

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

Special Meeting February 4, 2025  
3:30 PM, Council Chambers, City Hall

- I. Call to Order
- II. Determination of a quorum
- III. Approve Minutes of the Regular Meetings on October 15, 2024
- IV. New Business
  - a. **H-24-001: 346 East Main Street- Three Stone Roofing- Requesting review for replacement of gutters and damaged areas of fascia and soffits for an existing single-family residence.**
- V. Staff Reports and Other Business
- VI. Adjourn

**City of Murfreesboro  
Historic Zoning Commission  
Staff Comments  
Special meeting: February 4, 2025**

**New Business:**

- a. **H-24-001: 346 East Main Street- Three Stone Roofing-  
**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 Byrn-Roberts 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 Queen Anne style house was constructed circa 1903.



In October 2024 administrative approval was given to replace the existing architectural asphalt roof with the same color and material and the Commission approved to replace the gutters. Also, at its regular October 2024 meeting the Commission approved gutter and downspout replacements. During installation of the new roof and gutter system extensive rot damage was revealed. The applicant is now requesting review to:

1. Replace all frieze board, soffit, fascia around entire perimeter. We will be using James Hardie Artic white to match the existing.
2. Replace all the small 6x6" pop outs and quarter round molding, and paint to match existing.
3. Matching 6 1/2" crown molding to match the existing curb. We will replace and paint to match.
4. Replace all the 1x4" boards on the interior of the curb to build a small trough to lay a 6" gutter system and use polyurethane foam to embed the gutter system to ensure it doesn't move.
5. Attach an extended drip edge from the decking into the gutter system.
6. Install a coping cap that covers from the crown molding and secure onto the outer side of the gutter system.

Second-floor curb photographs of the home as it exists today and photos of the rot damage, proposed project information and photos of the areas of work are included in the agenda package.

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



<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 East Main St. Murfreesboro Date: 1/17/25

Applicant: Three Stone Roofing Phone: [REDACTED]

Mailing Address: 6100 Tower Cir. Suite 210 Email: [REDACTED]

City: Franklin State: TN Zip Code: 37067

Property Owner (If different than above): Brenda Jerrard Phone: [REDACTED]

Mailing Address: 346 East Main St Email: [REDACTED]

City: Murfreesboro State: Tn Zip Code: 37130

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

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

Contractor: Three Stone Roofing Email: [REDACTED]

Address: 6100 Tower Cir Suite 210 Franklin Phone: [REDACTED]

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: COO-Dylan Lynch/Ops Manager-Brandis Dew Phone: [REDACTED]

Address: 6100 Tower Cir Franklin Tn

Title or Relationship to Owner: Contractor

**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 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)

Provided in attachment.

**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           \$60,000.00            
 Signature (owner)           Brandis Dew            
 Signature (applicant)           Brandis Dew

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

Date received: 1/24/25 Receipt #: 375242 Amt Paid: \$150 HZC #: H-25-001

**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 \_\_\_\_\_



## Description on repairs

Here is a list of repairs we would like to perform on 346 East Main St.

- 1) Replace all frieze board, soffit, fascia around entire perimeter. We will be using James Hardie Artic white to match the existing look as seen below.



- 2) We will replace all of the small 6x6" pop outs and quarter round molding, and paint to match existing.





- 3) I have found a matching 6 ½" crown molding to match the existing curb. We will replace and paint to match.




- 4) On the interior of the curb, we will need to replace all the 1x4" boards to build a small trough to lay a 6" gutter system. We plan on using a polyurethane foam to embed the gutter system to ensure it doesn't move.
- 5) We will attach an extend drip edge from the decking into that gutter system.
- 6) We will install a coping cap that cover from the crown molding and secure onto the outer side of the gutter system.

We have only removed a small portion around the perimeter. There is a chance there could be more repairs once the rest of the shingles are removed.



Well need to replace these 1x4 and 1x6 boards in order to build a trough for a 6" gutter system. We will place the gutter system into a polyurathane foam to ensure the gutter is secure.



We will be replacing all of the soffit and fascia with James Hardie cement board. Color to match. Under the soffit we will be replacing the 6x6 pop outs and the 3/4" quarter round trim along the frieze board and soffit. The crown molding around the outer fascia will be replaced with like for like crown molding. All materials will be white or painted white to match what was pre-existing.















