4.5
Drilling capacity: .075 - .375
Impax 5
Drilling capacity: .075 - .500
Thickness is based on single thickness purlin/girt or multiple material thickness combined for total.



3/8" AF Zinc Aluminum Capped
Hex Washer Head
Thread Major Dia: .216 - .210
Thread Minor Dia: .186 - .181
Strength (lbs ult.):
Tensile: 3450
Torsional: 100 in.-lbs
Shear: 2420
Pull-out (lbs ult.):
12 ga (.105): 1378
3/16" (.187): Exceeds tensile value
1/4" (.250): Exceeds tensile value

Options



Notes

Dimensions are nominal inches unless noted.

The difference in our Products is our Service





- **White**
- 29 Gauge
- 40 Year Warranty Panel Available

• Black

• Blue

• Bright Red

• Bright White

• Brown

• Burgundy

• Burnished Slate



HARMONY

143 Window Series



Slocomb
WINDOWS AND DOORS, INC.
Manufacturers of Quality Products

**Custom Style
and Quality
Performance**

ENGINEERED FEATURES YOU CAN EXPECT

Double-Hung Window Features and Benefits

- **Fusion Welded Frame and Sash:**

Provides an impenetrable barrier to air and water penetration and the utmost in strength and integrity.

- **Unique Cove Mold Look:**

Offers a more traditional wood window exterior appearance.

- **5° Positive Sloped Sill:**

Provides water runoff, even in driving rain.

- **Deeply Pocketed Head:**

With weather stripping to resist air infiltration.

- **Heavy Walled Construction:**

For increased strength and stability.

- **Constant Force Balance System:**

Provides smooth and maintenance free operation of sash.

- **New soft curved sash design:**

Looks more like traditional wood window sash.

- **Attractive Integral Lift rail:**

Provides easy sash operation.

- **Dual Tilt In Sashes:**

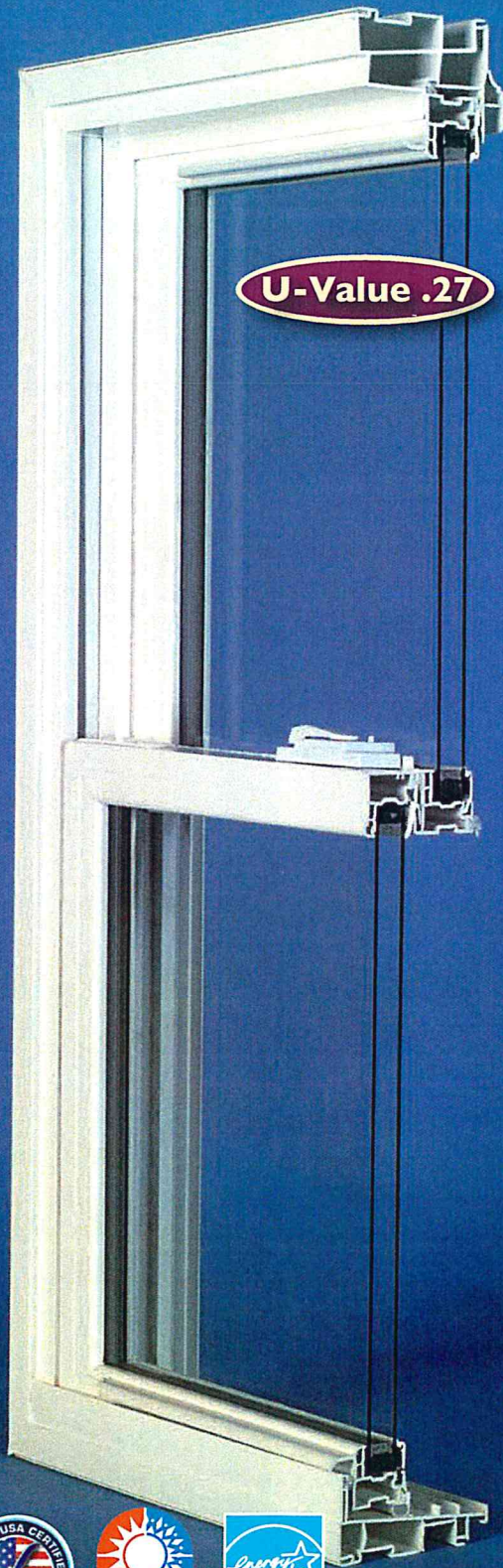
Both sashes tilt in for easy cleaning.

- **Recessed-in Tilt Latches:**

Color matched low profile latches for a neat appearance.

- **Sunshield® Vinyl:**

An advanced vinyl window material with a proven weather beating formula.



- **3/4" Insulating Glass system:**

For maximum regional thermal efficiency. Optional Low-E coating or Low-E with Argon for additional energy savings.

- **Warm Edge Technology:**

Non-Conductive spacer provides barrier to heat transfer in insulating glass unit.

- **Interlocking Meeting Rail:**

Integral interlock provides additional security and has passed AAMA Forced Entry Resistance Test*.

- **Die Cast Cam Lock and Keeper:**

Cam action actually draws sash closer together for positive lock.

- **Double Night Vent Latches:**

Allow for ventilation with security. Have passed AAMA Forced Entry Resistance Testing*.

- **Two Layers of Weather Stripping:**

With double mylar fins for resistance to air and water infiltration.

- **Non-Corrosive Hardware:**

Years of trouble free performance, no matter what the environment.

- **AAMA Certified, NFRC Rated, and Energy Star Approved.**

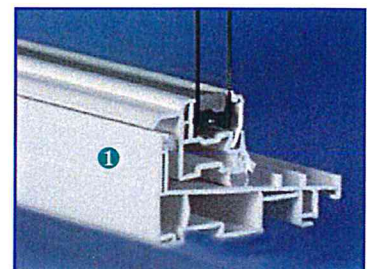
- **Limited Lifetime Warranty****



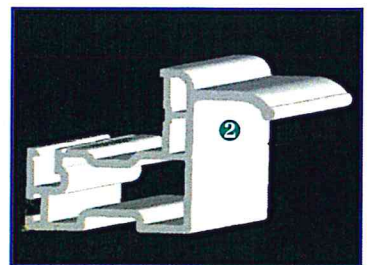
Earthwise 143.095 Double Hung shown

Efficiently Beautiful

The Harmony Series double hung window is designed to enhance your home's appearance while increasing its comfort level. The unique cove mold look of the welded master frame offers a more traditional wood window exterior appearance. ① The low profile sloped sill maximizes rain runoff. The new soft curved welded sash design provides a classic "wood like" interior



appearance ② while allowing maximum glass viewing. The engineered channels allow for dual layers of weather stripping to minimize air infiltration. Efficient "Warm Edge" insulated glass maximizes



energy performance and minimizes unwanted sound transmission, reducing not only heating and cooling bills, but also outside noise. And finally add the natural beauty of the maintenance free finish of Sunshield® vinyl, which retains its sheen year after year.

THE HARMONY SERIES... A STATEMENT OF BEAUTY



Double-Hung and Transom Windows
Bring added height and light to any room setting



Slider Windows
A great choice when space is at a premium



2 & 3 Lite Sliders
Create a custom look for a special room



Combination Windows
Dramatically emphasize the living space



Sliding Patio Door
Create light and inspirational views in your living space



Picture Window Walls
Offers maximum viewing area and opens the room to the outside beauty

Custom Choices

Choose from a variety of styles that will add brightness and beauty to your home. Add side lights, custom transoms and decorative grids to express your unique taste and your homes' architectural style.

- Each window is custom made to fit specific window openings and decors.

Screen Options

- Half screen is standard
- Optional Full Screen: All full screens are FlexScreen technology a high performance spring steel frame that is captured in the screen track and can easily be removed from inside the home.



2 Lite & 3 Lite Sliders

- Sashes lift out for easy cleaning. But for added security, only lift out from the inside.
- Heavy duty tandem brass rollers allow for easy operation.
- Independent weep holes for excellent drainage.
- Sashes have equal-size glass for an appealing appearance. (2 lite only)

Color Choices

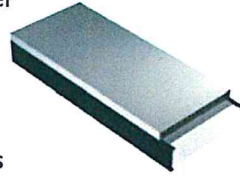
- Standard Creme White
- Optional Desert Tan



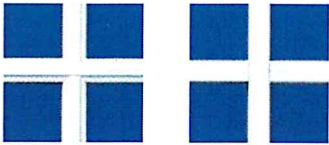
HARMONY SERIES... SETTING THE STANDARD IN WINDOWS

Duralite™

- Lowest conductivity warm edge spacer
- Improved condensation resistance
- Superior argon gas retention
- Unique patented design
- Exceeds ENERGY STAR requirements



Optional Sculpted or Flat Grids



Optional Glass Packages

Insulating glass maintains comfort, saves energy, and reduces outside noise. Harmony Series Window System insulating glass is made with the following high quality elements.

- Optional Low E Glass with Argon gas
- Optional Double Strength Glass
- Optional Tempered Safety Glass
- Standard Warm Edge Spacer



Superior Energy Savings Performance with Low E Glass and Argon*

LOW-E² Glass

U-Factor
0.27

Visible Transmittance
0.47

Solar Heat Gain Coefficient
0.26

Air Leakage
0.3

LOW-E³ Glass

U-Factor
0.27

Visible Transmittance
0.50

Solar Heat Gain Coefficient
0.21

Air Leakage
0.3

ASK TO SEE THE NFRC RATINGSTICKER, and COMPARE. * Optional

Comfort

Choosing windows for your home requires consideration of the light and ventilation desired; both the interior and exterior appearance; the ease with which you can maintain, clean and use everyday; plus their energy performance and sound protection. The Harmony Series Window System can satisfy all of these requirements but, most of all our windows are designed and built to enhance the comfort and value that you associate with your home.

Value

The Harmony Series Window System represents state of the art design in window systems, among the most advanced in the industry. We offer styles and options to fit any architectural requirements – both contemporary and classic. We build to a quality level achieved from years of experience and back it with our Lifetime Limited Warranty.



A member of the Earthwise Group



earthwise
WINDOWS & DOORS



www.slocombwindows.com

Authorized Distributor:

3/8" Non-Tapered
Column Wraps8

5/8" Non-Tapered
Column Wraps9

Tapered Column
Wraps 10

Alternate Cap
& Base Styles 11

Coverage with Character

PVC Column Wraps

Once you've met the structural requirements of your project, Fypon® PVC column wraps can add an elegant finishing touch. Designed to install easily around an existing structural support, Fypon column wraps allow you to add the sophistication of traditional columns near the end of your project. So whether you need to add character to a new job or cover an outdated design, our column wraps offer many options for creating curb appeal.

3/8" Non-Tapered Column Wraps

Semi-Assembled Economy Plain with Box Cap & Base

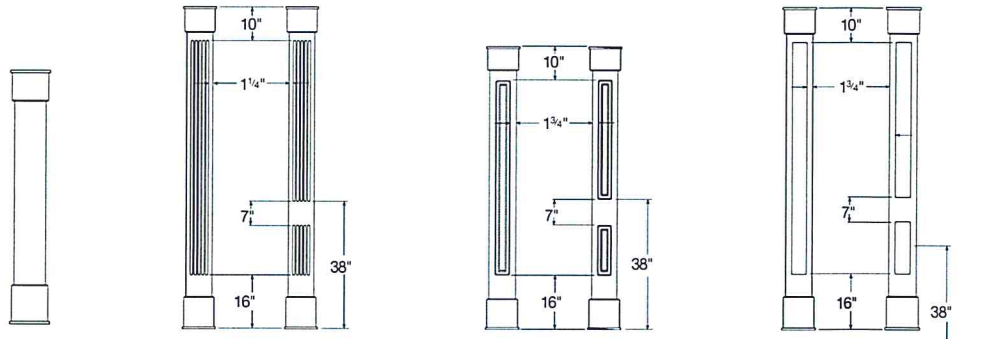


Shaft Width	Height	Semi-Assembled Economy Plain
6" (5 3/4" Actual) 3 1/2" Actual Inside Width	6' (72")	CWKT86063*
	8' (96")	CWKT86000
	9' (108")	CWKT86001
	10' (120")	CWKT86002
	12' (144")	CWKT86064*
8" (7 3/4" Actual) 5 1/2" Actual Inside Width	6' (72")	CWKT86065*
	8' (96")	CWKT86003
	9' (108")	CWKT86008
	10' (120")	CWKT86013
	12' (144")	CWKT86066*
10" (9 3/4" Actual) 7 1/2" Actual Inside Width	6' (72")	CWKT86067
	8' (96")	CWKT86017
	9' (108")	CWKT86021
	10' (120")	CWKT86025
	12' (144")	CWKT86068*
12" (11 3/4" Actual) 9 1/2" Actual Inside Width	6' (72")	CWKT86069*
	8' (96")	CWKT86029
	9' (108")	CWKT86032
	10' (120")	CWKT86034
	12' (144")	CWKT86070*

* Part numbers marked with an asterisk (*) are special order.

5/8" Non-Tapered Column Wraps

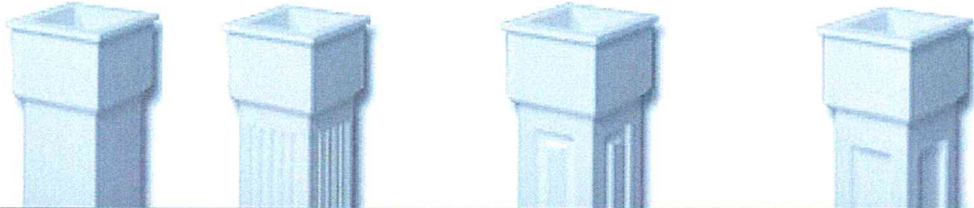
**Semi-Assembled
with Box Cap
& Base**



Flutes are 3/4" wide and 3/8" deep. Number and spacing of flutes varies by width of shaft.

Route is 1 1/32" wide by 3/8" deep.

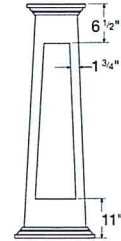
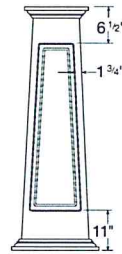
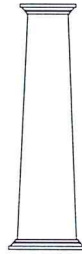
Recess is 5/8" deep and corners are 1/4" rounded.



Shaft Width	Height	Plain	Fluted	Double Fluted	Raised Panel	Double Raised Panel	Recessed	Double Recessed
6" (5 3/4" Actual)	6' (72")	CWKT86058*	CWKT86071*	CWKT86089*	—	—	—	—
	8' (96")	CWKT86046	CWKT86072	CWKT86090*	—	—	—	—
	9' (108")	CWKT86047*	CWKT86073*	CWKT86091*	—	—	—	—
	10' (120")	CWKT86048*	CWKT86074*	CWKT86092*	—	—	—	—
	12' (144")	CWKT86059*	CWKT86075*	CWKT86093*	—	—	—	—
4 1/2" Actual Inside Width								
8" (7 3/4" Actual)	6' (72")	CWKT86060*	CWKT86076*	CWKT86094*	CWKT86109*	CWKT86118*	CWKT86219*	CWKT86144*
	8' (96")	CWKT86004	CWKT86077	CWKT86095*	CWKT86005	CWKT86006	CWKT86131	CWKT86007
	9' (108")	CWKT86009	CWKT86078	CWKT86096*	CWKT86010	CWKT86011	CWKT86012*	CWKT86145*
	10' (120")	CWKT86014	CWKT86079*	CWKT86097*	CWKT86110*	CWKT86119*	CWKT86132*	CWKT86146*
	12' (144")	CWKT86015	CWKT86080*	CWKT86098*	CWKT86016*	CWKT86120*	CWKT86133*	CWKT86147*
6 1/2" Actual Inside Width				5 3/4" Actual Inside Width				
10" (9 3/4" Actual)	6' (72")	CWKT86061*	CWKT86081*	CWKT86099*	CWKT86111*	CWKT86121*	CWKT86134*	CWKT86148*
	8' (96")	CWKT86018	CWKT86020*	CWKT86100*	CWKT86019	CWKT86122*	CWKT86135*	CWKT86149*
	9' (108")	CWKT86022	CWKT86024*	CWKT86101*	CWKT86023	CWKT86123*	CWKT86136*	CWKT86150*
	10' (120")	CWKT86026	CWKT86082*	CWKT86102*	CWKT86027*	CWKT86124*	CWKT86137*	CWKT86151*
	12' (144")	CWKT86028	CWKT86083*	CWKT86103*	CWKT86112*	CWKT86125*	CWKT86138*	CWKT86152*
8 1/2" Actual Inside Width				7 3/4" Actual Inside Width				
12" (11 3/4" Actual)	6' (72")	CWKT86062*	CWKT86084*	CWKT86104*	CWKT86113*	CWKT86126*	CWKT86139*	CWKT86153*
	8' (96")	CWKT86030	CWKT86085*	CWKT86105*	CWKT86114*	CWKT86127*	CWKT86140*	CWKT86031*
	9' (108")	CWKT86033	CWKT86086*	CWKT86106*	CWKT86115*	CWKT86128*	CWKT86141*	CWKT86154*
	10' (120")	CWKT86035	CWKT86087*	CWKT86107*	CWKT86116*	CWKT86129*	CWKT86142*	CWKT86155*
	12' (144")	CWKT86036	CWKT86088*	CWKT86108*	CWKT86117*	CWKT86130*	CWKT86143*	CWKT86156*
10 1/2" Actual Inside Width				9 3/4" Actual Inside Width				

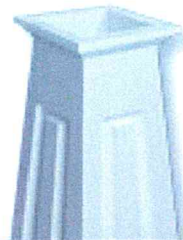
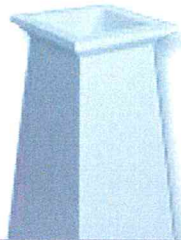
Tapered Column Wraps

Semi-Assembled with Craftsman Cap & Base



Route is 1 11/32" wide by 3/8" deep.

Recess is 5/8" deep and corners are 1/4" rounded.



Shaft Width	Height	Plain	Raised Panel	Recessed Panel
8" Top 7 3/4" Actual	4' (48")	CWKT86037	CWKT86172*	CWKT86195*
	4 1/2' (54")	CWKT86038	CWKT86173*	CWKT86196*
	5' (60")	CWKT86039	CWKT86174*	CWKT86197*
12" Bottom 11 3/4" Actual	5 1/2' (66")	CWKT86040	CWKT86175*	CWKT86198*
	6' (72")	CWKT86041	CWKT86176*	CWKT86199
	8' (96")	CWKT86042	CWKT86177*	CWKT86200
11" Top 10 3/4" Actual	4' (48")	CWKT86157*	CWKT86178*	CWKT86201*
	4 1/2' (54")	CWKT86158*	CWKT86179*	CWKT86202*
	5' (60")	CWKT86043	CWKT86180*	CWKT86203*
16" Bottom 15 3/4" Actual	5 1/2' (66")	CWKT86044	CWKT86181*	CWKT86204*
	6' (72")	CWKT86045	CWKT86182*	CWKT86205
	8' (96")	CWKT86159*	CWKT86183*	CWKT86206*
13" Top 12 3/4" Actual	4' (48")	CWKT86160*	CWKT86184*	CWKT86207*
	4 1/2' (54")	CWKT86161*	CWKT86185*	CWKT86208*
	5' (60")	CWKT86162*	CWKT86186*	CWKT86209*
20" Bottom 19 3/4" Actual	5 1/2' (66")	CWKT86163*	CWKT86220	CWKT86210*
	6' (72")	CWKT86164*	CWKT86187*	CWKT86211
	8' (96")	CWKT86165*	CWKT86188*	CWKT86212*
16" Top 15 3/4" Actual	4' (48")	CWKT86166*	CWKT86189*	CWKT86213*
	4 1/2' (54")	CWKT86167*	CWKT86190*	CWKT86214*
	5' (60")	CWKT86168*	CWKT86191*	CWKT86215*
24" Bottom 23 3/4" Actual	5 1/2' (66")	CWKT86169*	CWKT86192*	CWKT86216*
	6' (72")	CWKT86170*	CWKT86193*	CWKT86217*
	8' (96")	CWKT86171*	CWKT86194*	CWKT86218*

* Part numbers marked with an asterisk (*) are special order.

Alternate Cap & Base Styles

For PVC Column Wraps

Although each column wrap kit ships with a standard cap and base, these additional styles may be special ordered separately. Simply choose a style and specify the type (tapered or non-tapered) and the nominal size of the column wrap you are matching.

Box Cap & Base

Ships standard with all non-tapered column wrap kits. Cannot be used with tapered column wraps. Ships in two L-shaped halves.

Craftsman Cap & Base

Ships standard with all tapered column wrap kits.

Greek Cap & Base

Italian Cap & Base

Mission Cap & Base

Modern Cap & Base

Prairie Cap & Base

Roman Cap & Base

Tuscan Cap & Base

Tuscan Cap & Base are high-density polyurethane.

Victorian Cap & Base

Neck Mould Accessory





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

City Hall, 111 W. Vine Street, Council Chambers

JANUARY 18, 2022, 3:30 PM

Members Present:

David Becker, Vice-Chair
Gib Backlund
Deborah Belcher
Chase Salas
Marimae White

Staff Present:

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

Absent:

Jim Thompson, Chairman
Bill Jakes
Linda Anderson
Jeff Davis

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:

Vice-Chair Becker noted that the minutes show a typo listing Linda Anderson's name twice.

With there being no objection by any of the Board members, the minutes of the December 21, 2021, Historical Zoning Commission meeting was approved as submitted, apart from the typo.

4. New Business:

- a. Zoning application [2022-H-001] requesting to replace the existing slate roof with architectural shingles of an existing single-family residence at 2255 Middle Tennessee Boulevard. (Project Planner: Amelia Kerr):**

MURFREESBORO HISTORIC ZONING COMMISSION MINUTES

January 18, 2022

Page 2

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.

Fletcher Holland, general contractor of PO Box 12391, Murfreesboro, TN 37129 came to the podium to address questions from the Commission.

There being no further discussion, Chase Salas moved to approve the application, subject to all staff recommendations; The motion was seconded by Marimae White, and upon roll call the motion was approved by the following vote:

Aye: Gib Backlund
Deborah Backlund
Chase Salas
Marimae White
David Becker, Vice-Chair

Nay: None

b. Zoning application [2022-H-002] requesting an exterior remodel of an existing single-family residence at 444 East College Street. (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.

Brad Chambers, applicant of 444 East College St, Murfreesboro, TN 37129 came to the podium to address questions from the Commission.

The following changes were reviewed:

1. Remove previously installed second entry door (for duplex) and replace with a window in original location.
2. Remove existing aluminum siding, trim, soffit, gutter fascia and replace with white smooth LP Smartside engineered wood siding.
3. Add a red brick base of building around the house.
4. Replace gutters with 4" white gutters.
5. Replace roof with either white metal standing seam roof or black shingle as currently exists.

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- a. Applicant inquired about installing metal backing on the front of the home over the porch with the remaining of the home, black shingle.

Gib Backlund expressed the roof should be consistent with the whole structure having the same type of roof. Mr. Backlund stated that per the guidelines, the roof should match what was historically present. Mr. Backlund added that the hybrid shingle application is not likely historic. Specific colors are not a requirement, as the home was built in 1900 and the original color is unknown.

Then Mr. Chambers stated he has no issue installing all black shingles.

6. All existing window and door wooden casings are to remain.
7. Replace all windows with wood windows:
 - a. Amelia Kerr stated applicant will provide product information for administrative approval prior to issuance of building permit
8. Remove metal storm door and front wooden door is to remain.
9. Replace front columns with square tapered columns with bottom and top caps, these will be handmade (the product information in the file is for size and style reference only).
 - a. Brad Chambers stated he intends to add square columns, 9-12" in width & depth, with a slightly large cap. Mr. Chambers added that he'd like to add exterior MDF board and paint them white.
10. Add 2 hanging lighting fixtures and 2 fixtures attached on front porch.
11. Add concrete cap to existing steps and sidewalk to street sidewalk.
12. Wooden front porch floor to be pressure washed and stained.
13. Repair chimney brick and replace cap.

There being no further discussion, Marimae White moved to approve the application, subject to all staff recommendations; The motion was seconded by Chase Salas, and upon roll call the motion was approved by the following vote:

Aye: Gib Backlund
Deborah Backlund
Chase Salas
Marimae White
David Becker, Vice-Chair

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Nay: None

6. Staff Reports and Other Business:

None

7. Adjourn.

Gib Backlund moved to adjourn the meeting; the motion was seconded by Chase Salas; there being no further discussion upon roll call, the meeting was adjourned at 3:56 p.m. by the following vote:

Aye: Gib Backlund
Deborah Backlund
Chase Salas
Marimae White
David Becker, Vice-Chair

Nay: None

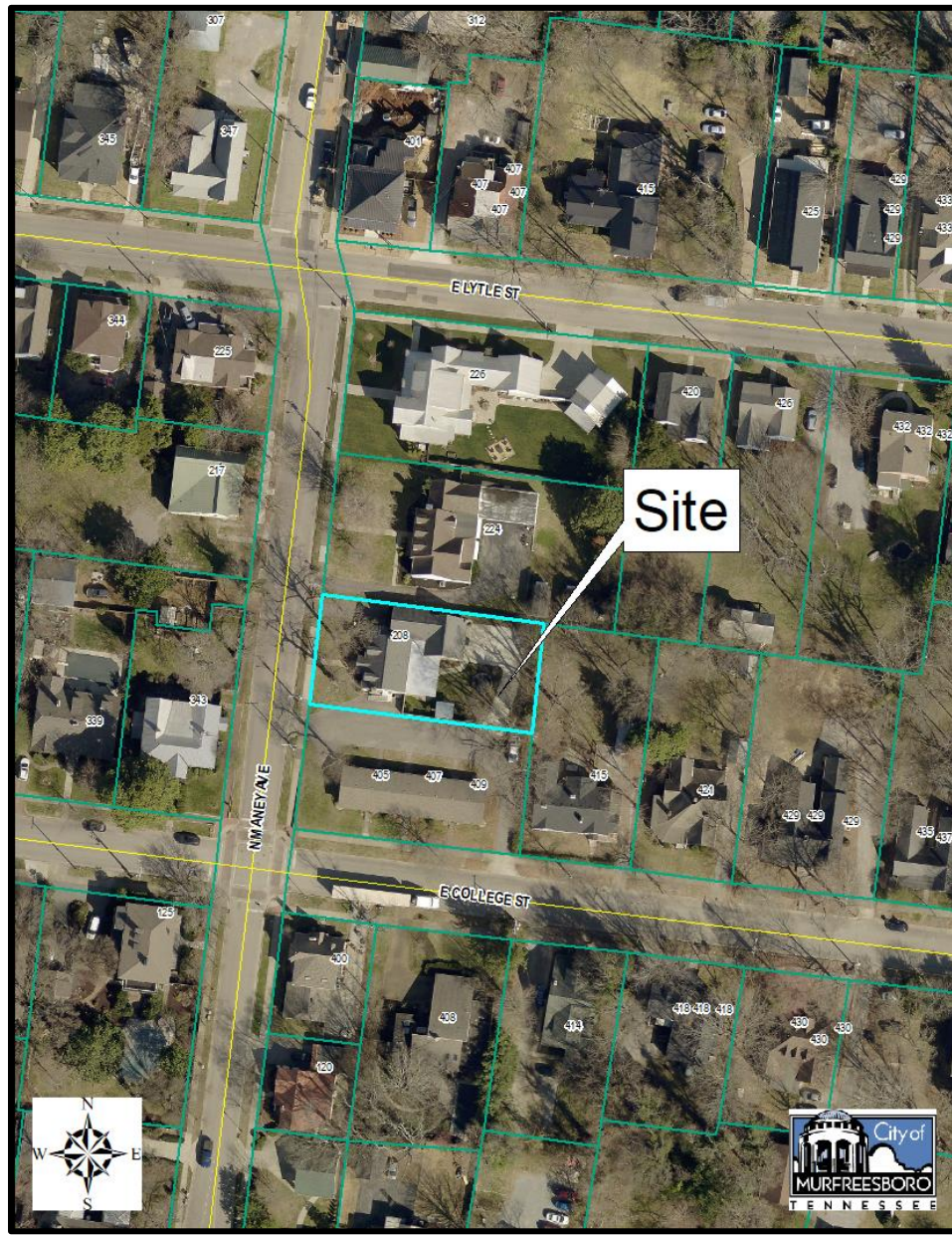
VICE-CHAIR

SECRETARY

**City of Murfreesboro
Historic Zoning Commission
Staff Comments
Regular meeting: June 21, 2022**

New Business:

- a. **22-H-006: 208 North Maney Avenue, Jeffery Neely** -Requesting to enclose an existing covered patio.



This property is located on the east side of N. Maney Avenue about midway between E. College Street and E. Lytle Street. The house was constructed circa 1945 in the Vernacular style of architecture with a gable roof and stone detailing. The house is a non-contributing structure of the North Maney Avenue Historic District of the National Register of Historic Places. The property contains approximately 0.26 acres and 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 property was originally a single-family home then converted into a three-family dwelling in the early 1980's and was rehabilitated into a two-family dwelling unit by the applicant in 2015. The changes to the property were discussed and approved at 2 separate HZC meetings on October 20, 2015, and Special HZC meeting on October 29, 2015. The minutes of these meetings are in your agenda package.

Photographs of adjacent properties on both sides of 208 N. Maney Avenue are included in your agenda materials for comparison. The dwelling on the north side of this property, 224 North Maney Avenue, is not located in the East Main Street Historic District. There is a triplex dwelling unit located to the south side of this property on the southeast corner of the intersection of North Maney Avenue & East College Street which is also a non-contributing structure in the East Main Street Historic District of the National Register of Historic Places.

The applicants are requesting to convert a covered patio added to the home in 2018 into an enclosed addition to the home. Due to the privacy fence this covered patio addition is only partially visible from the right of way and was not approved by the HZC and currently has no building permits. The applicant has submitted drawings for the side and rear elevations which depicts the proposed addition at the rear of the property. Also included in the agenda are photographs of the existing street view conditions. Materials proposed for the side elevation will match the existing cementitious siding material and a stone fireplace to match the existing fireplaces. If approved by the Commission, the applicant will be required to work with the Building & Codes Department to obtain all necessary permits for existing structures that were never permitted as well as any proposed work.

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: 6-7-2022

Owner: JEFFREY R NEELY

Owner's Address: 208 N. MANEY Phone: 615-533-9041

Address of Property (if different than above) _____

Current Use: PERSONAL HOME

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

COMPLETE GUT & REMODEL PLUS ADDITION
IN 2016

Is this a "contributing" structure? Yes ___ No ___

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

Check proposed action(s):

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

Description of the work to be performed on the property:

CLOSE IN EXISTING COVERED PORCH INTO
FAMILY ROOM

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

Architect: _____

Address: _____ Phone: _____

Contractor: HOME OWNER

Address: 208 N. MANEY 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: JEFFREY R NEELY Phone: 615-533-9041

Address: 208 N. MANEY

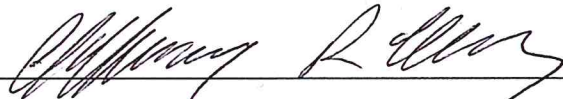
Title or Relationship to Owner: SAME

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 #: _____

Existing House- 208 S. Maney





Single family house to the north of property at 212 North Maney



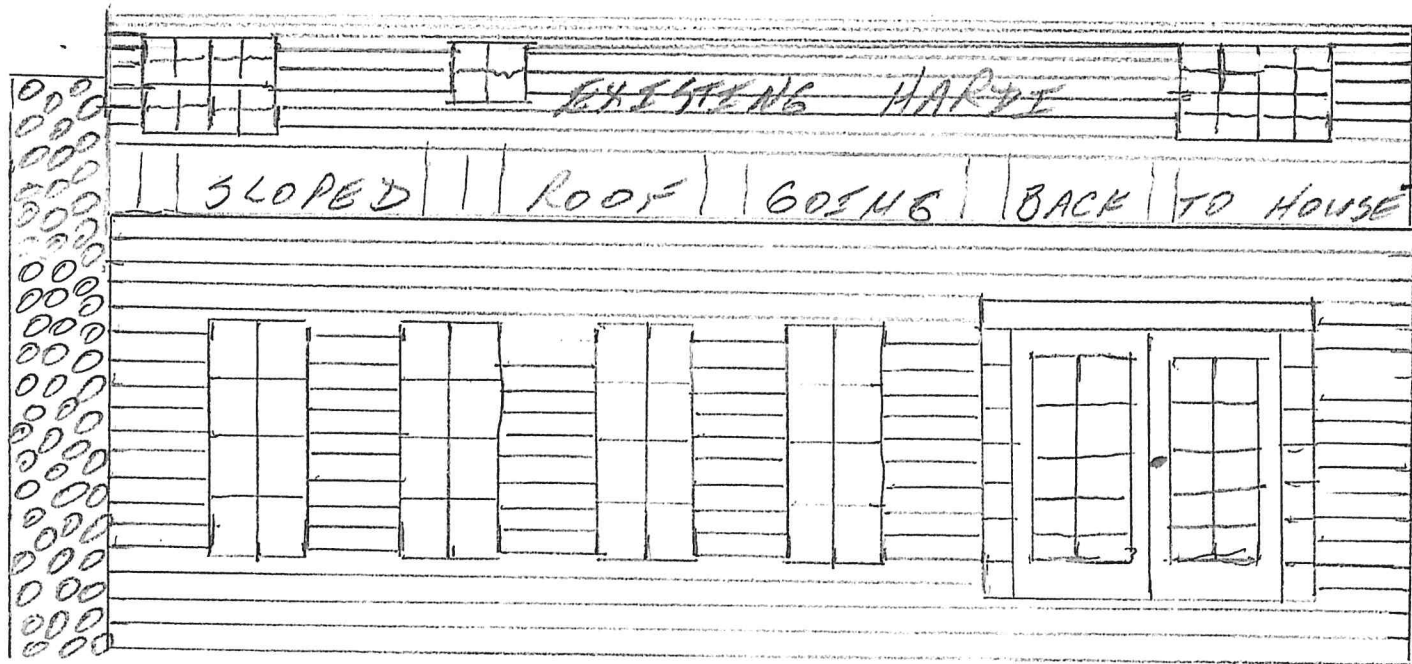
Tri-plex to the south of property at East College & Maney



Covered patio to be converted to living space







Existing

EXISTING
HOUSE

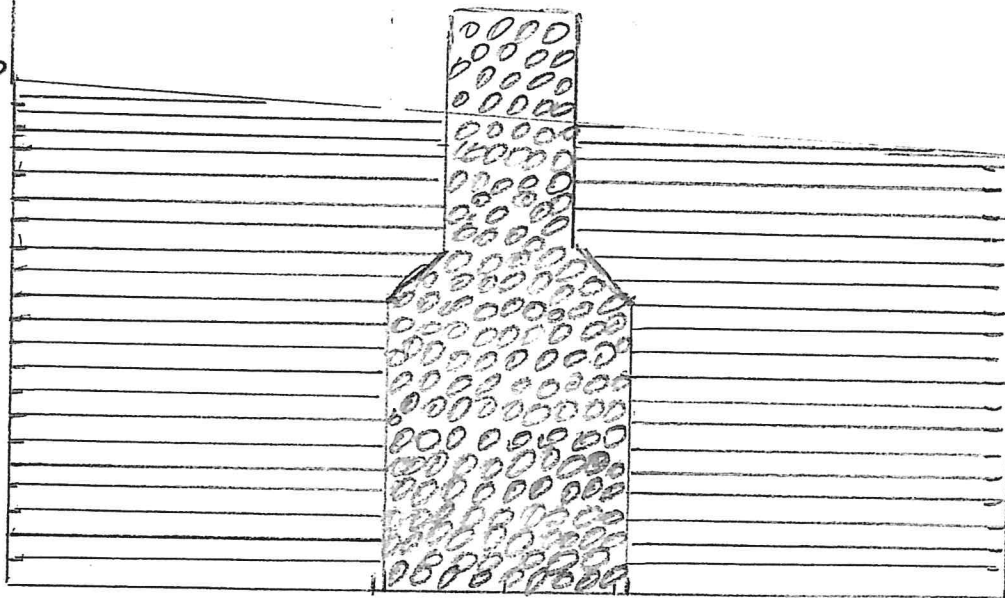
REAR VIEW

208 N. MANEY

208 N. MANEY

SIDE
VIEW

EXISTING
HARDI-
BOARD



EXISTING HOUSE

35' 3"

20' 6"

9' 10"

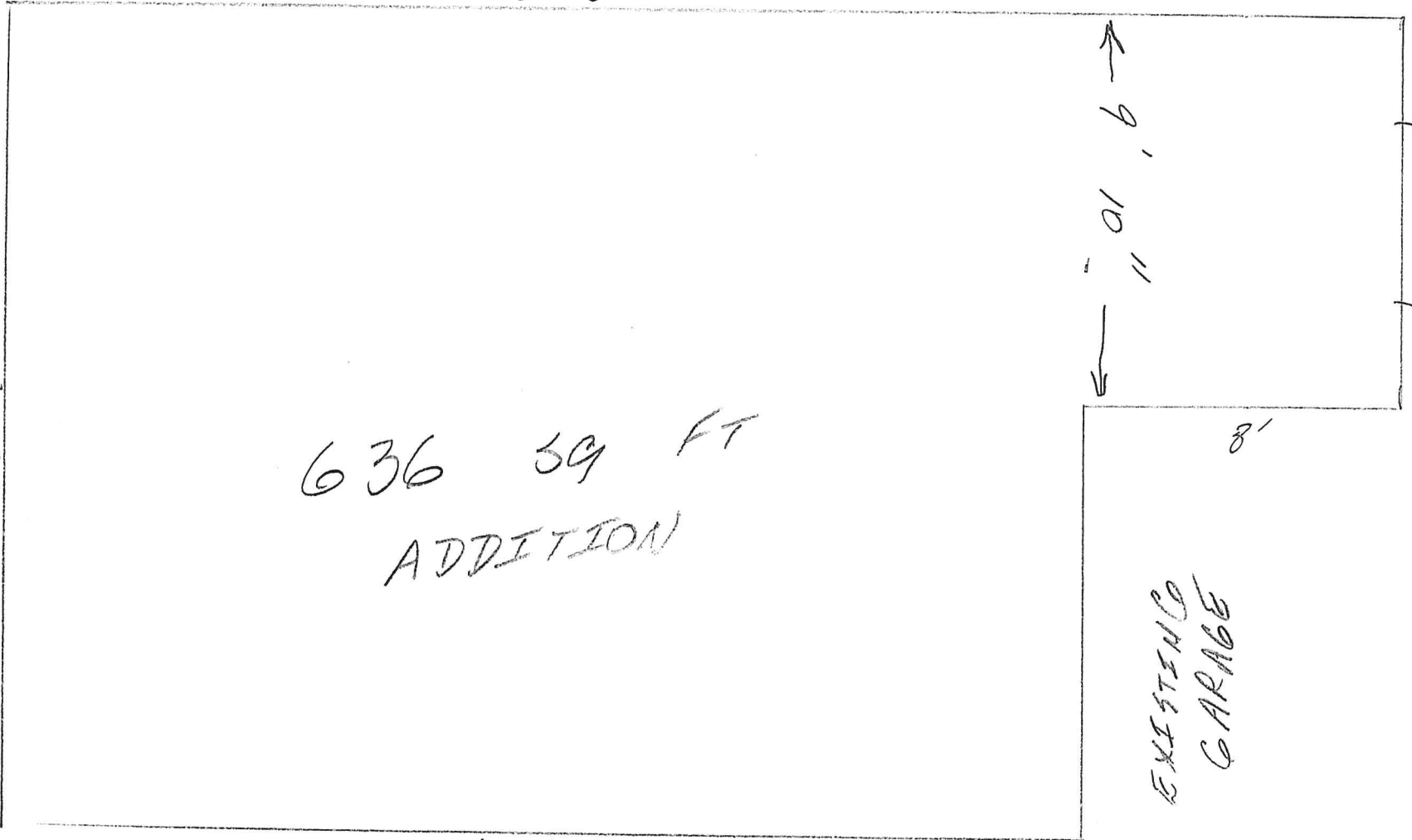
EXISTING HOUSE

636 SQ FT
ADDITION

8'

EXISTING GARAGE

27' 3"





415

409

407

405

208

224

Chimney

HISTORIC ZONING COMMISSION
Regular Meeting
October 20, 2015

MEMBERS PRESENT:

Gib Backlund, Chairman
Kirt Wade, Vice-Chair
David Becker
Marimae White
Linda Anderson
Paul Cross
Rick Cantrell

ABSENT:

Jim Thompson
Debra Belcher

STAFF PRESENT:

Robert Lewis, *Planner*
David Ives, *Assistant City Attorney*
Brenda Davis, *Recording Assistant*

Chairman Backlund called the meeting to order at 3:30 p.m.

Ms. Anderson made a motion to approve the minutes from the August 18, 2015 Historic Zoning Commission regular meeting. The motion was seconded by Mr. Becker and carried unanimously in favor.

New Business:

H-15-005 – 208 North Maney Avenue, Jeffery & Tamera Neely – Requesting an extensive renovation of the exterior of the house and garage

Mr. Lewis reviewed the application and staff comments contained in the HZC agenda package. He passed out samples of the proposed hardiplank and siding.

Mr. and Mrs. Neely were present to answer questions.

Chairman Backlund asked the applicants to come to the podium.

Mr. and Mrs. Neely came to the podium. Mr. Neely said they are also planning to add an additional 2-car garage behind the existing garage.

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Chairman Backlund asked if the new garage would be visible from the street.

Mr. Neely said a small portion of the roofline would be visible from the street.

Ms. Anderson asked how the applicants would get to the new garage.

Mr. Neely said Mr. Bill Jakes is granting them a permanent easement through the driveway of the house to the right that faces College Street.

Chairman Backlund asked if the driveway would be from College Street.

Mr. Neely said no, it will come off of Maney Avenue.

Chairman Backlund asked if Mr. Jakes owns the apartment building next door to the subject property.

Mr. Neely said yes.

Mr. Becker asked if Mr. Jakes also owns the house next door to the subject property.

Mr. Neely said yes, adding Mr. Jakes also owns the subject house and the apartment building.

Mr. Cross referred to the photograph referencing the south side of the house and asked if the drawing represented the photograph.

Mr. Neely said yes, stating the drawing is what it will look like when everything is complete. They are planning to bring the back roofline to a shed roof to increase the square footage upstairs.

Mr. Cross confirmed the applicants will be adding a level to the house.

Mr. Neely said there is currently an apartment located upstairs. They are planning to raise the back of the roof up to obtain more square footage upstairs. Mr. Neely said currently there is approximately 500 square foot upstairs and by raising the roof, they will gain about 350 more square feet.

Chairman Backlund asked if the applicants planned to keep the exterior stairway.

Mr. Neely said yes.

Chairman Backlund said there are a number of questions on the many proposed changes and would like to discuss them one at a time. He said changes the Commission needs to discuss

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include materials for the roof, siding, windows, front door, and converting the garage into an office by removing the garage doors and replacing with windows. Chairman Backlund said the Commission deals with issues that can be seen from the street, adding they do not address paint colors.

Ms. Anderson referred to the line drawing which shows the new roof line and fire escape stairs. She said it doesn't show any windows on the ground level any longer.

Mr. Neely said the windows in the back, below the existing stairs are being taken out as that room will become the master bedroom downstairs. He said those windows looked out onto the brick triplexes and they did not want that view.

Mr. Cantrell asked the Neely's if they planned to install central heat and air.

Mr. Neely said yes.

Mr. Cantrell asked if the air conditioner on the south side of the house would go away.

Mr. Neely said he has already removed all the air conditioners.

Chairman Backlund asked if the windows behind the stairway would remain the same size.

Mr. Neely has not decided, but it will be close to the same size.

Chairman Backlund asked about the window wells in the basement.

Mr. Neely said they have to stay.

Chairman Backlund asked what type of material the Neely's are considering for the windows.

Mr. Neely said they will be vinyl windows, clear on the bottom and two verticals on the top.

Chairman Backlund if the Neelys have looked at any other materials for windows.

Mr. Neely said no.

Mr. Cantrell asked if the current windows are aluminum.

Mr. Neely said some of the windows have been replaced adding there are vinyl windows along the front of the house and a couple on the side. He said they are taking all of the windows out as they are not in very good shape.

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Chairman Backlund referred to the proposed hardiplank siding asking if they planned to use the wide clapboards or the narrow.

Mr. Neely said they plan to use the 7-inch reveal.

Chairman Backlund asked what was underneath the existing siding.

Mr. Neely said it was aluminum siding and was not covering up any other type of siding. He assumes the aluminum siding was original to the house when built in 1945.

Chairman Backlund asked the size of the current aluminum siding.

Mr. Neely said the current aluminum siding has an 8-inch reveal.

Ms. Anderson referred to the windows again asking if some of the existing windows are wood framed.

Mr. Neely said all of the original windows were wood framed but they have been removed and replaced with vinyl inserts across the front of the house along with two on the side. He said across the back is original wood windows.

Chairman Backlund said typically in the historic district, the Commission would not approve vinyl windows that are visible from the street to maintain the historic nature and character. He said since vinyl windows are being replaced, the Commission cannot ask for wooden windows.

Chairman Backlund verified the applicants intend to add hardiplank dormers to the roofline on the front of the house.

Mr. Neely said yes.

Chairman Backlund said the building is a non-contributing structure to the National Register however they want to keep the character. He pointed out the house next door has dormers in the front roofline.

Mr. Neely agreed.

Chairman Backlund said the bigger change is the front door as the columns would be a dramatic change from what is existing.

Mr. Neely said the columns were taken off a picture of Tim and Mary White's house in Georgetown. He said if you look at the top of them, they are quite ornate and they will not be doing that. He said the columns will be straight up columns to the top.

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Ms. Anderson asked if the columns would be wooden.

Mr. Neely said the columns would be fiberglass.

Ms. Anderson said she has a real concern about the columns. She said the home is a vernacular style and columns don't fit into that kind of house. Ms. Anderson also had concern about the front door and column area stating the peak above the door has a different angle being introduced. She asked if there was a reason for that peak.

Mr. Neely said he could match the same peak as the existing gable, if necessary. He said they are just trying to have a little protection in inclement weather at the front door and keep the peak from going way up. He said he thinks the existing gable is a 12-pitch and is a rather steep pitch.

Mr. Cross said the proposed drawing looks to have a steeper pitch than the existing pitch.

Mr. Neely thinks it is vise-versa and said if you at the shallower pitch on the drawing is the new and the peak behind it is existing.

Mr. Lewis asked if the columns would be smaller than what is being shown on the sample picture.

Mr. Neely said yes adding the sample picture is a much larger house. He said the proposed columns would be 8-10 inches diameter.

Mr. Cross asked if Mr. Neely intends to leave the existing roof over the door and apply this other porch to that.

Mr. Neely said yes.

Ms. Anderson said she thinks the two angles should be the same.

Mr. Cross said he does not think the pitch that is drawn on the plan actually matches what is proposed. He said it is a sketch and not a measured drawing.

Mr. Lewis referred to the photo of the house, pointing out the front and large gabled roof for the porch and goes almost to the windows. Mr. Lewis asked if the windows Mr. Neely is installing in the front would be smaller in width.

Mr. Neely said the windows are going to be single and lowered so they are almost on the floor inside the house. He said it will give them room to do the canvas above the windows. Mr. Neely said the current windows are almost to the gutter line and that would not give them enough room to do the canvas above the windows.

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Ms. Anderson said the line drawing does not show handrails.

Mr. Neely said the handrails are there but they will have to be shortened.

Mr. Cantrell verified the stone will be staying on the front of the house.

Mr. Neely said yes.

Mr. Cantrell asked if he planned to pull the front porch out about 4-feet.

Mr. Neely said just the roofline will be pulled out with the columns. There will be an 18-inch, 2 foot overhang.

Mr. Cross asked the size of the windows shown in the sketch.

Mr. Neely said the windows will be three O windows.

Chairman Backlund asked if the windows will be solid glass or have muttons in them.

Ms. Neely passed out a picture of the proposed windows.

Mr. Cross verified the new windows would be narrower than the original.

Mr. Neely agreed the two windows on each side of the front door will be narrower.

Ms. Neely said the only way to put the canopies above the windows was to decrease the width of the windows and lower them. She said they were trying to give it a little more style and be a little more consistent of what it might have originally looked like in the front.

Ms. Anderson referred to the window to the far left, when you are facing the front door asking if it would be a different shape.

Mr. Neely said no, it will be replaced with a new window but will be the same shape.

Mr. Cantrell held up a picture and asked Ms. Neely if it would be the style of windows on each side of the front door.

Ms. Neely said they are proposed those windows to be casement windows. She referred to the sample picture of Mary White's house stating there are canopies on the top of their casement windows.

Mr. Cantrell asked what this window picture represented.

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Ms. Neely said that is an example of all the other windows that will be used throughout the rest of the house.

Mr. Cantrell agreed with Ms. Anderson's concern about the pitch of the roof area at the front door.

Mr. Neely asked if the Commission wants the pitch of the roof to match the existing pitch of what is there.

Mr. Cantrell agreed.

Mr. Neely said that would be an easy fix.

Ms. Neely said it is a narrow front porch and adding the columns makes it a steep pitch to match and make it look consistent.

Mr. Cantrell asked if it would look any squattier to do what he asked.

Mr. Neely did not think it would look any worse than it does now.

Ms. Anderson suggested the columns be small since the front of the house is small.

Mr. Neely said he was planning to go with 8-inch columns in diameter.

Mr. Cantrell agreed with Ms. Anderson asking the columns to be as small as possible. He said the columns will taper even smaller toward the top.

Mr. Cross expressed concern about the application in its present form of presentation. He said looking at the front of the house next door, everything balances as it should in that style of architecture. He said that is the feeling of East Main Street. He said we are looking at a wholesale change in the front of the applicant's house. Mr. Cross said he would like to see a measured drawing so that all of the dimensions are exact. He said he doesn't feel comfortable making a decision on it one way or the other with the drawings that have been presented today.

Chairman Backlund understands what Mr. Cross is saying. He said some of the Commission members are seeing this as a major, dramatic change from an architectural style that is described in the narrative. He said the window, siding, and roofline style is all changing. He said in order to maintain the historic character of the street and neighborhood the applicants might want to think about retaining some of those elements even though it borrows historic elements from other houses. He said they might want to retain the window grids or think about a porch that has a cap

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over it similar to what the neighboring house has as opposed to a completely new style house on Main Street.

Mr. Cross feels like the drawing submitted is not giving their idea a fair chance. He said if this is actually what it is going to look like, he has a problem with it. As he looks at the drawing and photograph, he feels if it were a measured drawing of what is there and what is proposed at a scale the Commission can see, it might be a different circumstance.

Mr. Cantrell said the applicant appeared to make the drawing reflect the scale of the photo so you could see it in relation to what is there.

Chairman Backlund asked the applicants if they could provide a better scaled drawing.

Mr. Neely said he could have an architect draw it adding he was just trying to prevent spending \$1500 or \$2000.

Ms. Anderson expressed concern about the windows. She asked what type of windows would be installed in the new office area that was the garage.

Ms. Neely said yes, that same type window would be installed throughout the house. She said she had no problem with the existing grid pattern on the windows.

Mr. Neely said they drove through the historic district looking at windows and found there to be just about any style you could think of. He said they prefer clear at the bottom and verticals at the top.

Ms. Anderson expressed reservations about the new windows and the canopies that are being applied to the front of the house. She said that is a total different style from anything else about that house.

Chairman Backlund suggested the applicant may not need to have an architect do the drawing but could He said window sample and other materials are also needed.

Mr. Neely said if it is a question of a wooden column versus a fiberglass column, he could order wood. He was looking at no maintenance down the road.

Mr. Cross said this is a wholesale, 100% change. The only thing about this existing house that is going to remain is the stone face. He said if this house burned, would the Commission approve a house designed with these proposed changes to replace it. Mr. Cross said the Commission has the authority to ask for a detailed drawing. He said considering the extent of the modification to the house and consideration of the house right beside it, the Commission needs to see a detailed drawing.

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Mr. Neely referred to the house next door to the subject property and the only thing original to that house is the stone as the white siding to the left and right of the stone have been added on.

Mr. Becker said he does not see anything appealing about the house as it is today. He also pointed out this is a non-contributing house located in the historic district. Mr. Becker said he does not have a problem with what the applicants want to do with the awning windows and dormer windows being different. He said if the Commission can get the measurements, it might give them a better feel for the house as they are presenting the way they want it to be. Mr. Becker said even if it is a little bit off, he sees the presentation of what the house would look like much better than what it looks like at this particular point.

Ms. Anderson said she likes the house in its current state.

Chairman Backlund said it is not a question of the Commission member's preference but the house is located in the historic district and they need to retain that character. He said being in a historic district generally increases the property value nationwide. He said this house is characteristic of the time in 1942 but does not know why it is a non-contributing house.

Mr. Lewis said it is not a non-contributing house because it was not 50 years old when the historic district was approved.

Ms. Anderson said the Commission has learned from their mistakes. Sometimes they have been a little too casual in approving proposed sketches and they didn't turn out the way they thought.

Mr. Backlund said the Commission is willing to sit down with the Neely's as they formulate their ideas outside of this formal meeting.

Mr. Neely informed the Commission they are scheduled to close on this property November 2nd,^{so} time is of the essence. He said he does not have a problem supplying another drawing of the front elevation.

Chairman Backlund said a "special meeting" could be scheduled.

Mr. Neely asked if the front elevation and window style were the only concerns.

Chairman Backlund and Mr. Cross agreed more details are needed on the windows, awnings, door, columns, and elevation on the front. Mr. Cross said approving it today would be like blessing a sketch.

Mr. Cantrell asked if the shutters around the dormer windows were shown on the submitted sketch.

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Mr. Neely said yes.

Mr. Cantrell asked why shutters were not portrayed on the new windows.

Mr. Neely said there is not enough room for shutters on either side of those windows.

Ms. Anderson said since the house has several angles they might want to consider another type of awning that is not as plump above the windows.

Mr. Becker said the only reason the Commission will approve vinyl windows at this location is because the vinyl windows are replacing existing vinyl windows.

Mr. Cross asked if the windows in the foundation would be removed.

Mr. Neely said no as the house has a full basement and egress windows are required.

Chairman Becklund said there has been a lot of discussion and more needs to take place. He asked for a motion to defer the application.

Mr. Ives said a special meeting can be scheduled. He said there just needs to be enough time for Mr. Lewis to advertise the meeting and survey the Commission members for a quorum.

Mr. Becker said Fibrex is another type of material that is acceptable for the windows instead of vinyl.

Mr. Neely asked who the supplier was for Fibrex.

Mr. Becker said Anderson Renewal.

Mr. Neely asked if building permits could be pulled for the additions in the back part of the property and the garage that is being converted to an office while waiting on the Historic Zoning Commission to approve the front.

Mr. Lewis asked the Commission if there was any problem with the proposed garage conversion plans.

The Commission members said no.

Mr. Lewis said if the Commission is ok with the materials and what Mr. Neely is proposing so he can get a permit for that.

Chairman Backlund pointed out the windows in the garage need to be consistent with the house.

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Mr. Cantrell made a motion to approve the garage, change of the rear roofline, and the two dormers on the front.

Mr. Ives verified that Mr. Cantrell's motion included the new garage and the remodel of the existing garage.

Mr. Cantrell said yes.

Mr. Cantrell continued with the motion stating the Neely's need to submit a revised drawing for the remaining front elevation including 1) the area around the door; 2) the windows and 3) the columns.

Mr. Neely verified that Ms. Anderson would like wood columns.

Mr. Cross said there are some composite products that work like wood and not subject to rot that would be acceptable in the historic district instead of wood.

Chairman Backlund asked if a motion is necessary at this point.

Mr. Ives said yes, in order for the applicants to obtain a building permit.

Mr. Neely said he could delay the portion of the renovation in question if he could get approval to start some of the remodel.

Mr. Cantrell commented with the winter months coming along, it is important for Mr. Neely to get some portions completed like the roof.

The motion was seconded by Mr. Cross.

Chairman Backlund reviewed the motion by stating:

The motion is to approve the 1) renovation of the roofline, 2) addition of a new garage, 3) modification of the existing garage and 4) add the dormers to the roof of the house. The Commission needs to see more detail on the façade of the garage including the windows, the house including the windows, columns and door.

Mr. Cross verified the Commission is approving new dormers on the front of the house, based on what.

Mr. Cantrell said as depicted.

Chairman Backlund agreed the Commission hasn't approved the size or the windows.

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Mr. Cross said the dormers are a key to what the front elevation will look like, adding he is not opposed to the dormers. He said there are not dormers there now and wants to look at the dormers in relation to other front elevation reviews.

Chairman Backlund asked Mr. Cross if he would like to modify the motion.

Mr. Cross asked Mr. Lewis if he understands what the Commission is looking for.

Mr. Lewis asked the size of the windows for the dormers.

Mr. Neely said he has not determined the size of the dormer windows. He wants to get it wide enough to put shutters on both sides of the windows.

Mr. Lewis asked if the dormers and the windows below will be the same width.

Mr. Neely said yes.

Chairman Backlund said the motion needs to be amended.

Mr. Cantrell agreed to withdraw his motion.

Mr. Ives said the motion could be done a little less formal than Mr. Cantrell withdrawing his original motion.

Mr. Ives said if everyone is in agreement to amend the motion to remove the dormers off the front façade, they can proceed.

Chairman Backlund said **the amended motion is:**

To change the appearance of the roofline on the rear of the house, add the new garage, begin modifying the old garage and bring the Commission new information regarding windows on the garage, windows on the front of the house, the dormers, the door, and the columns.

Mr. Neely asked the schedule for the next meeting.

Chairman Backlund said Mr. Neely will not have to wait for a regular scheduled monthly meeting as a special meeting can be called. He told Mr. Neely to submit the requested information to Mr. Lewis as soon as possible to get things moving.

Ms. Anderson said the next regular scheduled Historic Zoning Commission meeting is November 16th.

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Mr. Neely said the November 16th meeting might work anyway but he will try to get the information to Mr. Lewis before then.

Ms. Neely said they will be out of town the week of November 16th.

The amended motion was seconded by Mr. Cross and carried unanimously in favor.

Staff Reports and Other Business

Mr. Lewis asked for a vote on the proposed 2016 Historic Zoning Commission calendar with meeting dates and deadlines.

Mr. Ives pointed out the March dates need to change to March 1st for the submittal date and March 15th for the meeting.

Mr. Cantrell made a motion to approve the 2016 Historic Zoning Commission calendar with the change for the submittal date be March 1st and meeting date March 15th. The motion was seconded by Ms. Anderson and carried unanimously in favor.

The meeting adjourned at 4:35 P.M.

CHAIRMAN

SECRETARY

HISTORIC ZONING COMMISSION
Special Meeting
October 29, 2015

MEMBERS PRESENT:

Gib Backlund, Chairman
Kirt Wade, Vice-Chair
David Becker
Jim Thompson
Linda Anderson
Debra Belcher

ABSENT:

Marimae White
Rick Cantrell
Paul Cross

STAFF PRESENT:

Joe Ornelas, *Planner*
David Ives, *Assistant City Attorney*
Brenda Davis, *Recording Assistant*

Chairman Backlund called the meeting to order at 3:30 p.m.

Old Business:

H-15-005 – 208 North Maney Avenue, Jeffery & Tamera Neely – Requesting an extensive renovation of the exterior of the house and garage

Mr. Joe Ornelas, City Planner was present for Mr. Lewis. He reviewed the application and staff comments contained in the HZC agenda package.

Mr. and Mrs. Neely were present to answer questions.

Chairman Backlund asked the applicants to come to the podium.

Jeff and Tamera Neely came to the podium regarding the property located at 208 North Maney Avenue.

Chairman Backlund stated the Historic Zoning Commission reviewed this application on October 20, 2015. He said several changes recommended by the Commission have been made including a drawing of the house to scale. Chairman Backlund said there are additional members at this meeting to share comments and ideas.

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Mr. Thompson suggested reviewing each item individually and make motions on each. Mr. Thompson asked Mr. Ives if the house would be eligible for the National Register since it was built in 1945 and is over 50 years old. He said if the house were evaluated today, it would be listed as a contributing structure.

Mr. Ives said since an evaluation has not taken place, it is still considered a non-contributing structure.

Chairman Backlund suggested looking at each of the requests, one at a time.

Item #1: Remove all existing aluminum siding and replace with hardi-board siding.

Mr. Thompson said he does not have any concerns about the existing aluminum siding being replaced with hardi-board. He asked if the applicants were planning to leave the decorative wood trim above the front door and just replace where the aluminum siding is located.

Mr. Neely said he plans to replace the decorative wood trim with hardi-board and mirrortech cornerboard siding that will look like wood siding.

Mr. Thompson recommended the applicants keep the decorative wood trim on the gable ends and bottom of the triangle on the house.

Mr. Neely said again, it will be a mirrortech product combined with the hardi-board and will replicate what is there.

Mr. Thompson asked if it will have steps and curves in it like it does currently or will it be a flat board.

Mr. Neely said it will be a flat board.

Mr. Thompson said a flat board will change the look.

Mr. Neely said yes, he plans to put that portion back. He said it will be made over a material and applied back to the mirrortech board.

Mr. Thompson pointed out the area in question.

Mr. Ives requested the picture of the house be shown on the screen.

Mr. Thompson said the case and trim around the windows will look like flat boards. He said the portion above the door is the only piece of decorative trim on the house and to replace it is to lose it.

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Mr. Neely said the decorative trim is also located on the north and south side but not visible in the picture.

Mr. Thompson said he would hate to lose the decorative pieces.

Mr. Neely said he plans to put something similar back.

Mr. Thompson said he does not have a problem with hardi-board as long as Mr. Neely replicates the board decorative pieces.

Chairman Backlund referred the Commission to a sample of the hardi-board.

Mr. Thompson asked the surface texture of the aluminum siding on the house.

Mr. Neely said smooth.

Mr. Thompson recommended the applicants use a smooth hardi-board finish.

Chairman Backlund asked if there were any other styles of hardi-board considered.

Mr. Neely said no, they preferred the smooth finish.

Mr. Becker made a motion to approve the aluminum siding be replaced by hardi-board.

Ms. Anderson asked if the motion would include the stipulation that the trim be replicated to match the existing trim and the surface of the hardi-board be smooth.

Mr. Becker amended the motion to include:

- 1) The trim be replicated to match the existing trim.**
- 2) The surface of the hardi-board be smooth.**

The motion was seconded by Mr. Wade and carried unanimously in favor.

Item #2: Replacing all windows on the front of the house, removing the proposed awnings over the two windows on either side of the front door.

Mr. Thompson asked why the windows were being replaced.

Mr. Neely said the windows were rotten.

Mr. Thompson asked if the windows were wood.

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Mr. Neely said the smaller kitchen windows in the front of the house are wooden. He said the windows on the side of the front door have been replaced with vinyl inserts and have the original wood casing around the sash pack.

Mr. Thompson asked what product will be used to replace the existing wood kitchen windows.

Mr. Neely said vinyl.

Mr. Thompson asked if that would include vinyl sash and frame.

Mr. Neely said yes.

Mr. Thompson asked if the applicant plans to replace the sash and frame on the existing vinyl windows.

Mr. Neely said all the existing windows will be replaced except the basement windows.

Mr. Thompson said the Commission is only interested in windows that can be seen from the right-of-way. He asked if the applicants want to lower the windows on each side of the front door for esthetic purposes.

Mr. Neely said yes.

Mr. Thompson said typically the windows in older houses are usually taller than the doors.

Mr. Neely did not like the windows being taller than the door.

Mr. Thompson said the Commission usually does not allow vinyl windows.

Ms. Anderson said the Commission had trouble with windows being replaced in a house on the 400 block of East College about a year ago. She said the Commission stopped the renovation so wood windows would be installed to replace wood windows that were previously at that location. She said the Commission can only give their opinion on what can be seen from the right-of-way. She added the Commission needs to be careful about approving vinyl windows since they have not allowed others to replace wood with vinyl.

Mr. Becker reminded the Commission members the window issue came up at the meeting on October 20th. He did not want the applicants coming back, knowing they wanted vinyl replacements and not having it approved by vote but by consensus. Mr. Becker said because the windows are currently vinyl, the Commission should give approval for the applicants to install vinyl replacement windows.

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Mr. Wade agreed with Mr. Becker there is no reason to require them to go back to wood since the house already has vinyl windows.

Mr. Thompson said he understands the windows in the kitchen are wood and the front two windows on each side of the front door are vinyl. He asked what type of windows were in the rest of the house.

Mr. Neely said the entire basement is vinyl, windows on the right side lower floor are vinyl, and there is a wooden casement window above the steps on the south side.

Mr. Thompson asked what percentage of the house currently has vinyl windows.

Mr. Neely said the front part of the house is 80% vinyl windows and about 60%-65% for the whole house.

Chairman Backlund referred to the conversation in the October 20th meeting stating the Commission did not realize it was just the sashes that were vinyl.

Ms. Anderson agreed the Commission was not aware.

Chairman Backlund asked the applicants if they have considered any other type of window.

Mr. Neely said he researched the type of window Mr. Becker installed in his home and said the manufacturer would not give him a price over the phone.

Mr. Wade said the Commission talked about the windows at the October 20th meeting and said the house is already 60%-80% vinyl.

Mr. Wade made a motion to approve the vinyl windows.

Mr. Thompson asked about the issue of dropping the front pairs of windows at 5 ¼". He said he would not do it.

Mr. Wade asked the other Commission member's opinions.

Mr. Ives suggested a separate discussion on dropping the windows.

The motion was seconded by Ms. Belcher.

Mr. Thompson asked if the applicant's request was for all the windows or just the front windows.

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Mr. Neely said he is replacing all the windows on the house except the basement windows which are currently vinyl.

Chairman Backlund said the Historic Zoning Commission looks at what is visible from the right-of-way so the back of the house would not be visible. He said the Commission would be mostly concerned with the front and sides. Chairman Backlund said the replacement windows would have the same sort of look that the existing windows have. Chairman Backlund asked for a vote.

The motion carried unanimously in favor.

Mr. Thompson asked to discuss the issue of lowering the front pairs of windows 5 ¼” to align with the front door. Mr. Thompson added he does not agree with them being lowered.

Ms. Anderson said windows are always taller than the front door in houses of this age.

Mr. Thompson agreed.

Chairman Backlund asked the applicants why they decided to lower the windows.

Mr. Neely said there was a discussion regarding this matter in the October 20th meeting and Mr. Becker mentioned the current windows were even with the door header height. Mr. Neely went back and measured to find the windows were 5 ¼” higher than the door header.

Chairman Backlund said he may have mentioned it as well stating as he looks at the photograph it appears the windows are lower and realizes they are not. He said looking at the front elevation of the house, the front looks flat but the stonework actually sticks out 3’ – 4’. Chairman Backlund said the house has a much different look in person than in the photograph. He said looking at the photograph, it appears the door is the same height as the windows. He does not think it detracts from the appearance of the house as the change may or may not add to the aesthetics.

Mr. Neely said there is very little trim above the windows. He was trying to move them down a little to get them away from the gutter board.

Mr. Thompson said since the windows are being changed to vinyl throughout the house, the window openings should remain the same size.

Mr. Neely said the window openings will remain the same size adding he is just requesting to lower the windows.

Mr. Thompson asked if the applicant will be dropping the seal 5 ¼”.

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Mr. Neely said yes.

Mr. Thompson said he feels the window placement should not change and the window openings should stay the same because of the elevation.

Chairman Backlund said when this was brought up on October 20th there was a little discussion on historic characteristics of properties. He said for properties on the National Register or Districts you want to retain a feeling, association, and architecture of its time by not changing the nature or character. Chairman Backlund verified the house next door to this property was built by the same builder.

Mr. Neely said yes, the house next door was built in 1923 by the same builder. There was a 20-year separation between the two houses being built.

Chairman Backlund asked if there were any other houses in the neighborhood built by the same builder.

Mr. Neely said no.

Mr. Wade said he is ok with approving or not approving the windows being lowered.

Ms. Anderson made a motion to approve moving the windows on each side of the front door down 6 inches. The motion was seconded by Mr. Becker.

Mr. Becker said the rock on the front of the house extends out and would camouflage the lower windows.

Ms. Belcher asked if the tops of all the other windows on the house were at the same location as the windows in question.

Mr. Neely said yes. He said the height difference does not show up on the end gables because the windows are located on a flat panel wall.

Mr. Thompson suggested looking at the elevations that could be seen from the right-of-way.

Chairman Backlund asked if a windows would be removed on the end of the house.

Mr. Neely said the right rear window would be removed because that area will become their master bedroom.

Ms. Belcher verified there would not be any window there.

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Mr. Neely agreed.

Chairman Backlund verified they were talking about the same window by pointing it out on a photograph.

Mr. Neely agreed adding the other windows would stay the same.

Mr. Thompson asked if that would cover the bay windows by the stairs.

Mr. Neely said yes.

Mr. Thompson verified all the existing windows would be dropped 5 ¼”.

Mr. Neely said the other windows on the side of the house would stay the same.

Chairman Backlund was under the impression all the existing windows on the house would be dropped.

Mr. Neely said no, the windows on the end will remain at the same location and one will be removed completely for the master bedroom.

Mr. Thompson verified the windows located on each side of the front door are the only windows that would be dropped 5 ¼”.

Mr. Neely said the kitchen windows on the front of the house would also be dropped.

Mr. Thompson asked if the windows on the front of the house were the only windows that would be dropped.

Mr. Neely said yes.

Ms. Belcher suggested dropping all the windows to be consistent.

Mr. Neely said all the new windows would be lowered.

Chairman Backlund was confused and asked if all the windows would be lowered or just the front.

Ms. Belcher reminded the Commission they do not have purview for windows that can't be seen from the right-of-way.

Mr. Thompson said both sides of the house can be seen from the right-of-way.

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Chairman Backlund verified the existing double-sashed windows on the right side will be removed and replaced with a wall, the two smaller windows on the side by the fireplace are staying exactly where they are.

Mr. Neely said the two windows on the side of the fireplace can stay where they are or they can be lowered, depending on what the Commission prefers.

Mr. Neely said the only reason for wanting to lower the windows is to get a little more room between the bottom of the gutters and the top of the windows.

Chairman Backlund asked if there was an advantage to having room between the gutters and windows.

Mr. Neely said aesthetics as he thinks it looks better.

Chairman Backlund wanted to make sure there wasn't a structural or rotting issue for the reason to move the windows down.

Mr. Becker said he agrees with Mr. Wade stating he is ok with approving or not approving the windows being lowered.

The motion passed with a vote of five (5) in favor and one (1) against.

Item #3: Adding columns and a portico to the front entrance.

Mr. Neely said they are trying to make some kind of shelter at the front door to avoid standing out in inclement weather.

Mr. Thompson asked the applicant to describe the proposed construction.

Mr. Neely said the roofline will extend out 3-feet over the front of the porch supported by the columns and will be open in the center. He brought a sample picture of a house in the Georgetown subdivision.

Chairman Backlund showed a picture of the Georgetown house.

Mr. Thompson asked if the applicant planned to duplicate the Georgetown house entrance exactly.

Mr. Neely said no. He said the columns on the Georgetown house is fancier than what he plans to use. Mr. Neely showed a picture of the proposed columns.

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Mr. Thompson asked what the columns were made of.

Mr. Neely said fiberglass.

Ms. Anderson suggested other materials be looked at for the columns as fiberglass has a tendency to crack. She also had a problem with the style of columns on this style house. The proposed columns make the house feel more formal than the style of the house.

Ms. Belcher said the subject house has a Vernacular style which means it is a local style and adding the columns would make it have a Classical / Georgian / Colonial style. She said the flat front is indicative of its time-period and columns would change the original intent of how the house was created.

Ms. Neely asked if there were any suggestions the Commission would accept over the front door so people can stay out of inclement weather.

Mr. Thompson said architecturally, it should be left alone but understands the applicant's problem.

Chairman Backlund said they are trying to retain the historic character of the historic district. He said when you alter a building dramatically, it takes away that historic character. Chairman Backlund said they have approved canopies over front doors in the historic district as it is a feature that can easily be removed.

Mr. Thompson said a canvas awning would be a less dramatic change because it is not something that permanently changes and he would be willing to accept that change.

Chairman Backlund asked if the canvas over the door would be an option for the Neely's.

Ms. Neely said yes and said there are several types of canvas covers available. She asked if they should resubmit when they get to the point of adding the canvas.

Ms. Anderson recommended a shed-style canopy.

The other Commission members agreed a shed-style canopy would be appropriate and recommended the Neely's submit the canopy when they got closer to installation.

Mr. Ives said the Commission is denying the request for columns and portico and inviting the Neely's to resubmit the awning over the door in the future.

Mr. Thompson asked if the Commission needs to vote against the columns and portico.

Mr. Ives said yes.

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Mr. Thompson made a motion to deny the request for columns and portico to the front entrance. The motion was seconded by Ms. Belcher.

Ms. Neely asked if they needed to resubmit for the canopy.

Mr. Thompson asked the Neely's to resubmit so the Commission could review fabric samples, color, etc.

The motion was approved unanimously to deny.

Ms. Neely verified when she resubmits some kind of canopy, the Commission will approve some type of canopy. She said their contract is contingent upon the Commission approving this or as of Monday, November 2nd they do not have to close on the house. She doesn't want to come back and the Commission saying nothing can go up.

Chairman Backlund asked if a motion were needed.

Mr. Ives said yes, the Commission could approve a canopy with the details to be supplied.

Mr. Thompson made a motion to approve a shed-type canopy over the front door with a drawing to follow for final approval at the appropriate time with fabric samples, dimensions, and a revised drawing to indicate the canopy. The motion was seconded by Ms. Belcher and carried unanimously in favor.

Item #4: Add two (2) dormers to the roof at the front of the house and shutters.

Ms. Anderson asked if the dormers were being added because the applicants were planning to finish the attic.

Mr. Neely said there is currently 500-square feet finished and they are planning to add another 300-square feet by raising the back roofline. They want to get some light into the area from the front.

Mr. Thompson verified in addition to dormers, the applicants are asking to kick out the back half of the gable roof to add another full story.

Mr. Neely said raising the back roofline was approved at the October 20th meeting.

Ms. Neely said the Commission wanted the exact measurements of the requested dormers and verified they were consistent.

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Mr. Becker made a motion to approve two (2) dormers to the roof at the front of the house as submitted. The motion was seconded by Mr. Wade.

Mr. Thompson verified shutters are requested on the dormers and other locations throughout the house.

Mr. Neely said yes.

Mr. Thompson suggested making the shutters and dormers two separate items.

Ms. Belcher said by adding the shutters, it will make the house look more like the Colonial style rather than the 1945 interruption.

Ms. Anderson said shutters would cut down more on the visual because of the house size.

Mr. Thompson suggested voting on the dormers and coming back to the shutters because there are other issues related to it he would like to discuss.

Chairman Backlund said the motion was to vote on the dormers, as drawn with the shutters.

Mr. Thompson said maybe they need to go ahead and discuss the shutters. He said he would not approve the shutters. Mr. Thompson said the kitchen shutters and the three proposed windows where the garage door is located would not meet if they were closed.

Mr. Neely said the house across the street from this location also has shutters and would not meet if closed.

Mr. Thompson said whatever they did wrong, he would not promote. He said adding shutters that don't meet is always a mistake and does not recommend shutters on this house. He asked to amend the motion to do the dormers without the shutters and then add the shutters.

Chairman Backlund asked Mr. Ives for direction.

Mr. Ives said Mr. Thompson has amended to approve the regular motion to approve the dormers without the shutters. The original motion was made "as submitted" which includes shutters, so he is asking for an amendment.

Mr. Becker amended the original motion to approve two (2) dormers on the roof at the front of the house as submitted, without the shutters. The motion was seconded by Mr. Wade and approved with a 5 (five) in favor and 1 (one) against.

Consider shutters on the whole front of the house.

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Mr. Thompson verified the other shutters that are requested would be located by the new windows where the garage door is located and the kitchen windows.

Mr. Neely said yes.

Ms. Belcher made a motion to not install shutters requested by the garage door windows and kitchen windows and add trim instead. The motion was seconded by Mr. Thompson.

Mr. Becker said the house looks off-balance with three windows having shutters and two without.

Ms. Anderson added that shutters were pieces of board that could be shut for bad weather so they should always be in proportion to the size of the window.

The motion was approved unanimously.

#5: Replace the existing roof shingle with architectural shingles.

Mr. Becker made a motion to approve the architectural shingles. The motion was seconded by Mr. Thompson and carried unanimously in favor.

#6: Closing in the existing garage for an office.

The interior of the house is not an issue for the Historic Zoning Commission.

#7: Replacing the garage door with (3) three windows.

Chairman Backlund verified these windows would match the other windows on the house and be three sashes.

Mr. Neely said yes.

Mr. Thompson said, from an architectural perspective, he thinks the opening of the garage door for the vehicle to go in is an important feature of the house as it was originally designed. He recommended the applicants install in the same opening of the garage door, patio doors or French doors that would fill in the opening and honor the original vehicle door entrance. Mr. Thompson also recommended the breezeway be filled in with glass doors.

Mr. Neely said he would not install glass doors at the garage door opening as that area will become an office and that would change the whole flow of how it can be set up on the inside. He said the glass door recommendation will not work for their purposes.

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Chairman Backlund ask the size of the garage.

Mr. Neely said the garage is 11-feet wide and 20-feet deep. The garage will have a wall in between as there will be a utility room on the backside.

Chairman Backlund asked if the front room would be the office.

Mr. Neely said yes, it will be 11-feet wide and 13-feet deep.

Chairman Backlund asked if access would be from the inside.

Mr. Neely said yes.

Ms. Belcher asked if it were a security issue.

Ms. Neely said yes.

Chairman Backlund asked if there would be any other style of garage door they might consider.

Mr. Thompson said a garage door would keep the aesthetic that it was a vehicle door.

Ms. Neely asked if the Commission's concern was that a garage door could be able to be put back in that place if necessary.

Mr. Neely added the floor in the garage would be raised to match floor in the house so that area will never be a garage again.

Mr. Backlund was not concerned about the area being converted back into a garage but it retain the historic appearance of a single-family house with a single-car garage which is in the Vernacular style.

Ms. Neely said the windows were approved at the October 20th meeting but needed to get approval on whether they were vinyl or not.

Mr. Thompson excused himself from the meeting for another appointment. There was still a quorum to continue the meeting.

Ms. Belcher said the window approval was given on October 20th so the Commission should move forward.

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Ms. Neely said at the end of the October 20th meeting, they ask for a list of items that needed to be addressed at this meeting. The only discussion regarding the windows was whether or not they could be vinyl or not.

Ms. Belcher asked what they planned to do with the driveway.

Mr. Neely said the driveway will be used for company to park in.

Ms. Belcher said, based on the list of items for today's meeting, item #10 is the only one remaining to discuss.

Item #8: Adding three (3) windows to the left side of the garage.

Not an issue as it cannot be seen from the right-of-way.

Item #9: Adding an attached garage behind the existing garage, not visible from street.

Not an issue as it cannot be seen from the right-of-way.

Item #10: Closing in the breezeway and roof and remodeling it into a dining room and bath.

Ms. Belcher agreed with Mr. Thompson's suggestion of installing a glass door at the breezeway to give determination to the opening and might be a benefit to the interior of the house.

Ms. Neely said it had initially been a door but that is going to be a dining room now and landscaping will be located in front of the window. She does not want that many doors for security reasons.

Mr. Wade said he is ok with the application stating the applicants are spending a lot of money to get this done. He said the applicants don't have to be in the historic zone, they could move somewhere else. Mr. Wade said the Commission needs to be aware of that and need to have a balance. He said the applicants have gone overboard to accommodate the Commission. The Commission needs to be understanding as they don't want to run people away from the Historic Zoning.

Ms. Anderson agreed but said the Commission wants to give them advice.

Mr. Wade agreed but there needs to be leeway there.

Ms. Belcher made a motion to approve: 1) replacement of the garage door with three (3) windows to match the other windows on front of the house, 2) to add three (3) windows on

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the north side of the garage, 3) to add an attached garage behind the existing garage, and 4) to close in the breezeway and raise the roofline above the breezeway. The motion was seconded by Mr. Becker.

Chairman Backlund said some of Mr. Thompson's points were relevant and reminded everyone the Historic District has guidelines the Commission is bound by, not just their opinions.

Mr. Neely asked why the subject house is the only house on Maney that is in the historic district.

Chairman Backlund said there are two National Register Districts in Murfreesboro. He said one is East Main Street and the other is Maney Avenue National Register District. He said those are districts on the National Register of Historic Places, however the city has only created one city historic district which is the East Main Street Historic District. He is not familiar with when that district was created but it sort of jogs here and there and comes half-way between College and Lytle and in some places goes all the way to Lytle. He said he does not know the history of that particular block.

The motion was approved with a four (4) in favor and one (1) vote opposed.

Mr. Neely asked if gas lights on the front porch would be an issue.

Ms. Anderson said no.

Ms. Anderson thanked the Neely's for working with the Commission.

Ms. Anderson made a motion to adjourn. The motion was seconded by Mr. Wade and carried unanimously in favor.

The meeting adjourned at 4:45 P.M.

CHAIRMAN

SECRETARY