

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

Regular Meeting October 15, 2024  
3:30 PM, Council Chambers, City Hall

- I. Call to Order and determination of a quorum
- II. Public Comments
- III. Approve Minutes of the Regular Meeting on September 17, 2024
- IV. New Business
  - a. **H-24—011: 1020 Lytle Street, Sally R. Palmer** – Requesting review to demolish metal carport and storage shed.
  - b. **H-24-013: 434 East Main Street, Valerie Hamill & Martin Cohen**- Requesting review to replace existing architectural asphalt shingle roof with standing seam metal roof.
  - c. **H-24-014: 346 East Main Street- Rachel King**-Requesting review for replacement of gutters and damaged areas of fascia and soffits.
  - d. **H-24-015: 746 East Main Street- Jonathan Harmon**- Requesting review for raising a rear roof for interior expansion for an existing single-family residence.
- V. Staff Reports and Other Business
  - a. Approve the proposed 2023 Historic Zoning Commission calendar.
  - b. Conforming vs. Non-conforming vs Eligible in the 10 year Local Historic District and National Register District survey completed in early 2024.  
  
**Administrative approvals**
  - c. **H-24-012- 346 East Main Street, Rachel King**- Replacement of existing asphalt architectural shingle roofing with same material and style.

**MINUTES**  
**OF THE CITY OF MURFREESBORO**  
**HISTORIC ZONING COMMISSION**  
**City Hall, 111 W. Vine Street, Room 218**

September 17, 2024 3:30PM

**Members Present:**

Jeff Davis, Chair  
Deborah Belcher, Vice-Chair  
Linda Anderson  
Gib Backlund  
David Becker  
Bill Jakes  
Mike Panesi  
Bryan Prince  
Jim Thompson

**Staff Present:**

Greg McKnight, Exec. Dir. Develop. Services  
Ben Newman, Dir. Of Planning & Land Mgmt.  
Matthew Blomeley, Asst. Planning Director  
Amelia Kerr, Planner  
Roman Hankins, Deputy City Attorney  
John Tully, Assistant City Attorney  
Ashley Fulghum, Recording Assistant

**Members Absent:**

None

**1. Call to Order and Determination of a Quorum:**

Chair Jeff Davis called the meeting to order and determined that a quorum was present.

**2. Public Comments:**

None

Ms. Ameila Kerr introduced the two new Historic Zoning Commissioners, Mr. Mike Panesi and Mr. Bryan Prince.

**3. Consideration of Minutes:**

Ms. Linda Anderson motioned to approve the minutes of the June 25, 2024 Historic Zoning Commission meeting; the motion was seconded by Mr. David Becker and was carried by the following vote:



# MURFREESBORO HISTORIC ZONING COMMISSION MINUTES

## September 17, 2024

Aye: Linda Anderson

Gib Backlund

David Becker

Vice-Chair Deborah Belcher

Chair Jeff Davis

Bill Jakes

Mike Panesi

Bryan Prince

Jim Thompson

Nay: None

#### 4. Presentations with Question and Answering Session:

##### a. Historic Zoning Commission Overview

Mr. John Tully presented an overview of the purpose and responsibilities of the Historic Zoning Commission.

##### b. Historic Preservation 101

Ms. Emily Huffer, Preservation Planner with the City of Franklin, spoke about historic preservation. She gave examples of how the City of Franklin handles preservation.

After the presentations, the question and answer portion began. The Commission, Staff and Ms. Huffer discussed outreach, design review meetings, fees, ordinances, how new historic districts were created in Franklin, and commercial buildings.

#### 5. Staff Reports and Other Business:

Ms. Amelia Kerr presented applications that had been administratively approved since the last meeting.

a. **Application [H-24-009] 343 East College Street, Lance and Laura Selva- Replacement of standing seam metal roof with like metal roof.**

b. **Application [H-24-010] 121 Cherry Lane, Melinda Davis- Replace the existing decking and asphalt architectural shingle roofing with same material and style.**

#### 6. Adjourn

There being no further business, Chair Davis adjourned the meeting at 4:42pm.

**MURFREESBORO HISTORIC ZONING COMMISSION MINUTES**  
**September 17, 2024**

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**CHAIRMAN OR VICE-CHAIRMAN**

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**SECRETARY**

DRAFT

**City of Murfreesboro  
Historic Zoning Commission  
Staff Comments  
Regular meeting: October 15, 2024**

**New Business:**

- a. **H-24--011 1020 E. Lytle Street, Sally Palmer- Requesting review to demolish metal carport and storage shed.**



This property is located on the south side of East Lytle Steet a few lots to the west of Middle Tennessee Boulevard. The one and one half (1 ½) story single-family bungalow style house was constructed circa 1932 and is eligible to be a contributing structure in the East Main Street Historic District. The property contains approximately 0.57 acres and is zoned RS-10 (Single-Family Residential District 10), H-1 (Historic Zoning Overlay District) and is also located in the CCO (City Core Overlay) district. The applicants are requesting the following:

1. Removal of the metal carport behind the house.
2. Removal of the storage shed in the rear yard.

Pictures of the home as it exists today, along with pictures of the structures requested to be demolished are included in the agenda materials. There will be no trees removed with this project and the applicant has no immediate plans to replace the structures being removed.

The Historic District Guidelines state that demolition is appropriate when:

1. A building has lost its architectural and historical integrity and importance, and its removal will not result in a more negative, less appropriate visual effect on the District.
2. A building does not contribute to the historical or architectural character and importance of the district and its removal will result in a more positive, appropriate visual effect on the District.
3. The denial of the demolition will result in an economic hardship on the applicant as determined by the Commission in accordance with the Historic Zoning Ordinance.

The applicant will be in attendance at the meeting in order to answer any questions the Commission may have regarding the requests.



HZC Application Fees	
Certificate of Appropriateness	
HZC Application (Meeting Required)	\$150.00
HZC Application (Admin Approval)	\$75.00

Only exterior projects visible from a public right-of-way (R-O-W) are reviewed (if unsure contact the HZC Planning Representative.)

All applications must include documentation that clearly illustrates the proposed exterior appearance of the project.

Approvals for Certificates of Appropriateness allow six months for construction to begin. If work has not commenced within that timeframe, the approval will expire.

Please complete the application and schedule a meeting with the HZC Planning representative at least ten (10) working days before the submittal deadline for the HZC meeting (Please refer to the HZC calendar)

**\*\*ALL DRAWINGS, ELEVATIONS & SITE PLANS MUST BE DRAWN TO SCALE\*\***

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. Schedule a meeting with HZC Planner about application 615-893-6441.

Property Address: 1020 E. Lytle St. Date: 9/10/24  
Applicant: Sally R. Palmer Phone: 615-653-2882  
Mailing Address: Same as property Email: Sallypalmer.tn@gmail.com  
City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: 37130  
Property Owner (If different than above): N/A Phone: \_\_\_\_\_  
Mailing Address: \_\_\_\_\_ Email: \_\_\_\_\_  
City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_  
Architect: N/A Email: \_\_\_\_\_  
Address: \_\_\_\_\_ Phone: \_\_\_\_\_  
Contractor: TBD - in bid process now Email: \_\_\_\_\_  
Address: \_\_\_\_\_ Phone: \_\_\_\_\_

Who will represent the owner at the Historic Zoning Commission meeting? (if other than owner)

**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: Sally R. Palmer Phone: \_\_\_\_\_  
Address: \_\_\_\_\_  
Title or Relationship to Owner: \_\_\_\_\_



**TYPE OF WORK:** \_\_\_\_\_ New Const. X Demolition \_\_\_\_\_ Alterations \_\_\_\_\_ Other  
 \_\_\_\_\_ Exterior Repairs/Maintenance, **no** appearance changes (Administrative)

**NEW CONSTRUCTION** (Additions are considered new construction)

1. Site plans must show entire lot with setbacks noted and site improvements (i.e. sidewalks, lighting)
2. Elevation drawings must show each façade with dimensions and material specifications
3. Front elevations must include photos of adjacent property's principal structure (to compare size and scale)
4. Provide: photographs, product samples or literature, manufacturer's illustrations, etc.

**DEMOLITION**

1. Application must include a written description of the structure's condition and reason for demolition.
2. Photographs must include the structure's current condition showing all elevations and the interior of the structure.
3. Provide a description of the proposed reuse of the site to include plans for the new structure.

**ALTERATIONS** (Check each item of work to be done. If not listed please fully explain in space provided below)

<input type="checkbox"/> awning or canopy	<input type="checkbox"/> light fixtures	<input type="checkbox"/> porch flooring	<input type="checkbox"/> shutters
<input type="checkbox"/> cleaning	<input type="checkbox"/> landscaping	<input type="checkbox"/> railings	<input type="checkbox"/> siding
<input type="checkbox"/> curb cut	<input type="checkbox"/> masonry work	<input type="checkbox"/> retaining wall	<input type="checkbox"/> signs
<input type="checkbox"/> deck	<input type="checkbox"/> mechanical system	<input type="checkbox"/> roofing	<input type="checkbox"/> skylights
<input type="checkbox"/> door	<input type="checkbox"/> ornamentation	<input type="checkbox"/> satellite dish	<input type="checkbox"/> steps
<input type="checkbox"/> fence	<input type="checkbox"/> painting	<input type="checkbox"/> security doors	<input type="checkbox"/> storm doors
<input type="checkbox"/> general repair	<input type="checkbox"/> paving	<input type="checkbox"/> security windows	<input type="checkbox"/> storm windows
<input type="checkbox"/> gutters	<input type="checkbox"/> porch columns	<input type="checkbox"/> sidewalks	<input type="checkbox"/> windows

Description of all work to be performed (You may use additional pages if needed)


*Demolition + removal of late 1970s corrugated metal carport and connected storage building. Both are past their useful life span. The roof on the storage building is now collapsing. Owner wishes to remove these structures and regrade the location of the building to current grade of yard and driveway. No plans to rebuild onsite at this time.*

**Any** change in the description of work shown on the original approved application may require another review and approval from the Historic Zoning Commission **prior** to beginning the work. When necessary, accurate scale elevations, drawings, photographs, brochures, samples of materials and site plans are needed for review.

Any action required by another body such as the Board of Zoning Appeals, Planning Commission or City Council must be approved **prior** to submittal to the Commission.

**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.

Estimated cost of work \$4,000 - \$6,000 (currently in bid process)  
 Signature (owner)   
 Signature (applicant) \_\_\_\_\_

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

Date received: 9/10/24 Receipt #: 375229 Amt Paid: \$150 HZC #: H-24-011

**REMAINDER OF APPLICATION TO BE COMPLETED BY STAFF**

\_\_\_\_\_ Application approved Date \_\_\_\_\_

\_\_\_\_\_ Application approved with the following conditions. See attached approval letter.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_ Application denied for the following reasons. See attached denial letter.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Application administratively approved by: \_\_\_\_\_ Date \_\_\_\_\_

**INSPECTIONS:**

1.) Approved \_\_\_\_\_ Failed \_\_\_\_\_ Date \_\_\_\_\_

2.) Approved \_\_\_\_\_ Failed \_\_\_\_\_ Date \_\_\_\_\_





Sally R. Palmer

Email: [Sallypalmer.tn@gmail.com](mailto:Sallypalmer.tn@gmail.com) phone: 615-653-2882

HZC Application – Certificate of Appropriateness

1020 E. Lytle Street

September 10, 2024

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View of storage building from public right of way. Carport is not visible.



Closer view of storage building with attached carport





View of carport. Front corner attached to screened porch roof (upper right of photo). Carport is a separate structure and can be detached and removed without disturbing the screened porch. Screened porch to remain in place.



Closer view of storage building with attached carport. Building site will be re-graded to match current grade of driveway and yard.



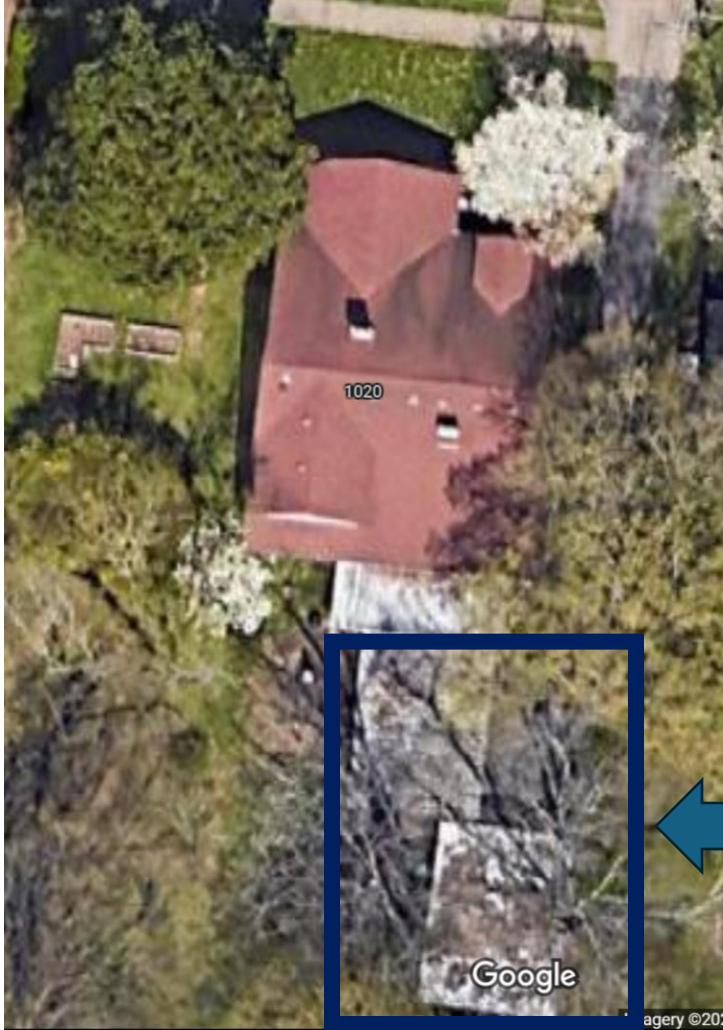


Side view of storage building. Walnut trees pictured to remain post-demo.



Inside view of storage building showing roof & ceiling collapse.





Aerial view of property. Back of house has screened in porch that will remain.

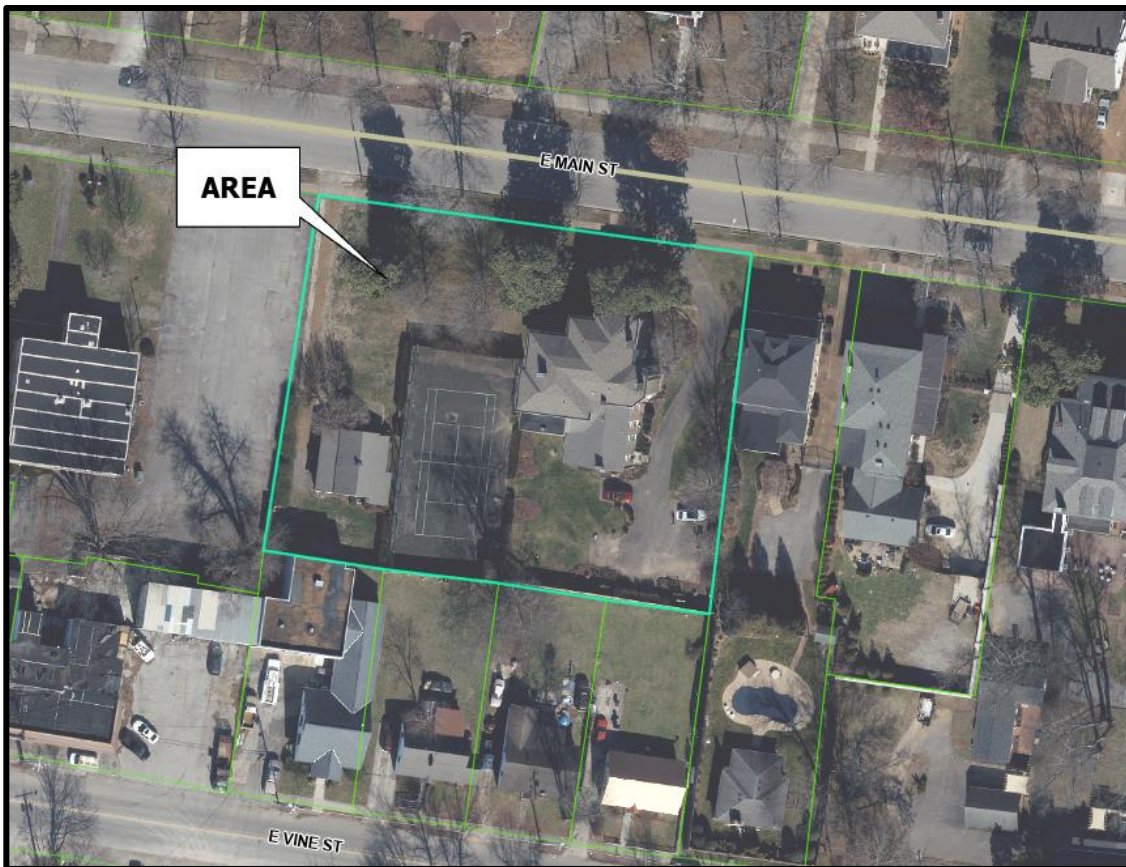
Structures to be removed. No trees to be disturbed.

**City of Murfreesboro  
Historic Zoning Commission  
Staff Comments  
Regular meeting: October 15, 2024**

**New Business:**

- b. H-24--013 434 East Main Street- Valerie Hamill & Martin Cohen  
Requesting review to replace an existing architectural asphalt shingle roof  
with standing seam metal roof for an existing single-family residence.**

This property is located on the south side of East Main Street one lot from South Maney Avenue. It contains approximately 1.04 acres and is developed with a single-family dwelling. This house is listed on the National Register of Historic Places as the Clark Davidson House. The property is zoned RS-15 (Single-Family Residential District 15), and the local H-1 (Historic Zoning Overlay District). It is also located in the CCO (City Core Overlay) district. The Italianate style house was constructed circa 1861.





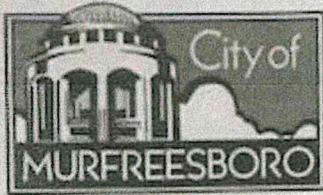
The owners of the subject property, Ms. Valerie Hamill and Mr. Martin Cohen, are requesting to remove the existing asphalt shingle roof and replace it with 24 gauge flat panel dark bronze standing seam metal roofing with 20" span. The applicants are also removing some black EPDM (a synthetic rubber material) roofing and replacing it with Bronze TPO (a single-ply roofing material made from ethylene propylene rubber), this portion of roofing is not visible from the ROW. The scope of work also includes reworking the interior gutter system to adapt to the new roofing.

*Historic guidelines for alterations states that original roof materials and color should be retained. If replacement is necessary, original material should be used. Composition shingles may be substituted for original roofing when it is not economically feasible to replace or repair with original materials or when the original roof is beyond repair. The color and texture of composition shingles should be appropriate to the architectural style and period of the structure. Original roof materials include slate, metal, and on twentieth century buildings, composition shingles.*

Photographs of the current condition of the home and color of replacement material is included in the agenda as well as photographs of the neighboring properties on both sides of the subject property.

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





HZC Application Fees Certificate of Appropriateness	
HZC Application (Meeting Required)	.....\$150.00
HZC Application (Admin Approval)	.....\$75.00

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2. A non-refundable application fee (prices listed above).
3. Schedule a meeting with HZC Planner about application 615-893-6441.

Property Address: 434 E. Main Street Date: 9/20/2024

Applicant: Valerie C. Hamill and Martijn Cohen Phone: 510-325-0652

Mailing Address: 434 E. Main Street Email: valerie@vhamill.com

City: Murfreesboro State: TN Zip Code: 37130

Property Owner (If different than above): \_\_\_\_\_ Phone: \_\_\_\_\_

Mailing Address: \_\_\_\_\_ Email: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_

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

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

Contractor: Rodney Boyle Email: Rodboyl1@BoyleConstruction.com

Address: \_\_\_\_\_ Phone: 615-692-4007

Who will represent the owner at the Historic Zoning Commission meeting? (if other than owner)  
 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: Rodney Boyle Phone: 615-692-4007

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

Title or Relationship to Owner: Roofing Company



**TYPE OF WORK:**

New Const. \_\_\_\_\_ Demolition \_\_\_\_\_  Alterations replace shingled roof with standing seam roof to match historic copper sections on house Other \_\_\_\_\_  
\_\_\_\_\_ Exterior Repairs/Maintenance, no appearance changes (Administrative)

**NEW CONSTRUCTION** (Additions are considered new construction)

1. Site plans must show entire lot with setbacks noted and site improvements (i.e. sidewalks, lighting)
2. Elevation drawings must show each façade with dimensions and material specifications
3. Front elevations must include photos of adjacent property's principal structure (to compare size and scale)
4. Provide: photographs, product samples or literature, manufacturer's illustrations, etc.

**DEMOLITION**

1. Application must include a written description of the structure's condition and reason for demolition.
2. Photographs must include the structure's current condition showing all elevations and the interior of the structure.
3. Provide a description of the proposed reuse of the site to include plans for the new structure.

**ALTERATIONS** (Check each item of work to be done. If not listed please fully explain in space provided below)

- |   |  |   |  |
|---|--|---|--|
| <input type="checkbox"/> awning or canopy   | <input type="checkbox"/> light fixtures    | <input type="checkbox"/> porch flooring     | <input type="checkbox"/> shutters      |
| <input type="checkbox"/> cleaning           | <input type="checkbox"/> landscaping       | <input type="checkbox"/> railings           | <input type="checkbox"/> siding        |
| <input type="checkbox"/> curb cut           | <input type="checkbox"/> masonry work      | <input type="checkbox"/> retaining wall     | <input type="checkbox"/> signs         |
| <input type="checkbox"/> deck               | <input type="checkbox"/> mechanical system | <input checked="" type="checkbox"/> roofing | <input type="checkbox"/> skylights     |
| <input type="checkbox"/> door               | <input type="checkbox"/> ornamentation     | <input type="checkbox"/> satellite dish     | <input type="checkbox"/> steps         |
| <input type="checkbox"/> fence              | <input type="checkbox"/> painting          | <input type="checkbox"/> security doors     | <input type="checkbox"/> storm doors   |
| <input type="checkbox"/> general repair     | <input type="checkbox"/> paving            | <input type="checkbox"/> security windows   | <input type="checkbox"/> storm windows |
| <input checked="" type="checkbox"/> gutters | <input type="checkbox"/> porch columns     | <input type="checkbox"/> sidewalks          | <input type="checkbox"/> windows       |

Description of all work to be performed (You may use additional pages if needed)

Current main roof has cheap shingles. We will replace this shingle roof with standing seam metal roof in a dark bronze color to match the original copper standing seam roof areas. The gutters will also be corrected to work with the roof. Removing Black EPDM & replacing w/ Bronze TPO (60ml)

Any change in the description of work shown on the original approved application may require another review and approval from the Historic Zoning Commission prior to beginning the work. When necessary, accurate scale elevations, drawings, photographs, brochures, samples of materials and site plans are needed for review.

Any action required by another body such as the Board of Zoning Appeals, Planning Commission or City Council must be approved prior to submittal to the Commission.

**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.

Estimated cost of work \$95k

Signature (owner) [Signature]

Signature (applicant) [Signature]



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

Date received: 9/26/24 Receipt #: 375232 Amt Paid: \$150 HZC #: A-24-013

REMAINDER OF APPLICATION TO BE COMPLETED BY STAFF

\_\_\_\_\_ Application approved Date \_\_\_\_\_

\_\_\_\_\_ Application approved with the following conditions. See attached approval letter.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_ Application denied for the following reasons. See attached denial letter.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Application administratively approved by: \_\_\_\_\_ Date \_\_\_\_\_

INSPECTIONS:

1.) Approved \_\_\_\_\_ Failed \_\_\_\_\_ Date \_\_\_\_\_

2.) Approved \_\_\_\_\_ Failed \_\_\_\_\_ Date \_\_\_\_\_



☰ PROCEDURE

### Pictures

1 / 1  
Field completed

Pictures:

\* Bronze TPO ex



\* Bronze TPO



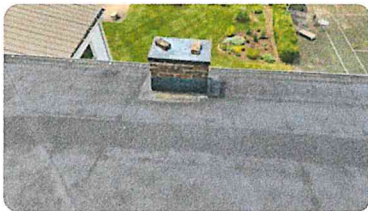
\*\* New Metal roof example

xx New metal roof



xxx Old roof

old roof



\*\*\* EPDM to remove

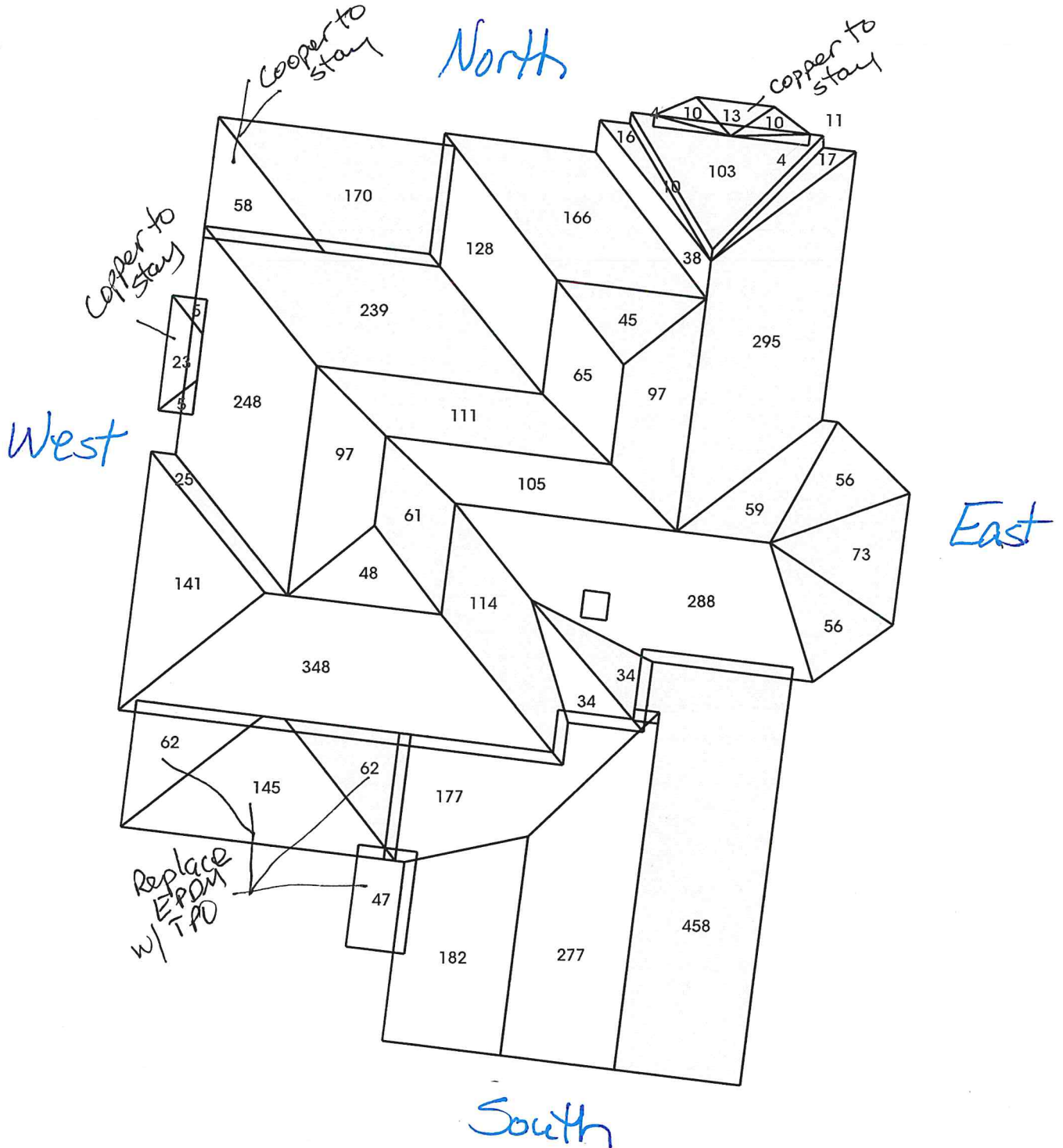
old roof



old roof

Existing copper





Areas in square feet





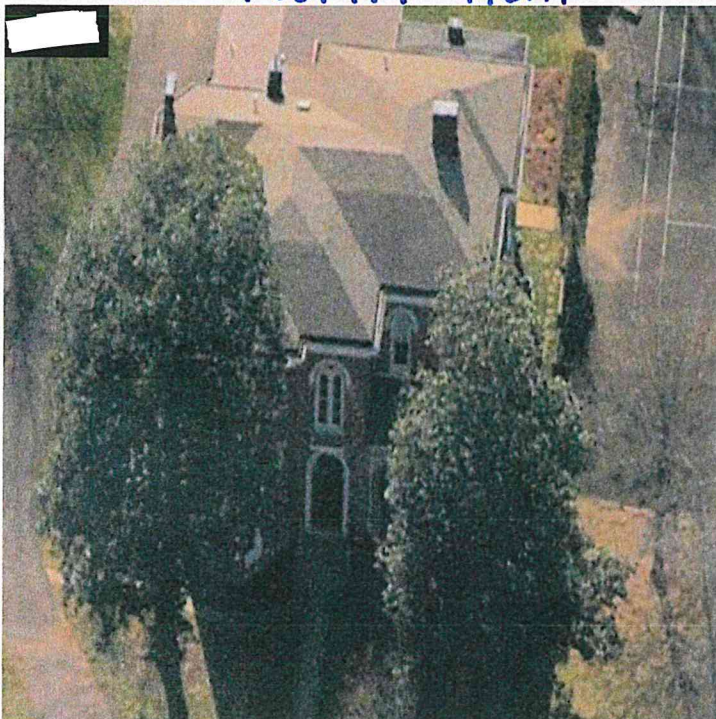
South-rear



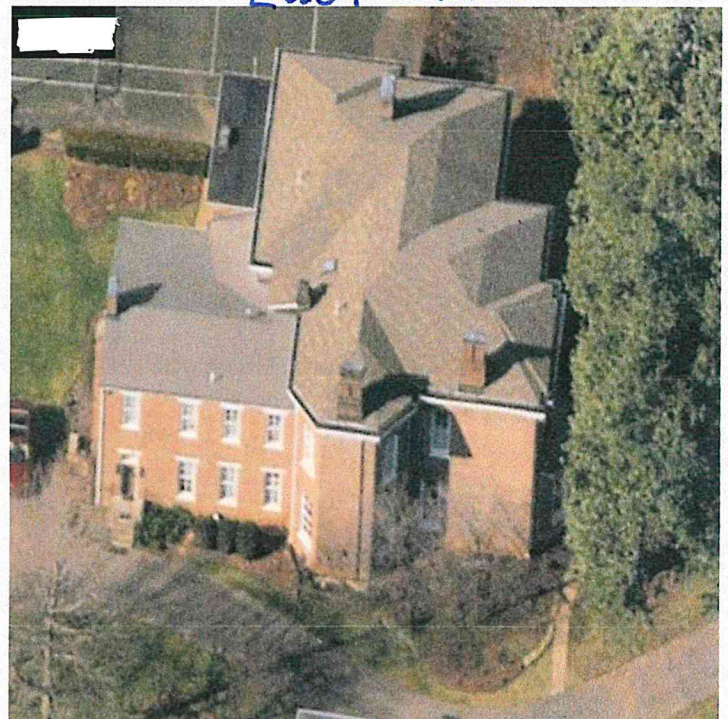
West-right



North-Front



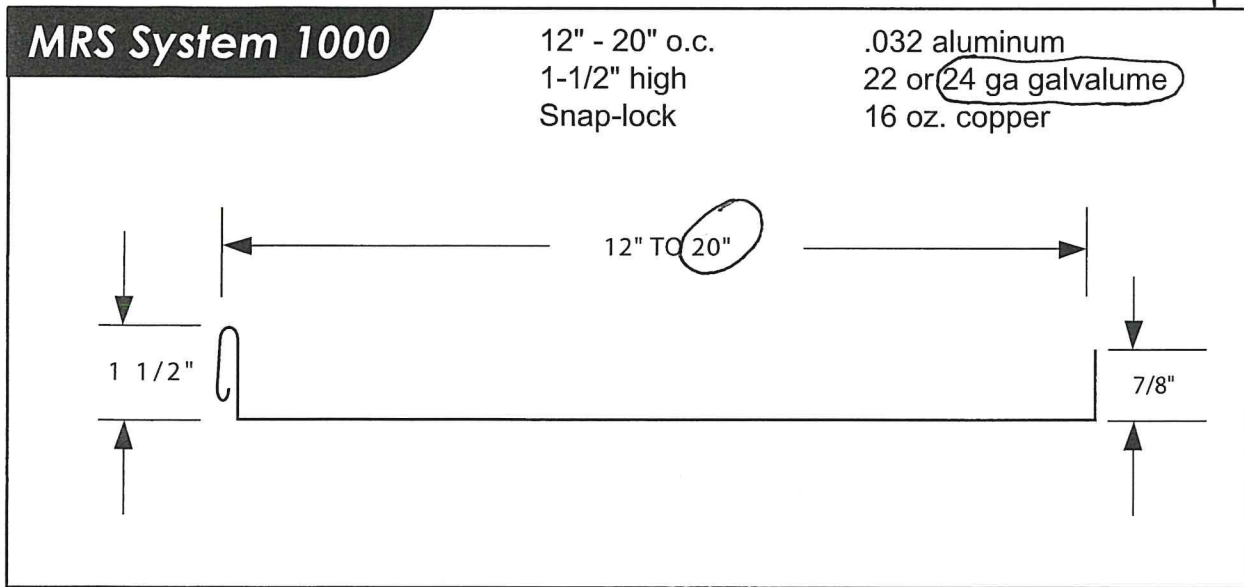
East-Left





metal Roof

24ga Flat panel  
20" span



**ASTM E1592 Tested**  
Ideal for residential applications

**Material:** .032 Aluminum, 22 or 24 ga Galvalume, 16 oz. Copper  
12" to 20" o.c.

**Features:** Striations (Recommended)  
Flat  
Stress Ribs

**Requirements:** Solid Substrate  
Ice & Water Shield or Synthetic Underlayment  
Minimum Roof Pitch: 3" on 12"

**Finish:** Kynar 500

**Locations:**

7687 Mikron Drive  
Stanley, NC 28164  
Tel: 704-820-3110  
Fax: 704-820-0113

370 Allied Drive, Unit C  
Conway, SC 29526  
Tel: 843-347-6673  
Fax: 843-347-6693

3214 Hanover Road  
Johnson City, TN 37604  
Tel: 423-434-0535  
Fax: 423-434-0537



**METAL ROOFING**  
Systems, Inc

Website: [www.metalroofingsystems.biz](http://www.metalroofingsystems.biz)





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ASH GRAY	DOVE GRAY	SLATE GRAY	CHARCOAL GRAY	SLATE BLUE	BURGUNDY
			<b>NON-PAINTED</b>		
PATINA GREEN	HEMLOCK GREEN	EVERGREEN			ACRYLIC-COATED GALVALUME*



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**METALLIC / PREMIUM COLORS - PREMIUM UPCHARGE**

SILVER	COPPER	CHAMPAGNE	PRE-WEATHERED GALVALUME*	HARTFORD GREEN	REGAL RED



REGAL BLUE

\* CONTACT YOUR REPRESENTATIVE FOR EXACT COLOR CHIP SAMPLE



**LOCATIONS**

Stanley, NC	Conway, SC	Pinellas Park, FL	Jackson, MS
Fayetteville, NC	Gallatin, TN		

[www.metalroofingsystems.com](http://www.metalroofingsystems.com)



Colors shown are matched as accurately as possible, but may vary slightly from finished product. These rich and vibrant colors are produced with either Kynar® 500 or Hylar® 5000 resins, which provide superior color retention, and allow us to offer non-prorated coating warranties for most applications. Coating warranty varies for Regal Red, Matte Black, Copper, Silver, Champagne, and Pre-Weathered Galvalume. Metallics are warranted for chip, crack, and peel only. Please contact your representative for more information.

**Faster. Smarter. Better. Period.**

STOCK AVAILABILITY MATRIX	LEED V4.1	ISR	EMI	3 YR. SRI	SRI	GALVALUME		ALUMINUM			
						24 GA.	22 GA.	.032	.040	.050	.063
Acrylic Coated Galvalume®	L	0.67	0.14	N/A	56	●	●				
Ash Gray		0.32	0.83	31	31	●		●	●		
Bone White	L	0.65	0.83	77	77	●		●	●		●
Burgundy		0.31	0.86	29	32	●					
Champagne		0.32	0.83	31	31	●					
Charcoal Gray		0.25	0.83	22	22	●	●	●	●		
Colonial Red		0.25	0.83	22	22	●		●			
Copper	L	0.35	0.75	32	32	●		●			
* Dark Bronze		0.25	0.83	22	22	●	*	●	●	●	●
Dove Gray	L	0.35	0.83	35	35	●	●	●	●		
Evergreen		0.25	0.83	22	22	●		●	●		
Hartford Green		0.25	0.83	22	22	●		●	●		
Hemlock Green		0.25	0.83	22	22	●					
Mansard Brown		0.25	0.83	22	22	●	●	●	●		
Matte Black		0.25	0.83	22	22	●	●	●	●		●
Medium Bronze		0.25	0.83	22	22	●	●	●	●		●
Patina Green		0.32	0.83	31	31	●					
Pre-weathered Galvalume®		0.24	0.83	19	21	●		●			
Regal Blue		0.25	0.83	22	22	●					
Regal Red	L	0.35	0.83	35	35	●					
Regal White	L	0.65	0.83	77	77	●	●	●	●		●
Sandstone	L	0.35	0.83	35	35	●		●	●		
Sierra Tan		0.31	0.87	28	31	●		●	●		
Silver	L	0.54	0.77	55	60	●		●	●		
Slate Blue		0.25	0.83	22	22	●		●			
Slate Gray	L	0.35	0.83	35	35	●	●	●	●		
Stone White	L	0.55	0.83	59	63	●		●	●		
Surrey Beige	L	0.35	0.75	32	32	●		●			
Terra Cotta	L	0.35	0.83	35	35	●		●	●		
TLG Black		0.25	0.83	22	22	●					
TLG Charcoal Gray		0.25	0.83	22	22	●					
TLG Dark Bronze		0.25	0.83	22	22	●					
TLG Medium Bronze		0.25	0.83	22	22	●					
TLG Moonstone™		0.32	0.83	31	31	●					

\* IF DESIRED COLOR IS NOT LISTED ON MATRIX PLEASE CONTACT METAL ROOFING SYSTEMS FOR AVAILABILITY

NOTES
<ul style="list-style-type: none"> <li>All metal is painted with a .20 mil primer and .70-.90 mil Top Coat and 70% Kynar® 500 or Hylar® 5000. The reverse side has a .20 primer and .30-.40 backer coating.</li> <li>22-gauge steel available upon request.</li> <li>For low slope roofing to meet LEED V4.1 requirements, the initial SRI must be ≥ 82 OR the 3-year SRI must be ≥ 64.</li> <li>For steep slope roofing to meet LEED V4.1 requirements, the initial SRI for 75% of the roof must be ≥ 39 OR the 3-year SRI must be ≥ 32.</li> <li>Low slope roofing is defined as ≤ 2:12.</li> <li>Steep slope roofing is defined as &gt; 2:12.</li> </ul>

KEY	
●	Stocked Item
L	LEED V4.1 Compliant
ISR	Initial Solar Reflectance
EMI	Emissivity
SRI	Solar Reflectance Index

Oil canning is an aesthetic issue and is an inherent part of light gauge cold formed metal products. By using coil that has been processed properly, designing for thermal movement, following stringent specifications for installation, and proper handling, most oil canning can be eliminated. Oil canning is not grounds for coil/panel rejection.

Galvalume® is a registered trademark of BIEC. Hylar® 5000 is a registered trademark of Solvay Solexis, Inc. Kynar® 500 is a registered trademark of Atofina, Inc.



**METAL ROOFING**  
SYSTEMS



www.metalroofingsystems.com





## Manufacturer's Certification Statement for IRS Tax Credit

COOLR metal products coated with the following paint colors are specifically and primarily designed to reduce heat gain of a dwelling unit when installed on a dwelling unit and meet or exceed Energy Star program requirements. Thus any metal roofing panel system manufactured using COOLR colors, as listed by the Energy Star program

Aged Copper	Evergreen	Sandstone
Antique Black L/S	Evergreen L/S	Seal Brown L/S
Ash Gray	Hartford Green	Sierra Tan
Burgundy	Hemlock Green	Sierra Tan L/S
Burgundy L/S	Mansard Brown	Silver Metallic
Champagne Metallic	Matte Black	Slate Blue
Charcoal Gray	Medium Bronze	Slate Gray
Colonial Red	Patina Green	Slate Gray L/S
Colonial Red L/S	Pre-weathered Galvalume	Solar White
Copper Metallic	Regal Blue	Stone White
Dark Bronze	Regal Red	Teal
Dark Bronze L/S	Regal White	Terra Cotta
Dark Gray L/S	Regal White L/S	Terra Cotta L/S

**Metal Roofing Systems strongly recommends that you consult a tax professional for its applicability to your situation.**

Under the penalties of perjury, I declare that I have examined this certification statement, and to that best of my knowledge and belief, the facts are correct, complete and true.

Sheffield Metals International

A handwritten signature in black ink that reads 'Mike Blake' in a cursive style.

Mike Blake  
President

**City of Murfreesboro  
Historic Zoning Commission  
Staff Comments  
Regular meeting: October 15, 2024**

**New Business:**

- c. H-24-014: 346 East Main Street- Rachel King- Requesting review for replacement of gutters and damaged areas of fascia and soffits for an existing single-family residence.**

This property is located on the southwest corner of East Main Street and South Maney Avenue. The subject property contains approximately .60 acres and is developed with a single-family dwelling with Board of Zoning Appeals (BZA) approval for a Bed and Breakfast. This house is listed on the National Register of Historic Places as the Ransom House. The property is zoned RS-15 (Single-Family Residential District 15), and the local H-1 (Historic Zoning Overlay District). It is also located in the CCO (City Core Overlay) district. The Colonial Revival style house was constructed circa 1914.



The owner of the subject property, Ms. Rachel King, was administratively approved to replace the existing architectural asphalt roof with the same color and material. The applicant is now requesting review to:

1. remove exiting TPO (Thermoplastic polyolefin is a single-ply roofing membrane that's made from ethylene propylene rubber) to install 6" gutters inside the hollowed out curb (not visible from ROW) and replace and repair/replace second floor fascia and soffit damaged areas.
2. replace downspouts with steel 8" half round downspouts.

Second-floor curb photographs of the home as it exists today, proposed project information, photos of the areas of work are included in the agenda as well as photographs of the neighboring properties on both sides of the subject property.

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



HZC Application Fees	
Certificate of Appropriateness	
HZC Application (Meeting Required). . . . .	\$150.00
HZC Application (Admin Approval). . . . .	\$75.00

Only exterior projects visible from a public right-of-way (R-O-W) are reviewed (if unsure contact the HZC Planning Representative.)

All applications must include documentation that clearly illustrates the proposed exterior appearance of the project.

Approvals for Certificates of Appropriateness allow six months for construction to begin. If work has not commenced within that timeframe, the approval will expire.

Please complete the application and schedule a meeting with the HZC Planning representative at least ten (10) working days before the submittal deadline for the HZC meeting (Please refer to the HZC calendar)

**\*\*ALL DRAWINGS, ELEVATIONS & SITE PLANS MUST BE DRAWN TO SCALE\*\***

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. Schedule a meeting with HZC Planner about application 615-893-6441.

Property Address: 346 E Main St Murfreesboro, TN 37130 Date: 9/24/24

Applicant: Rachel King Phone: 615-427-1230

Mailing Address: 346 E Main St Email: susiemanier@gmail.com

City: Murfreesboro State: TN Zip Code: 37130

Property Owner (If different than above): \_\_\_\_\_ Phone: \_\_\_\_\_

Mailing Address: 346 E Main St Email: \_\_\_\_\_

City: Murfreesboro State: TN Zip Code: 37130

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

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

Contractor: Three Stone Roofing Email: jessica@threestoneroofing.com

Address: 6100 Tower Cir Franklin TN 37067 Phone: 615-728-2324

Who will represent the owner at the Historic Zoning Commission meeting? (if other than owner)

**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: Three Stone Roofing Phone: 615-728-2324

Address: 6100 Tower Cir Franklin TN 37067

Title or Relationship to Owner: Roofing contractor



**TYPE OF WORK:** \_\_\_\_\_ New Const. \_\_\_\_\_ Demolition  X  Alterations \_\_\_\_\_ Other  
\_\_\_\_\_ Exterior Repairs/Maintenance, **no** appearance changes (Administrative)

**NEW CONSTRUCTION** (Additions are considered new construction)

1. Site plans must show entire lot with setbacks noted and site improvements (i.e. sidewalks, lighting)
2. Elevation drawings must show each façade with dimensions and material specifications
3. Front elevations must include photos of adjacent property’s principal structure (to compare size and scale)
4. Provide: photographs, product samples or literature, manufacturer’s illustrations, etc.

**DEMOLITION**

1. Application must include a written description of the structure’s condition and reason for demolition.
2. Photographs must include the structure’s current condition showing all elevations and the interior of the structure.
3. Provide a description of the proposed reuse of the site to include plans for the new structure.

**ALTERATIONS** (Check each item of work to be done. If not listed please fully explain in space provided below)

- |   |  |   |  |
|---|--|---|--|
| <input type="checkbox"/> awning or canopy | <input type="checkbox"/> light fixtures    | <input type="checkbox"/> porch flooring   | <input type="checkbox"/> shutters      |
| <input type="checkbox"/> cleaning         | <input type="checkbox"/> landscaping       | <input type="checkbox"/> railings         | <input type="checkbox"/> siding        |
| <input type="checkbox"/> curb cut         | <input type="checkbox"/> masonry work      | <input type="checkbox"/> retaining wall   | <input type="checkbox"/> signs         |
| <input type="checkbox"/> deck             | <input type="checkbox"/> mechanical system | <input type="checkbox"/> roofing          | <input type="checkbox"/> skylights     |
| <input type="checkbox"/> door             | <input type="checkbox"/> ornamentation     | <input type="checkbox"/> satellite dish   | <input type="checkbox"/> steps         |
| <input type="checkbox"/> fence            | <input type="checkbox"/> painting          | <input type="checkbox"/> security doors   | <input type="checkbox"/> storm doors   |
| <input type="checkbox"/> general repair   | <input type="checkbox"/> paving            | <input type="checkbox"/> security windows | <input type="checkbox"/> storm windows |
| X <input type="checkbox"/> gutters        | <input type="checkbox"/> porch columns     | <input type="checkbox"/> sidewalks        | <input type="checkbox"/> windows       |

Description of all work to be performed (You may use additional pages if needed)

All work on 2nd floor Fascia, soffit and curb replacement in areas damaged, trim and paint areas that are replaced. 6" gutter installation inside curb and removal of TPO, downspouts installed where PVC pipes are with Steel 8" half round downspout. Color will be white (same color as existing gutter system and downspouts) Reference photos of round downspouts/gutters .

**Any** change in the description of work shown on the original approved application may require another review and approval from the Historic Zoning Commission **prior** to beginning the work. When necessary, accurate scale elevations, drawings, photographs, brochures, samples of materials and site plans are needed for review.

Any action required by another body such as the Board of Zoning Appeals, Planning Commission or City Council must be approved **prior** to submittal to the Commission.

**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 lease 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.

Estimated cost of work \$16,000

Signature (owner)  Rachel King  09/24/24 11:55 AM

Signature (applicant) \_\_\_\_\_

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

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

**REMAINDER OF APPLICATION TO BE COMPLETED BY STAFF**

\_\_\_\_\_ Application approved Date \_\_\_\_\_

\_\_\_\_\_ Application approved with the following conditions. See attached approval letter.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_ Application denied for the following reasons. See attached denial letter.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Application administratively approved by: \_\_\_\_\_ Date \_\_\_\_\_

**INSPECTIONS:**

1.) Approved \_\_\_\_\_ Failed \_\_\_\_\_ Date \_\_\_\_\_

2.) Approved \_\_\_\_\_ Failed \_\_\_\_\_ Date \_\_\_\_\_







## Amelia E Kerr

---

**From:** Dylan Lynch <dylan@threestoneroofing.com>  
**Sent:** Thursday, September 26, 2024 1:15 PM  
**To:** Amelia E Kerr  
**Cc:** susiemanier@gmail.com; Jessica McElroy  
**Subject:** Fwd: FW: RE: [EXTERNAL]- 346 E Main hzc gutters

You don't often get email from dylan@threestoneroofing.com. [Learn why this is important](#)

Good Afternoon,

For the Fascia/Soffit, we plan to proceed with the following:

- Removing the old TPO membrane from the top of the curb.
- Identifying all areas of rot and removing those by cutting them out.
- Recreating the profile and restoring the areas that we are removing due to rot.
- Painting and blending to match the existing material on the curb.
- Installing a gutter system inside the newly restored curb to allow water to drain and flow properly. (This will not be visible)
- Installing a "Drip Cap" of white 26 GA metal on top of the curb to match the system, mimicking the old TPO membrane, protecting the curb itself from water and steering the flow of water into the gutter.
- Install downspouts where the current PVC pipes are to complete the gutter system and allow for proper diversion of rain.

Hopefully this is an adequate explanation of the process we will use to restore this area of the home. If you have any further questions, please let me know. Have a great day.

Sincerely,

Dylan Lynch  
Chief Operations Officer  
Three Stone Roofing  
615-772-7852  
6100 Tower Cir Franklin, TN 37067



Claim #42-69L7-39H

Removing TPO and installing 6"  
gutters inside the hollowed out curb  
(will not be visible from the ground)



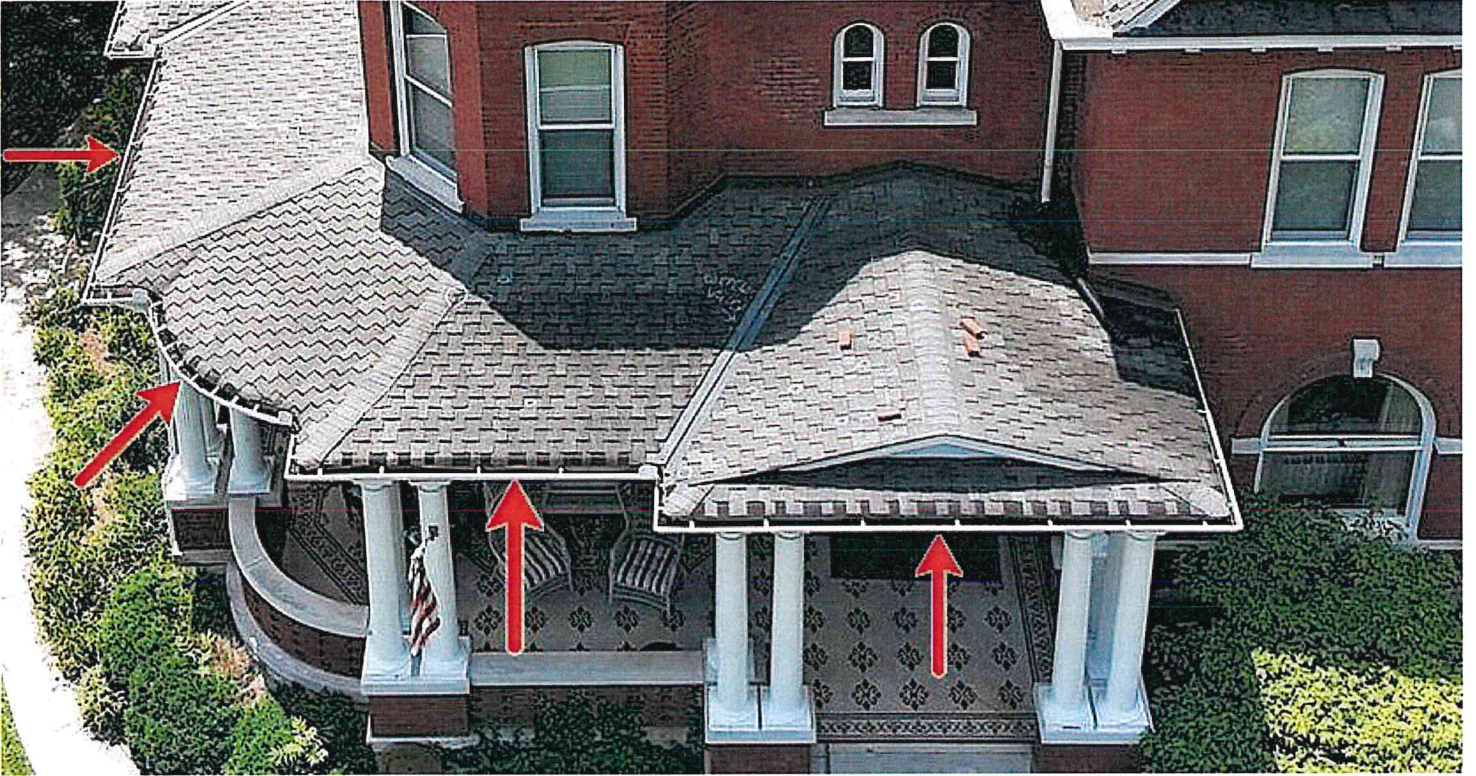








**Claim #42-69L7-39H**











**Claim #42-69L7-39H**











**Claim #42-69L7-39H**

























**Three Stone Roofing**  
6100 Tower Circle, STE 210,  
Franklin, TN 37067  
Phone: (615) 434-3333

09/19/2024  
**Claim Information**  
State Farm  
Claim Number: 42-69L7-39H  
Earl Pipes  
Statefarmfireclaims@statefarm.com

**Company Representative**  
Jessica McElroy  
Phone: (615) 728-2324  
Jessica@Threestoneroofing.com

**Brenda Jarrard**  
346 East Main Street  
Murfreesboro, TN 37130  
(615) 599-9798

Job: Brenda Jarrard

**Curb Replacement**

	Qty	Unit	Per Unit Charge
Fascia, Soffit and Curb Replacement in Areas Damaged Trim and Paint Areas that are Replaced	1.00	EA	\$9,000.00
6" Gutter Installation Inside Curb and Removal of TPO	310.00	LF	\$17.14
Insurance Paid for Downspouts	256.00	LF	\$0.00
			<b>\$14,314.29</b>

**Gutter Replacement Around Front Porch Not Added On Scope**

	Qty	Unit	Per Unit Charge
6 " Gutter Replacement	100.00	LF	\$14.29
			<b>\$1,428.57</b>

**TOTAL** \$15,742.86

Starting at **\$259/month** with **Acorn** FINANCE • [APPLY](#)

\_\_\_\_\_  
Company Authorized Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Customer Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Customer Signature

\_\_\_\_\_  
Date



**City of Murfreesboro  
Historic Zoning Commission  
Staff Comments  
Regular meeting: October 15, 2024**

**New Business:**

- d. H-24-015: 746 East Main Street- Jonathan Harmon- Requesting review for raising a rear roof for interior expansion for an existing single-family residence.**

This property is located on the along the south side of East Main Street between Hancock Street and South Bilbro Avenue. The subject property contains approximately .54 acres and is developed with a single-family dwelling. This house is listed on the National Register of Historic Places as the Lively House. The property is zoned RS-15 (Single-Family Residential District 15), the local H-1 (Historic Zoning Overlay District) and the CCO (City Core Overlay) district. The Colonial Revival style house was constructed circa 1930.



The applicant is James Dolan with Southern Communities Inc. ReCreate Construction representing the owner Jonathan Harmon, is requesting review to:

1. Raise the roof for additional space in the attic for an interior attic expansion.
2. Remove existing vinyl siding on the left and right end gables and replace with Hardi board to return the historic look and match the window wood trim and soffits with existing dormer trim.

Photographs of the home as it exists today, proposed associated project information, photos of the areas of work are included in the agenda as well as photographs of the neighboring properties on both sides of the subject property.

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





HZC Application Fees	
Certificate of Appropriateness	
HZC Application (Meeting Required).	\$150.00
HZC Application (Admin Approval).	No Fee

Only exterior projects visible from a public right-of-way (R-O-W) are reviewed (if unsure contact the HZC Planning Representative.)

All applications must include documentation that clearly illustrates the proposed exterior appearance of the project.

Approvals for Certificates of Appropriateness allow six months for construction to begin. If work has not commenced within that timeframe, the approval will expire.

Please complete the application and schedule a meeting with the HZC Planning representative at least ten (10) working days before the submittal deadline for the HZC meeting (Please refer to the HZC calendar)

**\*\*ALL DRAWINGS, ELEVATIONS & SITE PLANS MUST BE DRAWN TO SCALE\*\***

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. Schedule a meeting with HZC Planner about application 615-893-6441.

Property Address: 746 E. Main St. Date: 9/27/24

Applicant: James Dolan, Southern Communities Inc. ReCreate Construction Phone: 615-542-5875

Mailing Address: 2824 Campanella Dr. Email: SouthernCommunitiesInc@outlook.com

City: Murfreesboro State: TN Zip Code: 37128

Property Owner (If different than above): Jonathan Harmon Phone: 615-668-2353

Mailing Address: 746 E. Main St. Email: Jharmon.smyrna@gmail.com

City: Murfreesboro State: TN Zip Code: 37130

Architect: Jabb Architecture + Design Email: sbuatts@jabb-arch.com

Address: \_\_\_\_\_ Phone: 615-480-7177

Contractor: Re Create LLC Email: andy@recreatetn.com

Address: 101 Pine Circle Dr., Franklin, TN 37069 Phone: 615-289-0630

Who will represent the owner at the Historic Zoning Commission meeting? (if other than owner)

**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: James Dolan Phone: 615-542-5875

Address: 2824 Campanella Dr., Murfreesboro, TN 37128

Title or Relationship to Owner: Managing Partner

**TYPE OF WORK:** \_\_\_\_\_ New Const. \_\_\_\_\_ Demolition  Alterations \_\_\_\_\_ Other  
\_\_\_\_\_ Exterior Repairs/Maintenance, **no** appearance changes (Administrative)

**NEW CONSTRUCTION** (Additions are considered new construction)

1. Site plans must show entire lot with setbacks noted and site improvements (i.e. sidewalks, lighting)
2. Elevation drawings must show each façade with dimensions and material specifications
3. Front elevations must include photos of adjacent property's principal structure (to compare size and scale)
4. Provide: photographs, product samples or literature, manufacturer's illustrations, etc.

**DEMOLITION**

1. Application must include a written description of the structure's condition and reason for demolition.
2. Photographs must include the structure's current condition showing all elevations and the interior of the structure.
3. Provide a description of the proposed reuse of the site to include plans for the new structure.

**ALTERATIONS** (Check each item of work to be done. If not listed please fully explain in space provided below)

- |   |  |   |  |
|---|--|---|--|
| <input type="checkbox"/> awning or canopy | <input type="checkbox"/> light fixtures    | <input type="checkbox"/> porch flooring     | <input type="checkbox"/> shutters          |
| <input type="checkbox"/> cleaning         | <input type="checkbox"/> landscaping       | <input type="checkbox"/> railings           | <input checked="" type="checkbox"/> siding |
| <input type="checkbox"/> curb cut         | <input type="checkbox"/> masonry work      | <input type="checkbox"/> retaining wall     | <input type="checkbox"/> signs             |
| <input type="checkbox"/> deck             | <input type="checkbox"/> mechanical system | <input checked="" type="checkbox"/> roofing | <input type="checkbox"/> skylights         |
| <input type="checkbox"/> door             | <input type="checkbox"/> ornamentation     | <input type="checkbox"/> satellite dish     | <input type="checkbox"/> steps             |
| <input type="checkbox"/> fence            | <input type="checkbox"/> painting          | <input type="checkbox"/> security doors     | <input type="checkbox"/> storm doors       |
| <input type="checkbox"/> general repair   | <input type="checkbox"/> paving            | <input type="checkbox"/> security windows   | <input type="checkbox"/> storm windows     |
| <input type="checkbox"/> gutters          | <input type="checkbox"/> porch columns     | <input type="checkbox"/> sidewalks          | <input type="checkbox"/> windows           |

Description of all work to be performed (You may use additional pages if needed)

*Remove the rear roofing asphalt shingles and roof. Remove siding in left and right elevation gables (vinyl siding). Side Gables can be seen from right away at an angle. Install Hardie Lapped siding in gables painted to match in order to return to historic look. Rear Roof pitch will change to 2/12 pitch to allow more living space. Front Roof will not change.*

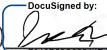
**Any** change in the description of work shown on the original approved application may require another review and approval from the Historic Zoning Commission **prior** to beginning the work. When necessary, accurate scale elevations, drawings, photographs, brochures, samples of materials and site plans are needed for review.

Any action required by another body such as the Board of Zoning Appeals, Planning Commission or City Council must be approved **prior** to submittal to the Commission.

**Information:**

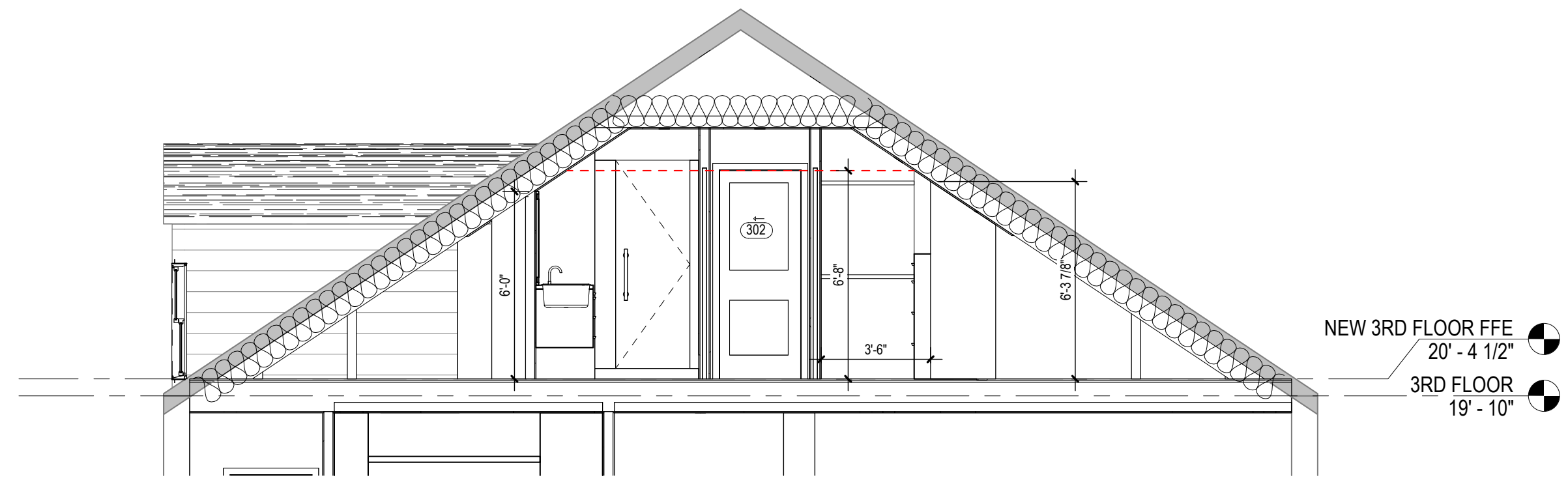
There will be two inspections **prior** to completion of the Certificate of Appropriateness. One near midway of the project and one at the completion of the project. Call 615-893-6441 at least two working days prior to each the inspection. Upon completing the project, according to the application, the owner will receive a copy of the Certificate of Appropriateness in the mail.

Estimated cost of work \$ 327,000

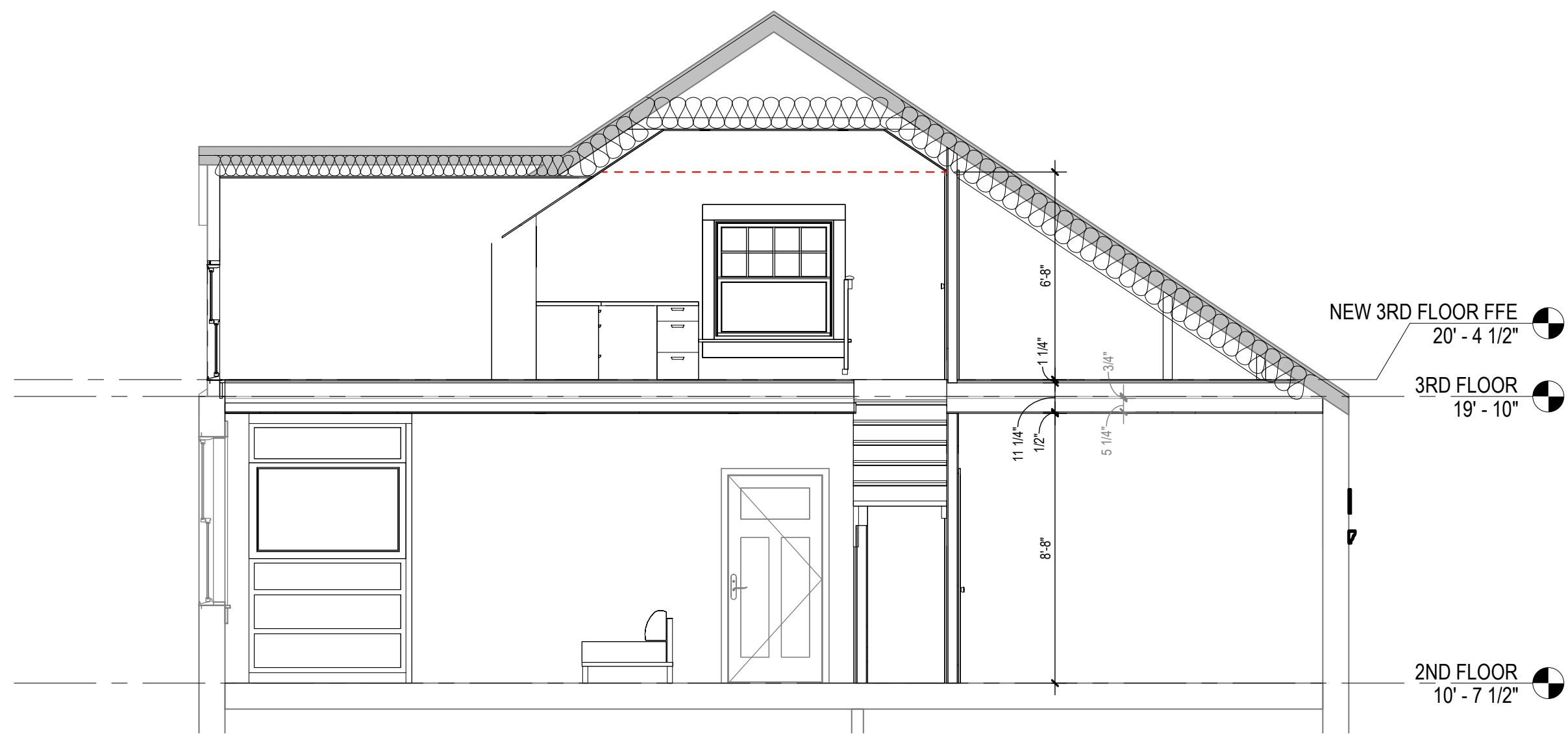
Signature (owner)  \_\_\_\_\_

Signature (applicant)  \_\_\_\_\_

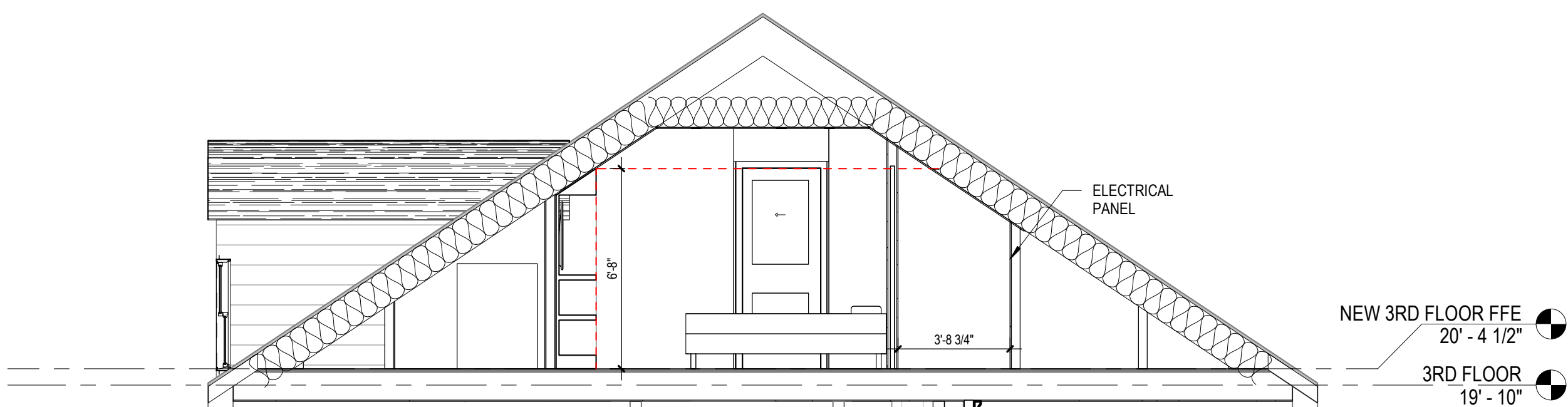




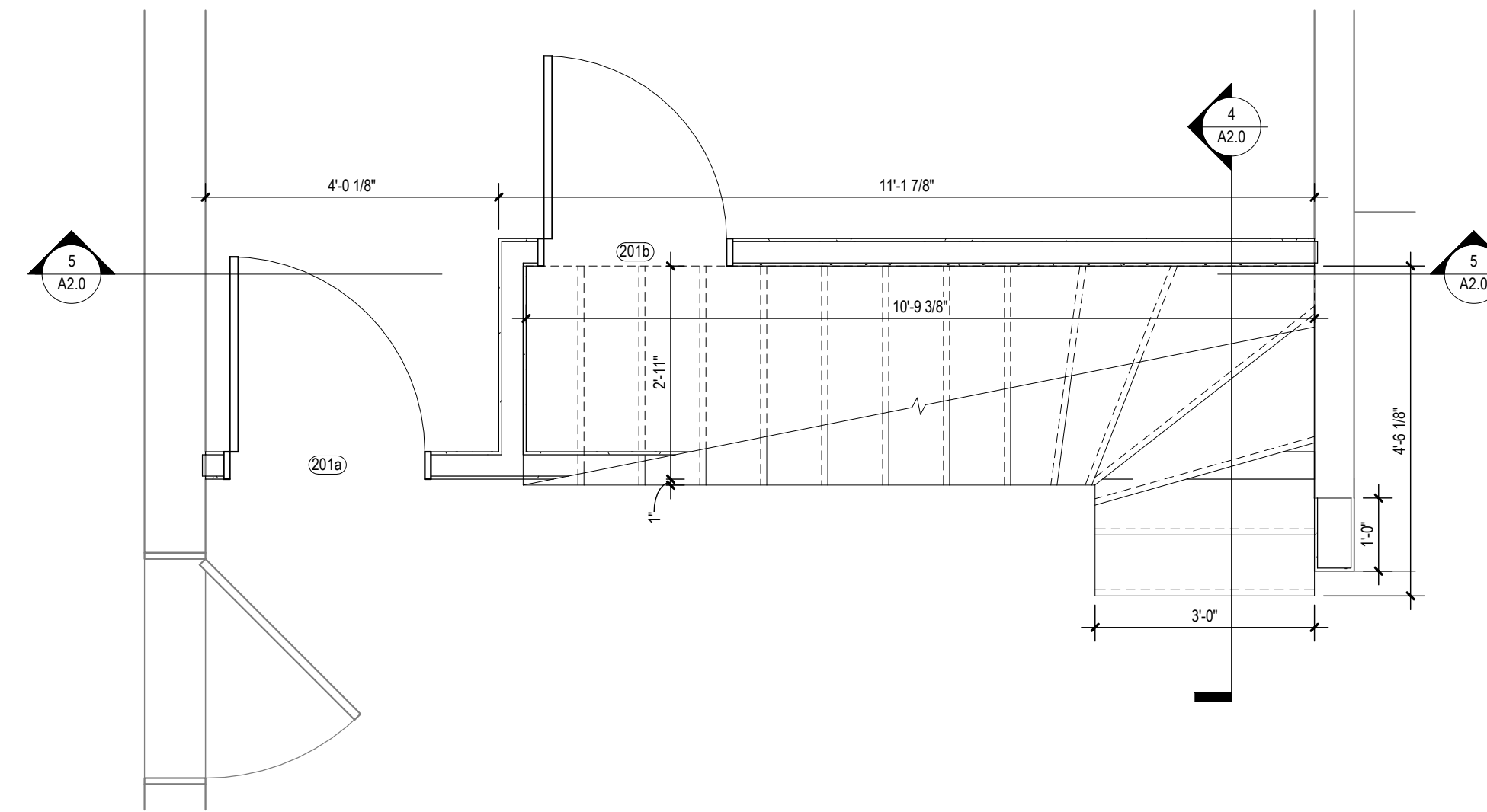
1 SECTION THRU BATHROOM & CLOSET  
1/4" = 1'-0"



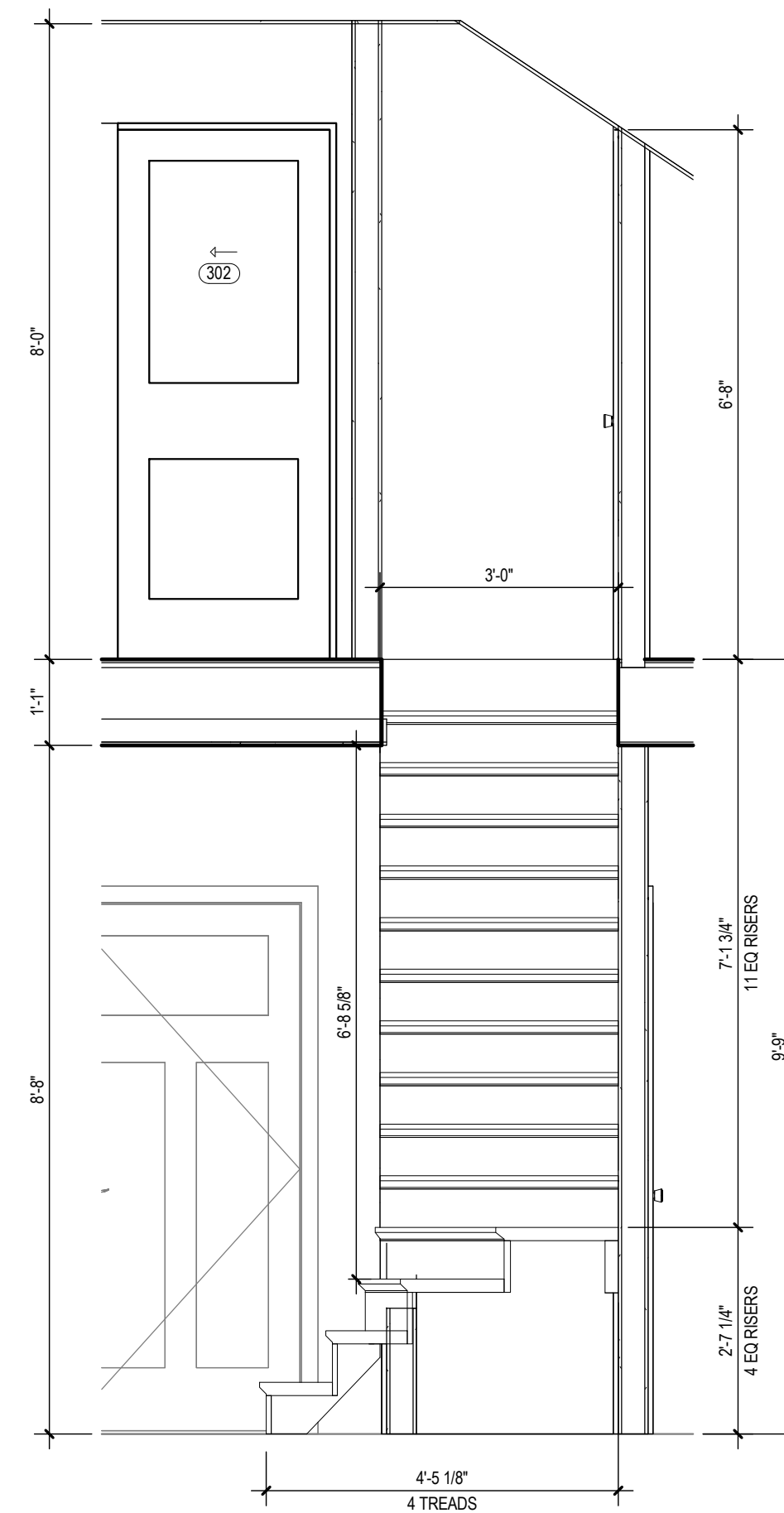
2 SECTION THRU OFFICE  
1/4" = 1'-0"



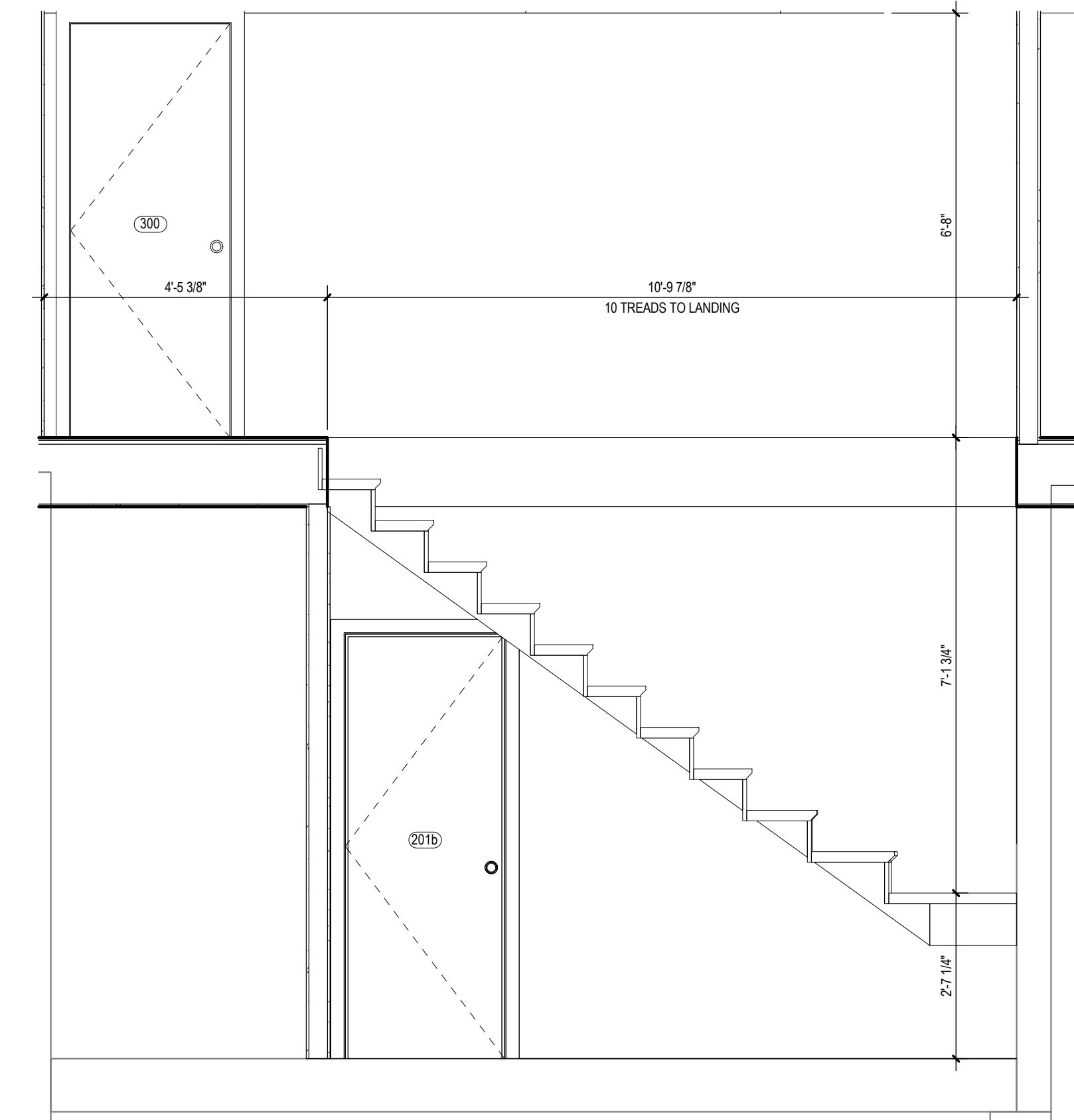
6 SECTION THRU BEDROOM  
1/4" = 1'-0"



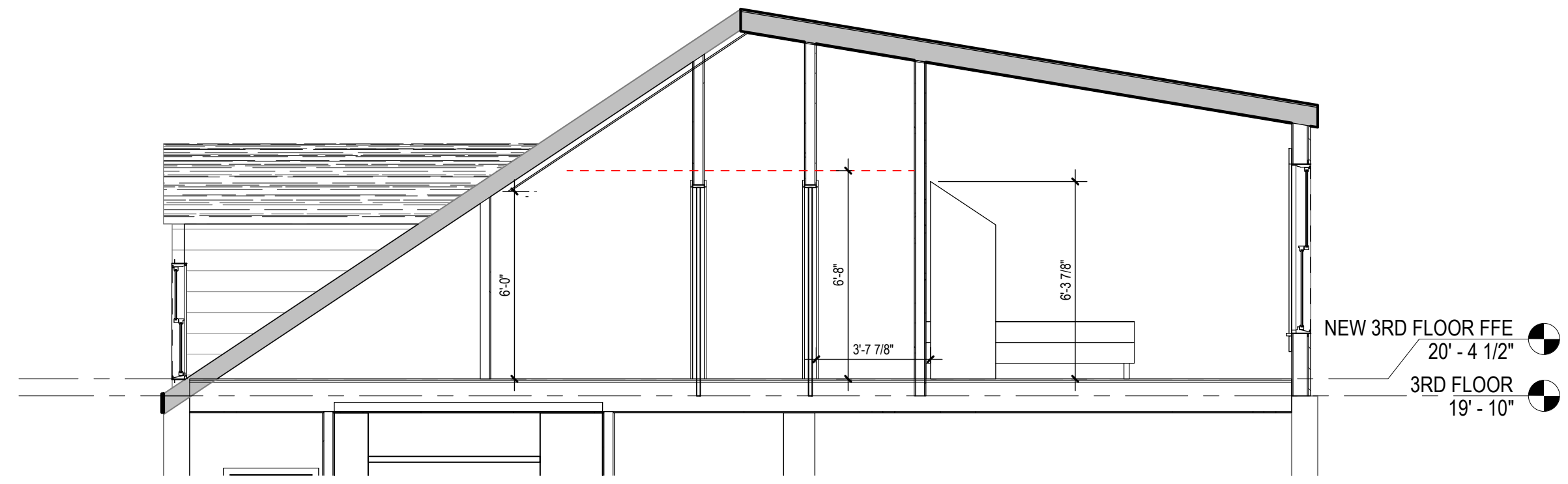
3 ENLARGED STAIR PLAN  
1/2" = 1'-0"



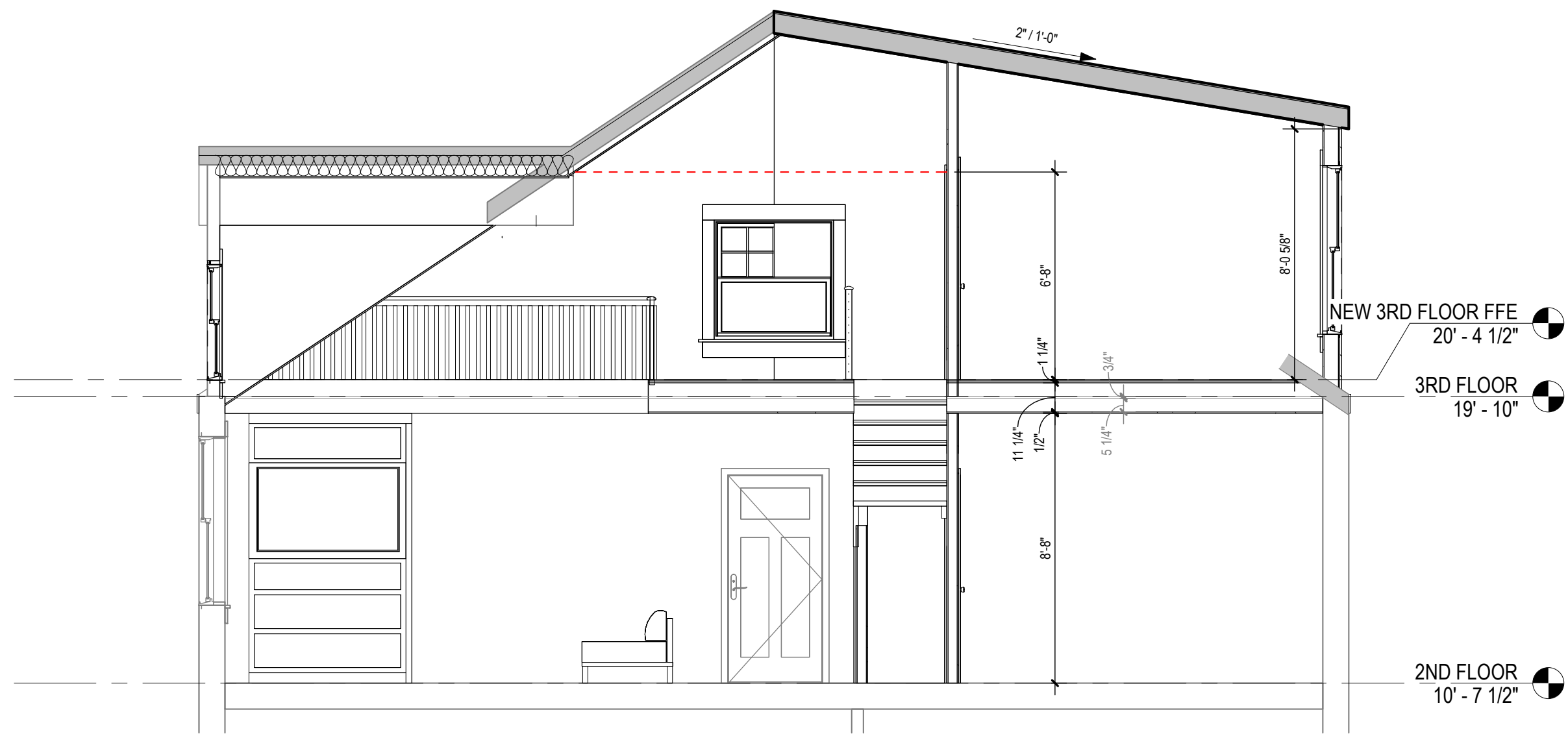
4 STAIR SECTION A  
1/2" = 1'-0"



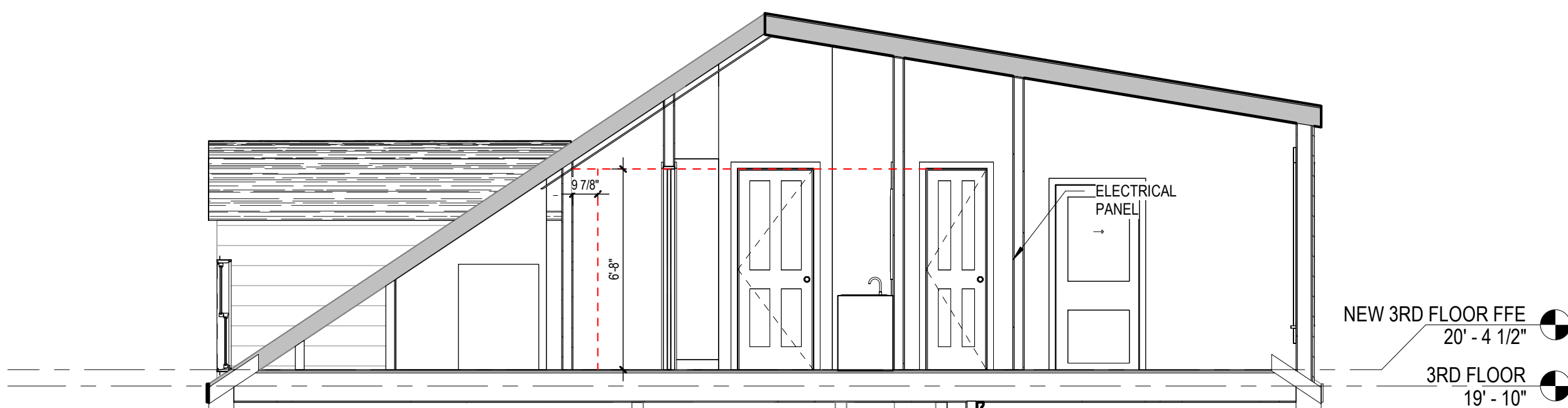
5 STAIR SECTION B  
1/2" = 1'-0"



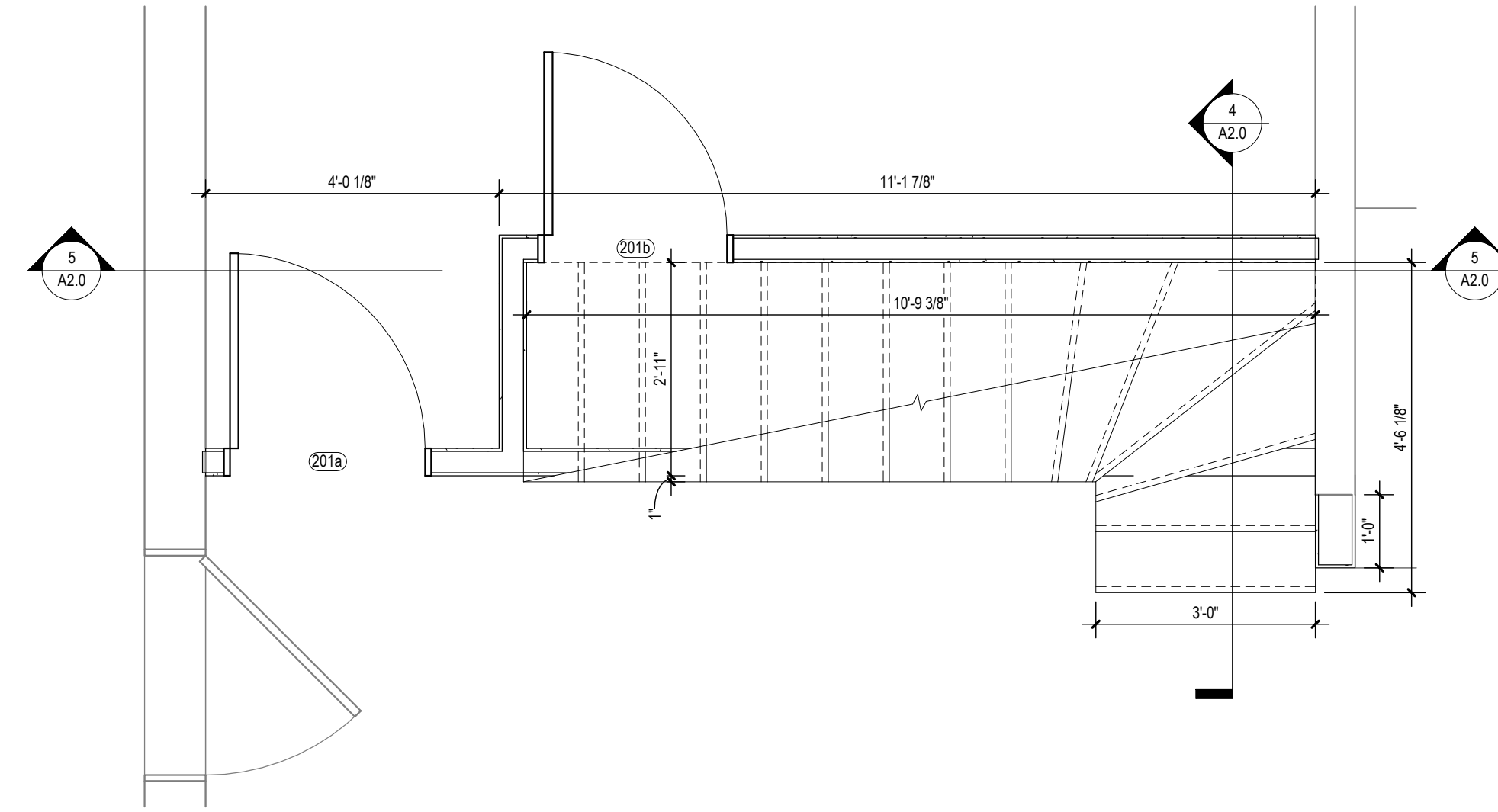
1 SECTION THRU BATHROOM & CLOSET  
1/4" = 1'-0"



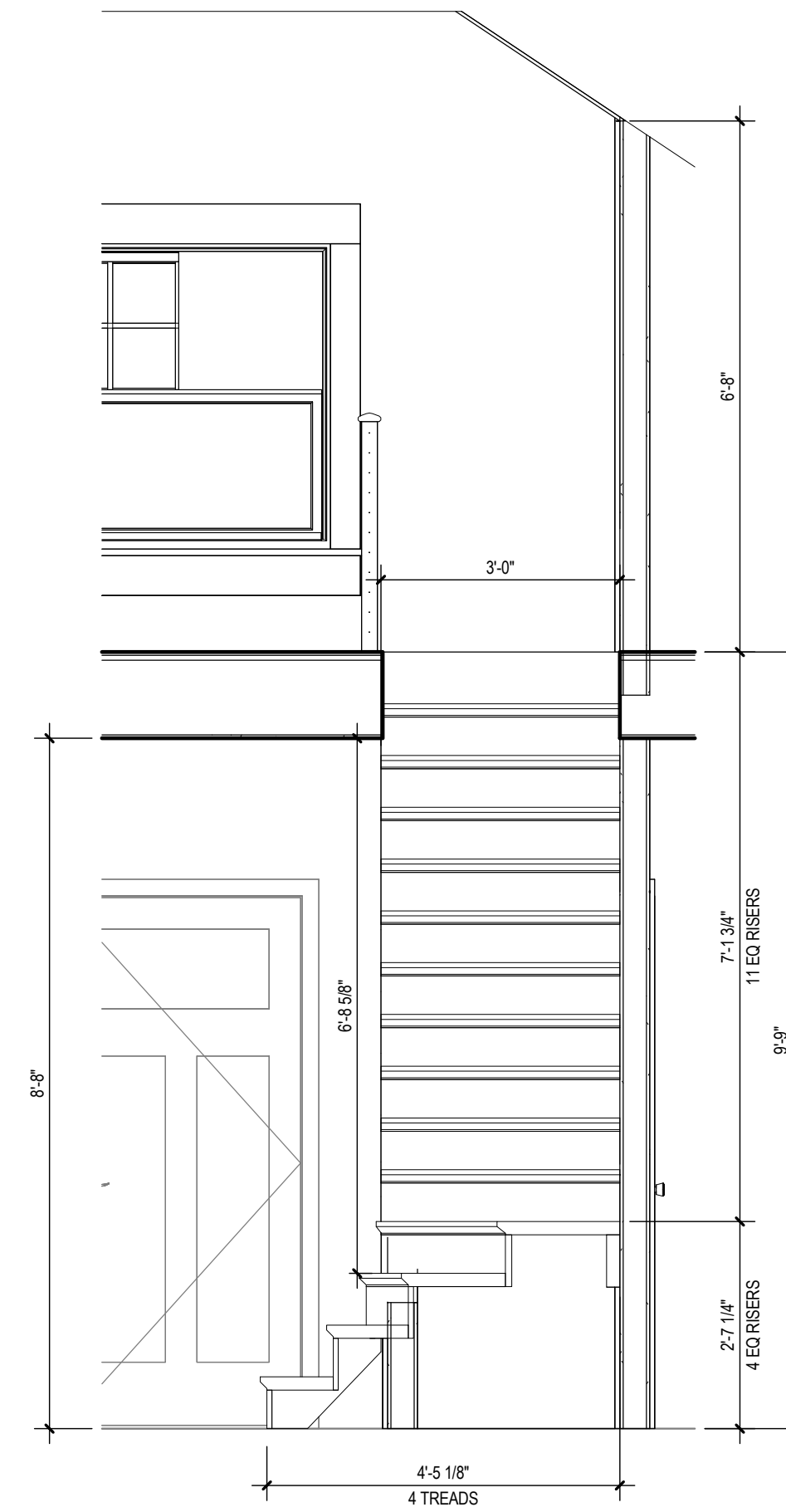
2 SECTION THRU OFFICE  
1/4" = 1'-0"



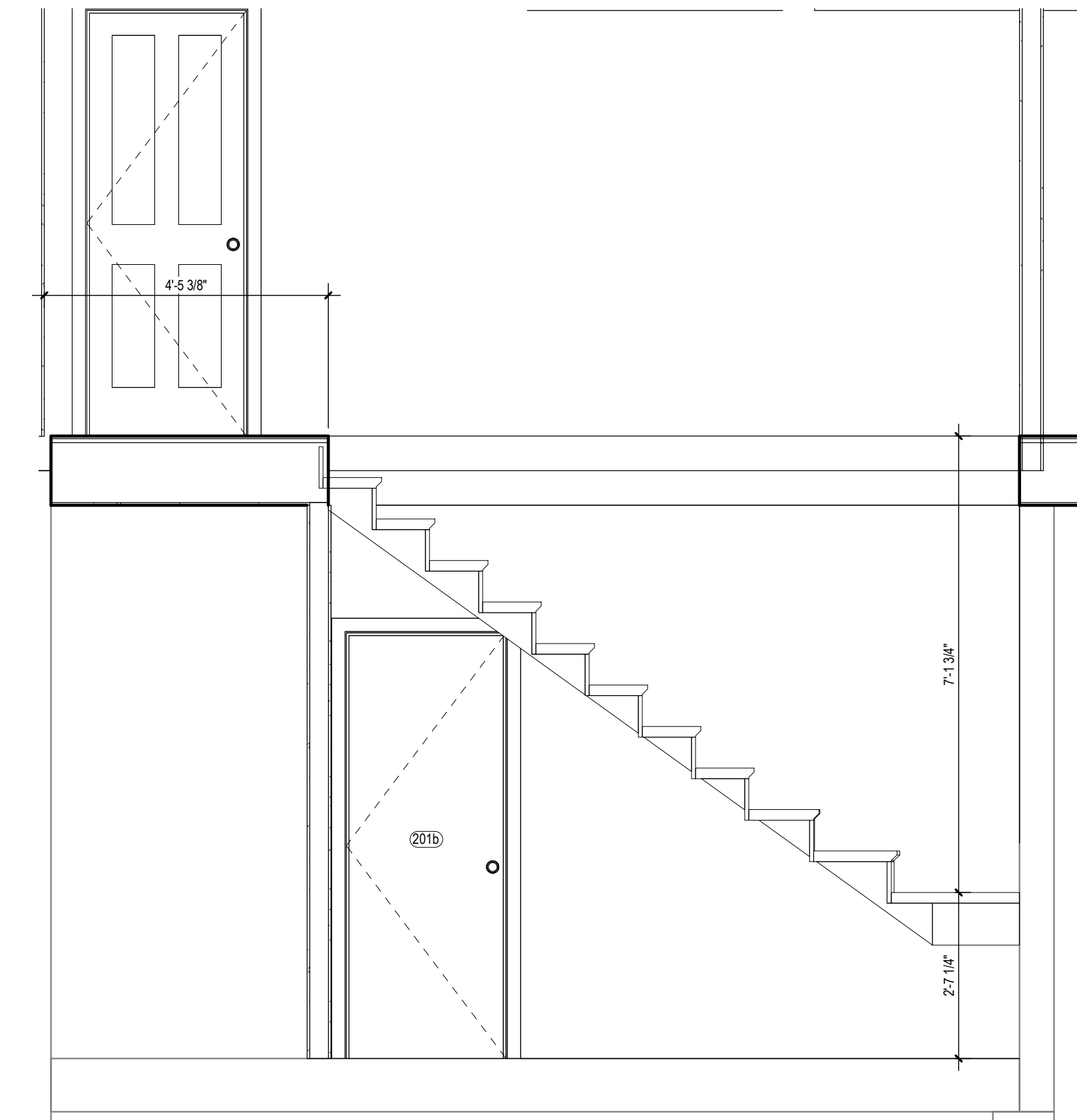
6 SECTION THRU BEDROOM  
1/4" = 1'-0"



3 ENLARGED STAIR PLAN  
1/2" = 1'-0"



4 STAIR SECTION A  
1/2" = 1'-0"



5 STAIR SECTION B  
1/2" = 1'-0"

These documents and the designs shown are the property of the Architect and have been specifically prepared for the project named herein. They are not suitable for use on other projects or in other locations without the approval and participation of the Architect. Reproduction is prohibited without written consent and any infringement will be subject to legal action.

REVISION DATA

No.	Description	Date





























# Hardie® Plank

## Find your style

Your home is a blank canvas. Experiment with a variety of Hardie® Plank siding styles, textures, and stunning colors featuring our ColorPlus® Technology finishes to create your masterpiece.

### Select your siding texture



Select Cedarmill®



Smooth



Beaded Select Cedarmill®



Beaded Smooth



Unavailable in your area

Custom Colonial Roughsawn



Unavailable in your area

Custom Colonial Smooth

Primed for Paint product samples are not available. Please check with your contractor or local dealer for availability in your area.

### Select your color collection



The above picture shows the current gable area with vinyl siding, which does not comply with the period the home was built in. In contrast, the dormers, as shown in the above image, are finished with lapped siding and wood trim around the windows and soffits. This detailing will be replicated on the left and right side gables to maintain architectural consistency. The Hardie board in the above image illustrates the material we will use for the replacement, ensuring it matches the style and finish of the dormers. The wood trim, as shown in the above picture, will be installed around the soffits and windows to mirror the existing dormer trim. Finally, the above image demonstrates the paint color we will use to match the dormers to the gables, ensuring a seamless and cohesive look across the exterior of the historic house.



CITY OF MURFREESBORO  
2025 HISTORIC ZONING COMMISSION (HZC) CALENDAR

Monthly Submittal Deadline (3:00 PM)	HZC Meeting Date (3:30 PM)
January 7	January 21
February 4	February 18
March 4	March 18
April 1	April 15
May 6	May 20
June 3	June 17
June 27	July 15
August 5	August 19
September 2	September 16
October 7	October 21
November 4	November 18
December 2	December 16

## NATIONAL REGISTER DISTRICT

Identifies significant properties and districts for general planning purposes.

Analyzes and assesses the historic character and quality of the district.

Designates historic areas based on uniform national criteria and procedures.

Sets district boundaries tightly, based on the actual distribution pattern of intact historic properties in the area.

Makes available specific federal and state tax incentives for preservation purposes.

Provides a limited degree of protection from the effects of federally assisted undertakings.

Qualifies property owners for federal and state grants for preservation purposes, when funds are available.

**Does not** restrict the use or disposition of property or obligate private property owners in any way.

**Does not** require conformance to design guidelines or preservation standards when property is rehabilitated unless specific preservation incentives (tax credits, grants) are involved.

**Does not** affect state and local government activities.

**Does not** prevent the demolition of historic buildings and structures within designated areas.

## LOCAL HISTORIC DISTRICT

Protects a community's historic properties and areas through a design review process.

Protects the historic character and quality of the district with specific design controls.

Designates historic areas on the basis of local criteria and local procedures.

Sets district boundaries based on the distribution pattern of historic resources plus other preservation and community planning considerations.

Provides no tax incentives for preservation purposes unless such are provided by local tax law.

Provides no additional protection from the effects of federally assisted undertakings.

**Does not** qualify property owners for federal or state grants for preservation purposes.

**Does not** restrict the use to which property is put in the district or require property owners to make improvements to their property.

Requires local historic preservation commissions review and approval, based on conformance to local design guidelines, before a building permit is issued for any "material changes" in appearance to the district.

**Does not** affect federal, state, or local government activities.

Provides for review of proposed demolitions within designated areas; may prevent or delay proposed demolitions for specific time periods to allow for preservation alternatives.



## NATIONAL REGISTER DISTRICT

A **National Register historic district** is a historic district that is listed in the **National Register of Historic Places**. The National Register is our country's official list of historic properties and resources worthy of preservation. It includes individual buildings, structures, sites, and objects as well as historic districts that are considered to be significant in American history, architecture, engineering, archaeology, and culture.

National Register listing **recognizes** the significance of properties and districts. By doing so, it identifies significant historic resources in a community. Boundaries of National Register districts are tightly drawn to encompass only concentrated areas of historic buildings. Information compiled to nominate a historic district can be used in a variety of planning and development activities. National Register listing also makes available specific preservation incentives and provides a limited degree of protection via review of the effects of federally funded, licensed, or permitted activities.

The National Register is maintained by the US Department of the Interior. In Louisiana, the National Register program is administered by the National Register Coordinator at the Division of Historic Preservation. National Register historic districts most commonly encompass central business districts, residential neighborhoods, industrial areas, rural areas, and, occasionally, entire communities.

## LOCAL HISTORIC DISTRICT

A **local historic district** is a district designated by a local ordinance that falls under the jurisdiction of a **local historic preservation review commission**. A local historic district is generally "overlaid" on the existing zoning classifications in a community. Therefore, it deals only with the appearance of the district, not with the uses of those properties.

A local historic district is a geographically definable area, urban or rural, which contains structures, sites, and/or works of art which have special historical or aesthetic interest or value; represent one or more periods or styles of architecture typical of one or more eras in the history of the municipality, county, state, or region; and cause that area to constitute a visibly perceptible section of the community.

The designation of a local district **protects** the significant properties and the historic character of the district. It provides a community with the means to make sure that growth, development, and change take place in ways that respect the important architectural, historical, and environmental characteristics within a district. Local designation encourages sensitive development in the district and discourages any unsympathetic changes from occurring. This happens through a process called **design review**. The historic preservation commission reviews major changes that are planned for the district and issues **Certificates of Appropriateness** which allow the proposed changes to take place.



<b>HZC Application Fees</b>	
<b>Certificate of Appropriateness</b>	
HZC Application (Meeting Required). . . . .	\$150.00
HZC Application (Admin Approval). . . . .	\$75.00

Only exterior projects visible from a public right-of-way (R-O-W) are reviewed (if unsure contact the HZC Planning Representative.)

All applications must include documentation that clearly illustrates the proposed exterior appearance of the project.

Approvals for Certificates of Appropriateness allow six months for construction to begin. If work has not commenced within that timeframe, the approval will expire.

Please complete the application and schedule a meeting with the HZC Planning representative at least ten (10) working days before the submittal deadline for the HZC meeting (Please refer to the HZC calendar)

**\*\*ALL DRAWINGS, ELEVATIONS & SITE PLANS MUST BE DRAWN TO SCALE\*\***

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. Schedule a meeting with HZC Planner about application 615-893-6441.

Property Address: 346 E Main St Murfreesboro TN 37130 Date: 9/24/07

Applicant: Rachel King Phone: 615-427-1230

Mailing Address: 346 E Main St Email: susiemanier@gmail.com

City: Murfreesboro TN Zip Code: 37130

Property Owner (If different than above): \_\_\_\_\_ Phone: \_\_\_\_\_

Mailing Address: \_\_\_\_\_ Email: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_

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

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

Contractor: Three Stone Roofing Email: jessica@threestoneroofing.com

Address: 6100 Tower Cir Franklin, TN 37067 Phone: 615-728-2324

Who will represent the owner at the Historic Zoning Commission meeting? (if other than owner)

**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: N/A Phone: \_\_\_\_\_

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

Title or Relationship to Owner: \_\_\_\_\_



**TYPE OF WORK:** \_\_\_\_\_ New Const. \_\_\_\_\_ Demolition \_\_\_\_\_ Alterations \_\_\_\_\_ Other  
 Exterior Repairs/Maintenance, **no** appearance changes (Administrative)

**NEW CONSTRUCTION** (Additions are considered new construction)

1. Site plans must show entire lot with setbacks noted and site improvements (i.e. sidewalks, lighting)
2. Elevation drawings must show each façade with dimensions and material specifications
3. Front elevations must include photos of adjacent property's principal structure (to compare size and scale)
4. Provide: photographs, product samples or literature, manufacturer's illustrations, etc.

**DEMOLITION**

1. Application must include a written description of the structure's condition and reason for demolition.
2. Photographs must include the structure's current condition showing all elevations and the interior of the structure.
3. Provide a description of the proposed reuse of the site to include plans for the new structure.

**ALTERATIONS** (Check each item of work to be done. If not listed please fully explain in space provided below)

- |   |  |   |  |
|---|--|---|--|
| <input type="checkbox"/> awning or canopy | <input type="checkbox"/> light fixtures    | <input type="checkbox"/> porch flooring     | <input type="checkbox"/> shutters      |
| <input type="checkbox"/> cleaning         | <input type="checkbox"/> landscaping       | <input type="checkbox"/> railings           | <input type="checkbox"/> siding        |
| <input type="checkbox"/> curb cut         | <input type="checkbox"/> masonry work      | <input type="checkbox"/> retaining wall     | <input type="checkbox"/> signs         |
| <input type="checkbox"/> deck             | <input type="checkbox"/> mechanical system | <input checked="" type="checkbox"/> roofing | <input type="checkbox"/> skylights     |
| <input type="checkbox"/> door             | <input type="checkbox"/> ornamentation     | <input type="checkbox"/> satellite dish     | <input type="checkbox"/> steps         |
| <input type="checkbox"/> fence            | <input type="checkbox"/> painting          | <input type="checkbox"/> security doors     | <input type="checkbox"/> storm doors   |
| <input type="checkbox"/> general repair   | <input type="checkbox"/> paving            | <input type="checkbox"/> security windows   | <input type="checkbox"/> storm windows |
| <input type="checkbox"/> gutters          | <input type="checkbox"/> porch columns     | <input type="checkbox"/> sidewalks          | <input type="checkbox"/> windows       |

Description of all work to be performed (You may use additional pages if needed)

Roof to be replaced roof with: Certainteed Presidential Shake "Shadow Gray" \_\_\_\_\_  
<https://www.certainteed.com/products/residential-roofing-products/presidential-shake> \_\_\_\_\_

**Any** change in the description of work shown on the original approved application may require another review and approval from the Historic Zoning Commission **prior** to beginning the work. When necessary, accurate scale elevations, drawings, photographs, brochures, samples of materials and site plans are needed for review.

Any action required by another body such as the Board of Zoning Appeals, Planning Commission or City Council must be approved **prior** to submittal to the Commission.

**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.

Estimated cost of work           \$90,000            
Signature (owner)           Rachel King          09/24/24 11:53 AM            
Signature (applicant) \_\_\_\_\_

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

Date received: 9/25/24 Receipt #: 375231 Amt Paid: 875 HZC #: 11-24-012

**REMAINDER OF APPLICATION TO BE COMPLETED BY STAFF**

\_\_\_\_\_ Application approved Date \_\_\_\_\_

\_\_\_\_\_ Application approved with the following conditions. See attached approval letter.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_ Application denied for the following reasons. See attached denial letter.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Application administratively approved by: \_\_\_\_\_ Date \_\_\_\_\_

**INSPECTIONS:**

1.) Approved \_\_\_\_\_ Failed \_\_\_\_\_ Date \_\_\_\_\_

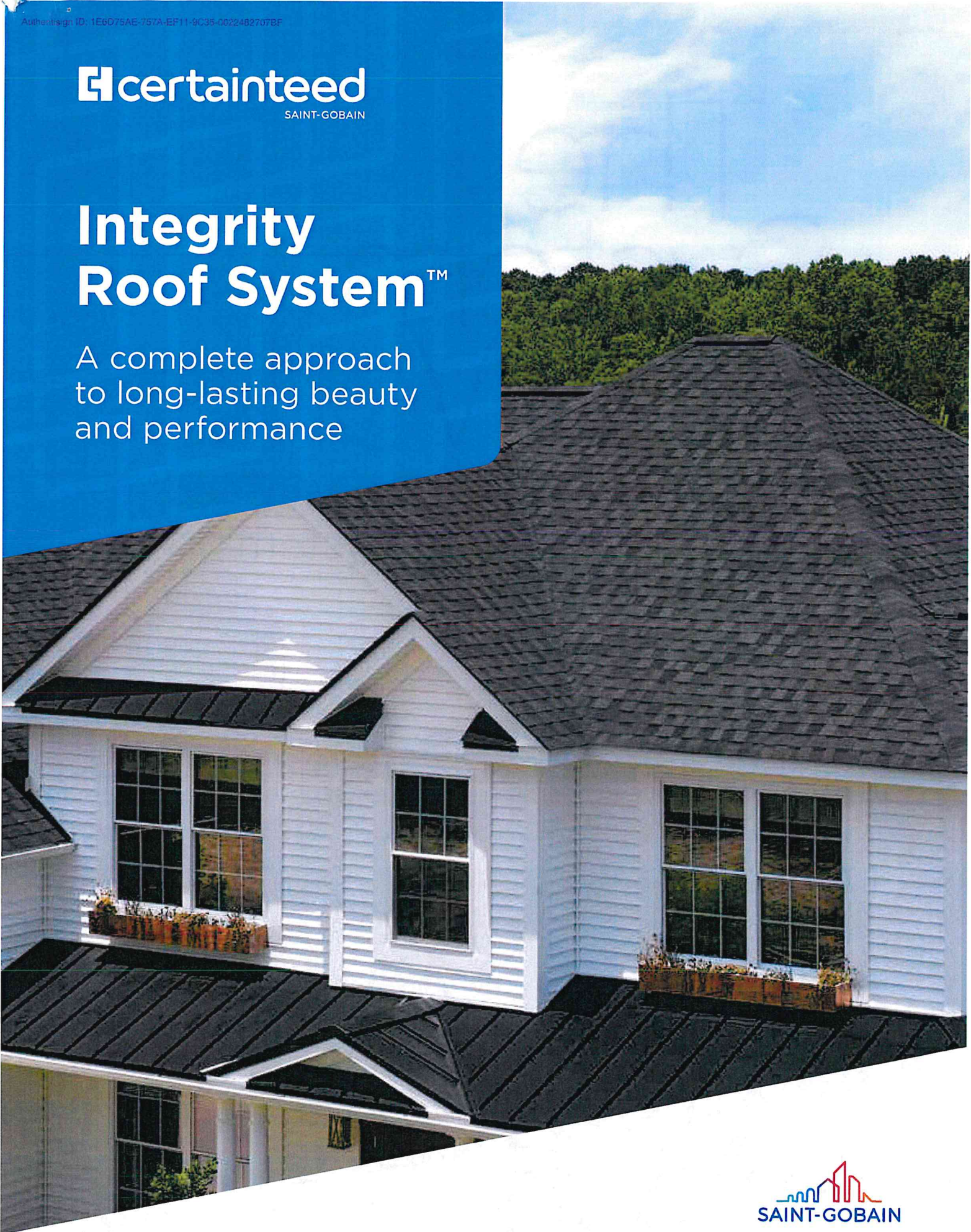
2.) Approved \_\_\_\_\_ Failed \_\_\_\_\_ Date \_\_\_\_\_





# Integrity Roof System™

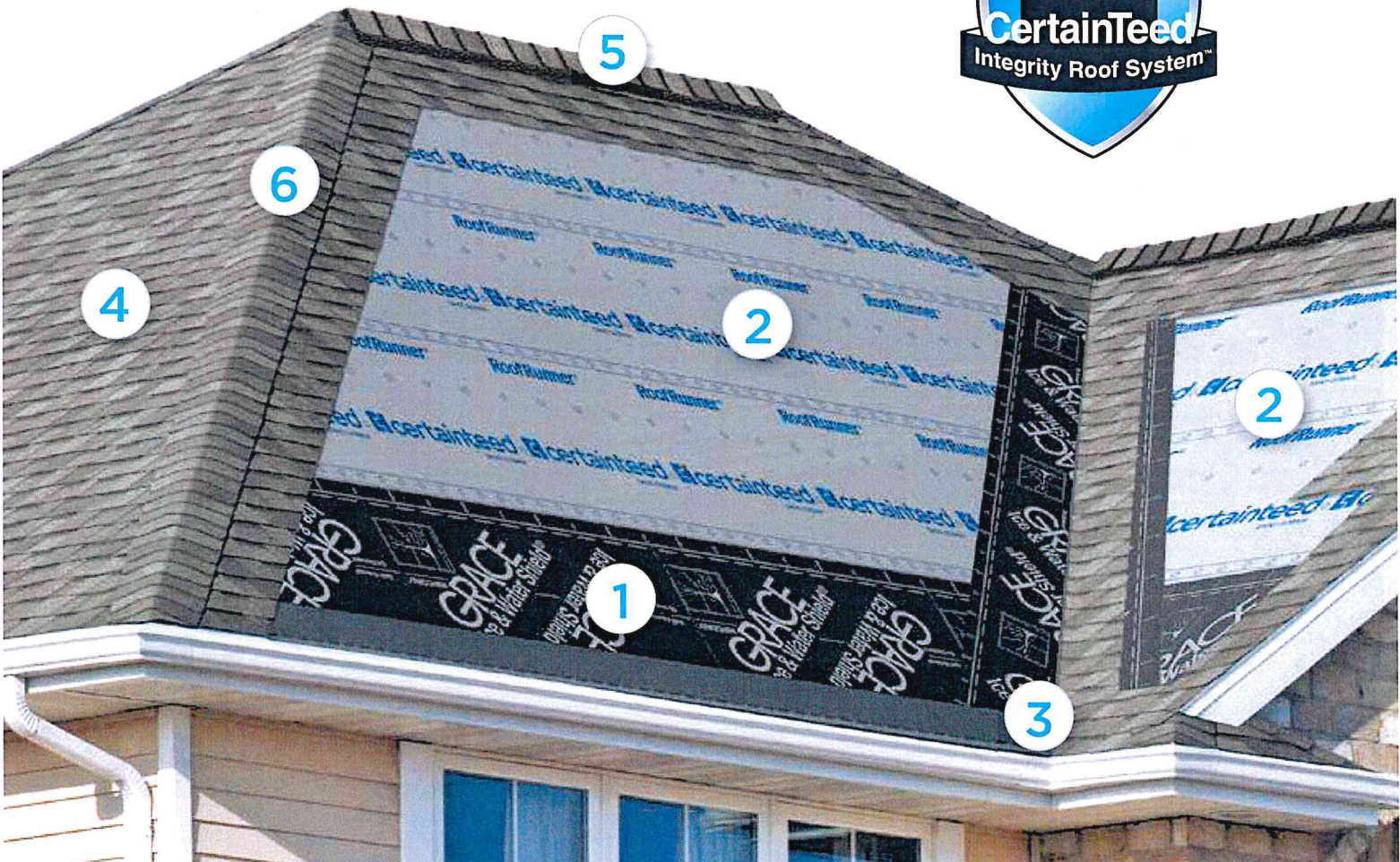
A complete approach  
to long-lasting beauty  
and performance





# The System Works

Benefits of the CertainTeed Integrity Roof System™





# Insist upon the Integrity Roof System™ and get the ultimate in roof performance!

With as much care as you take in selecting the right contractor, choosing the right roof system is equally as important. A CertainTeed Integrity Roof System™ combines key elements that help ensure you have a well-built roof for long-lasting performance.

It all starts with CertainTeed's broad line of shingles, featuring brilliant color blends, dramatic styles and shadow lines, and the strongest warranties in the industry. The right shingle can mean the difference between an average, everyday look or a beautiful roof that's the talk of the neighborhood.

Shingles are just the beginning — to keep your new roof performing and looking great for years to come it takes a complete CertainTeed Integrity Roof System approach.



## 1. Waterproofing Underlayment

The first step in your defense against the elements. Self-adhering underlayment is installed at vulnerable areas of your roof to help prevent leaks from wind-driven rain and ice dams.\*

## 2. Water-Resistant Underlayment

Provides a protective layer over the roof deck and acts as a secondary barrier against leaks.

## 3. Starter Shingles

Starter Shingles are the first course of shingles that are installed and designed to work in tandem with the roof shingles above for optimal shingle sealing and performance.

## 4. Shingles

Choose from a variety of Good-Better-Best styles to complement any roof design and fit your budget.

## 5. Ventilation

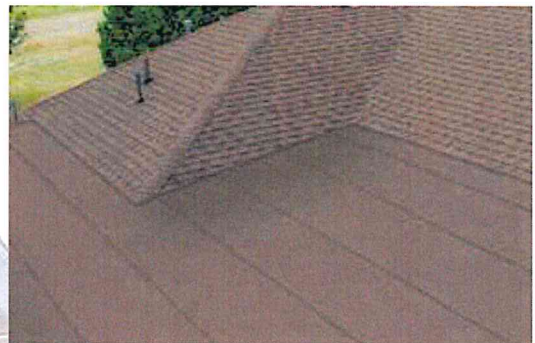
A roof that breathes is shown to perform better and last longer. Ridge Vents, in combination with CertainTeed Intake Vents or Soffit Vents, allow air to flow on the underside of your roof deck, keeping the attic cooler in the summer and drier in the winter.

## 6. Hip & Ridge Caps

Available in numerous profiles, these accessories are used on the roof's hip and ridge lines for a distinctive finishing touch to your new roof.

### Low-Slope Sections

CertainTeed Flintlastic® and SMARTCOAT™ roofing products are also available for low-slope roof areas.



\* Waterproofing Underlayment is not typically applied at the eaves in climate areas not prone to snow and ice.



# Products that perform.

CertainTeed has all of the products you need to make the Integrity Roof System™ work for you. From the edges to the hips and ridges. From the underlayment to the finished surface. CertainTeed products work together to help ensure your roof system performs at the highest level.

## Waterproofing Underlayment

WinterGuard®  
DryRoof® SA  
Grace Vycor®

## Water-Resistant Underlayment

DiamondDeck®  
RoofRunner®

## Starter Shingles

SwiftStart®  
High-Performance Starter  
Presidential® Starter

## Shingles

A wide variety of styles to fit any home, covered by the strongest warranty in the business.

## Hip & Ridge Caps

Shadow Ridge®  
CedarCrest®  
Mountain Ridge®  
Shangle® Ridge

## Ventilation

CertainTeed® Ridge Vent  
CertainTeed® Rolled Ridge Vent  
CertainTeed Intake Vent  
CertainTeed Soffit Vent

learn more at:

[certainteed.com/roofing](https://certainteed.com/roofing)



CertainTeed

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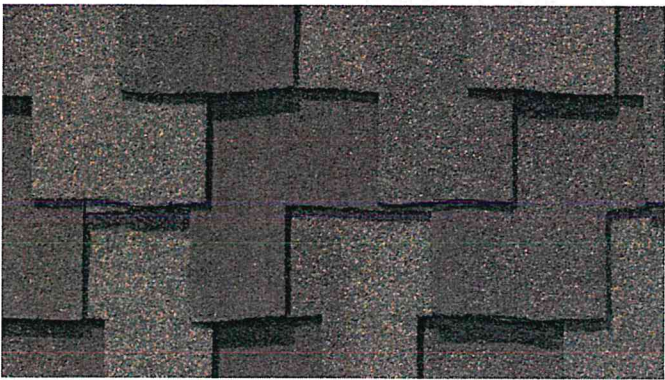
# PRESIDENTIAL SHAKE® IR COLOR PALETTE



Autumn Blend



Charcoal Black *(Not avail in all areas.)*



Classic Weathered Wood



Shadow Gray



Weathered Wood



Scan code for more information

*NOTE: Due to limitations of printing reproduction, CertainTeed can not guarantee the identical match of the actual product color to the graphic representations throughout this publication.*

**Presidential Shake® IR  
available in areas shown**



**CertainTeed**

Ceilings • Gypsum • Insulation • Roofing • Siding • Trim

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Presidential Shake® IR,  
shown in Shadow Gray

# Presidential Shake® IR

## Luxury Roof Shingles

Presidential Shake® IR shingles are the highest-quality laminated shingles available, offering a differentiated appearance or functionality that exceeds designer shingles. Apart from offering premium protection for weathering, luxury shingles provide stunning visuals, presenting the highest quality, coloration, and dimensionality. These products offer the most realistic representation of old-world wood shake and quarried slate roofing.

Presidential Shake® IR shingles has a two-piece laminated fiberglass construction for a distinctive sculpted, rustic look. A wind warranty upgrade to 130 mph available.

\* See warranty for specific details and limitations.



Scan code for  
more information

- **Lifetime limited transferable warranty - residential\***
- **10-year SureStart protection**  
Includes materials and labor costs
- **15-year 110 MPH wind warranty**  
Upgrade to 130 MPH available
- **CertaSeal® seals roofs tight** against wind and weather.
- **StreakFighter® 30-year algae resistance.**

Certainteed products are tested to ensure the highest quality and comply with the following industry standards:

**Fire Resistance:**

- UL Class A
- UL certified to meet ASTM D3018 Type 1

**Wind Resistance:**

- UL certified to meet ASTM D3018 Type 1
- ASTM D3161 Class F

**Tear Resistance:**

- UL certified to meet ASTM D3462
- CSA standard A123.5

**Impact Resistance:**

- Meets UL2218 Class 4



**Wind Driven Rain Resistance:**

- Miami-Dade Product Control Acceptance

**Acceptance Quality Standards:**

- ICC-ES-ESR-1389 & ESR-3537







September 25, 2024

Rachel King  
346 East Main Street  
Murfreesboro, TN 37130

**RE: H-24-012- 346 East Main Street**

Dear Ms. King,

Please be advised that your request to make the following change, to the exterior of 346 East Main Street, has been administratively approved:

1. Replace existing shingle roof with new (same material) shingle roof.

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,

A handwritten signature in cursive script that reads "Amelia Kerr".

Amelia Kerr  
Planner

cc: Building and Codes Department

af