

CITY OF MURFREESBORO

HISTORIC ZONING COMMISSION

Regular Meeting March 25, 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 February 18, 2025
- IV. New Business
 - a. **H-25-004-209 & 211 North University: Fletcher Holland representing Ralph and Barbara Forsythe**- Requesting review for replacement of front porch lighting and adding shutters to an existing two-family residence.
 - b. **H-25-005-205 North University: Fletcher Holland representing Ralph and Barbara Forsythe**- Requesting review for replacement of an existing carport to an existing family residence.
 - c. **H-25-006-933 East Main Street: Fletcher Holland representing Greg and Anna Stewart**- Requesting review for the addition of a covered patio for an existing single-family residence.
- V. Staff Reports and Other Business
 - a. **H-25-002- 205 N. University Street, Fletcher Holland representing Ralph and Barbara Forsythe** – Administratively approved for:
 - 1. Repair soffits, trim, gutters, soffit vents and roof vents with same materials. Soffits are to be solid wood as existing.
 - 2. Repair and paint windows.
 - 3. General brick and mortar cleaning.
 - 4. Paint all trim to match existing BM-Cloudcover.

b. H-25-003- 209-211 N. University Street, Fletcher Holland representing Ralph and Barbara Forsythe – Administratively approved for:

1. Repair soffits, trim, gutters, soffit vents and roof vents with same materials. Soffits are to be solid wood as existing.
2. Repair and paint windows.
3. General brick and mortar cleaning.
4. Paint all trim to match existing BM-Cloudcover.

VI. Adjourn

MINUTES
OF THE CITY OF MURFREESBORO
HISTORIC ZONING COMMISSION
City Hall, 111 W. Vine Street, Council Chambers

February 18, 2025 3:30PM

Members Present:

Deborah Belcher, Vice-Chair

Linda Anderson

Gib Backlund

David Becker

Bill Jakes

Mike Panesi

Bryan Prince

Jim Thompson

Members Absent:

Jeff Davis

Staff Present:

Matthew Blomeley, Asst. Planning Director

Amelia Kerr, Planner

John Tully, Assistant City Attorney

Ashley Fulghum, Recording Assistant

1. Call to Order and Determination of a Quorum:

Vice- Chair Deborah Belcher called the meeting to order and determined that a quorum was present.

2. Public Comments:

None

3. Consideration of Minutes:

Mr. Bill Jakes motioned to approve the minutes of the October 15, 2024 Historic Zoning Commission meeting; the motion was seconded by Mr. Jim Thompson and was carried by the following vote:

Aye: Linda Anderson

Gib Backlund

MURFREESBORO HISTORIC ZONING COMMISSION MINUTES

February 18, 2025

David Becker

Vice-Chair Deborah Belcher

Bill Jakes

Mike Panesi

Bryan Prince

Jim Thompson

Nay: None

4. New Business:

a. Application [H-25-001] 346 East Main Street- Three Stone Roofing

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

Mr. Brandis Dew and Ms. Brenda Jerrard were present to answer questions.

Mr. Jim Thompson inquired about the material being used for the pop outs. Mr. Dew responded that they will be made of pressure treated wood. Mr. Thompson cautioned the applicant about using pressure-treated wood due to it not being able to be painted for six months.

Mr. Thompson asked about the species of wood being used for the crown molding. Mr. Dew responded that the crown molding and quarter round would be a composite. He also added that the fascia and soffit will be a James Hardi cement board.

Mr. Bill Jakes asked if the pop outs would fall short of the perforation. Mr. Dew responded that some of the perforation would be covered.

Mr. Jakes inquired about the gutter. Mr. Dew explained what they plan to do.

Mr. Thompson asked if everything to the outriggers would be taken off. Mr. Dew confirmed that it would.

The Commission and applicants discussed the perforated soffit.

Mr. Mike Panesi motioned to approve the request; the motion was seconded by Mr. Bill Jakes and was carried by the following vote:

Aye: Linda Anderson

Gib Backlund

David Becker

Vice-Chair Deborah Belcher

MURFREESBORO HISTORIC ZONING COMMISSION MINUTES

February 18, 2025

Bill Jakes

Mike Panesi

Bryan Prince

Jim Thompson

Nay: None

5. Staff Reports and Other Business:

None

6. Adjourn

There being no further business, Vice-Chair Belcher adjourned the meeting at 3:54pm.

CHAIRMAN OR VICE-CHAIRMAN

SECRETARY

**City of Murfreesboro
Historic Zoning Commission
Staff Comments
Regular meeting: March 25, 2025**

New Business:

- a. **H-25-004-209 & 211 North University: Fletcher Holland representing Ralph and Barbara Forsythe- Requesting review for replacement of front porch lighting and adding shutters to an existing two-family residence.**

This property is located one lot to the north of the corner of East College Street and North University Avenue. The subject property contains approximately .19 acres and is developed with a two-family dwelling unit. This two-family structure is a legally non-conforming structure zoned RS-8 (Single-Family Residential District 8), 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 1950.



In February 2025 the owners of this property submitted and received administrative approval for maintenance to the existing structure to include repair and/or replace soffits and trim with same solid wood material as existing, repair and paint windows, replace gutters, soffit vents and roof vents with same materials/products, general brick and mortar cleaning, paint all trim to match existing BM-Cloudcover.

Today the applicant Fletcher Holland representing Ralph and Barbara Forsythe Harmon, is requesting review for:

1. Replacing existing front door flood lights with decorative lamps.
2. The addition of vinyl shutters to the front elevation.
3. The addition of a 12' x 18' storage shed in the rear of the home (not to be visible from the ROW). This structure requires a building permit.

Photographs of the home as it exists today, proposed associated project information, photos of the areas of work are included in the agenda.

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

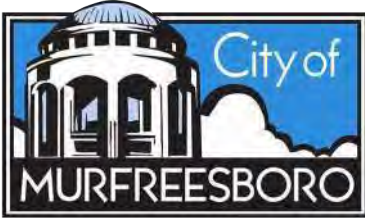




205 N. University



215 N. University



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: 209 and 211 North University St **Date:** 2/14/2025

Applicant: Bock and Sons Co. **Phone:** [REDACTED]

Mailing Address: PO Box 12391 **Email:** [REDACTED]

City: Murfreesboro **State:** TN **Zip Code:** 37129

Property Owner (If different than above): Ralph and Barbara Forsythe **Phone:** [REDACTED]

Mailing Address: 205 North University St **Email:** rforsythe8584@gmail.com

City: Murfreesboro **State:** TN **Zip Code:** 37130

Architect: _____ **Email:** _____

Address: _____ **Phone:** _____

Contractor: Bock and Sons Co. **Email:** [REDACTED]

Address: PO Box 12391, Murfreesboro TN, 37129 **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: Fletcher Holland **Phone:** [REDACTED]

Address: PO Box 12391, Murfreesboro TN, 37129

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)

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 _____

Signature (owner) _____

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 _____

209 & 211 North University St



Alterations

- 1) install new front lanterns at two front doors
- 2) Install new shutters, 5 sets, at front windows only
- 3) 12x16 shed to be placed in back yard out of ROW view.



Lanterns & Shutters Location



New Black Vinyl Shutters at all Windows

New Lantern Locations

209 & 211 North University St



Standard Open Louvered Exterior Vinyl Shutters, 15" Wide

★★★★★
287 customer reviews

Our SKU: EL00001

Standard Vinyl Exterior Shutter with center mullion. Available in our most popular sizes and colors.

Height ⓘ *

35" ▼

Color * - 002 - Black



Exterior Trim Paint Color

Cloud Cover

OC-25



209 & 211 North University St



Ralph Forsythe
205 N University
Murfreesboro TN 37130
Q-2997251



Wall A



Wall D



Wall B

Wall C

Base Details/Permit Details

Building Size & Style

Premier Pro Tall Ranch - 12' wide by 16' long

Paint Selection

Base: No Paint, Trim: No Paint

Roof Selection

Charcoal Dimensional Premium Shingle

Drip Edge

White

Is a permit required for this job?

Yes, Engineering fees still apply

Who is pulling the permit?

Customer

Optional Details

Doors

3' x 6'7" Double Shed Door (6')

Windows

3'x3' Insulated Horizontal Sliding Window

Floor and Foundation

6 Ea Shed Anchor Into Dirt - Auger or MR88

Vents

2 Ea 16"x8" Wall Vent - White

Jobsite/Installer Details

Do you plan to insulate this building after Tuff Shed installs it?

No

Is there a power outlet within 100 feet of installation location?

Yes

The building location must be level to properly install the building. How level is the install location?

Within 4" of level

Will there be 18" of unobstructed workspace around the perimeter of all four walls?

Yes

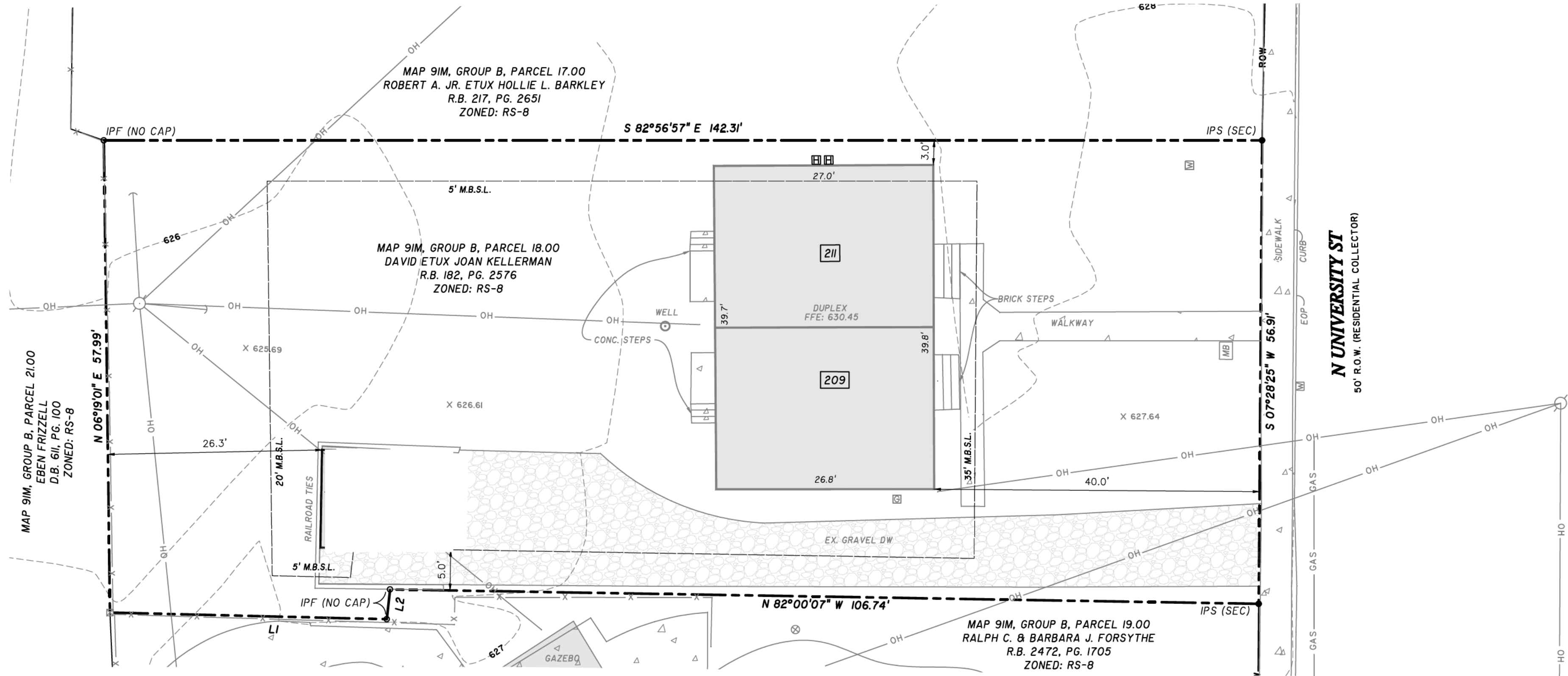
Can the installers park their pickup truck & trailer within approximately 200' of your installation site?

Yes

Substrate Shed will be installed on?

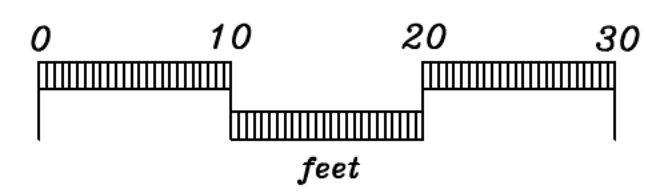
Dirt/Gravel





GENERAL NOTES:

- I. SUBJECT PROPERTY IS IDENTIFIED AS PARCEL 19.00 ON RUTHERFORD COUNTY PROPERTY MAP 91M, GROUP B, AND ZONED RS-8
- II. MINIMUM SETBACKS FOR ZONING A-1 AS SHOWN HEREON UNLESS NOTED OTHERWISE:
FRONT = 35 FT., SIDE = 5 FT., REAR = 20 FT.
2. UNDERGROUND UTILITIES SHOWN WERE LOCATED USING AVAILABLE ABOVEGROUND EVIDENCE, AND ALSO FROM INFORMATION OBTAINED FROM THE RESPECTIVE UTILITY COMPANIES. THE EXISTENCE OR NONEXISTENCE OF THE UTILITIES SHOWN AND ANY OTHER UTILITIES WHICH MAY BE PRESENT ON THIS SITE OR ADJACENT SITES SHOULD BE CONFIRMED WITH THE UTILITY OWNER PRIOR TO COMMENCING ANY WORK.
3. PARCELS MAY BE SUBJECT TO ADDITIONAL EASEMENTS, AND/OR RESTRICTIONS, BY RECORD OR PRESCRIPTION, THAT A COMPLETE TITLE SEARCH MAY REVEAL.
4. THIS PARCEL IS DESIGNATED ZONE X, WHICH IS NOT INCLUDED IN AREAS DESIGNATED AS A "SPECIAL FLOOD HAZARD" ON THE NATIONAL FLOOD INSURANCE PROGRAM COMMUNITY PANEL NO. 47149C0260J DATED 5/9/2023



LOCATION MAP
N.T.S.

LINE	BEARING	DISTANCE
L1	N 81°34'38" W	34.03'
L2	S 13°25'31" W	3.67'

LEGEND

- IRON PIN (FOUND)
- IRON PIN SET (I)
- A/C UNIT
- ELECTRIC BOX
- ⊠ FENCE POST
- ⊠ GAS METER
- MB MAILBOX
- SEWER CLEANOUT
- XXX STREET ADDRESSES
- TELEPHONE BOX RISER
- WATER METER
- ⊗ WATER VALVE
- WELL
- x-x- FENCE (AS NOTED)
- GAS- GAS LINE
- ↑ OHL OVERHEAD UTILITY LINE w/ GUY WIRE
- BUILDING HATCH
- CONCRETE HATCH
- GRAVEL HATCH

PROPOSED STORAGE EXHIBIT
BOCK & SONS Co.

MAP 91M, GROUP B, PARCEL 18.00
209-211 NORTH UNIVERSITY STREET, MURFREESBORO, TN 37130
13th CIVIL DISTRICT OF RUTHERFORD COUNTY
R.B. 182, PG. 2576 (R.O.R.C., TN)

SEC, Inc. SITE ENGINEERING CONSULTANTS
ENGINEERING • SURVEYING • LAND PLANNING
LANDSCAPE ARCHITECTURE

WWW.SEC-CIVIL.COM
850 MIDDLE TENNESSEE BLVD • MURFREESBORO, TENNESSEE 37129
PHONE (615) 890-7901 • FAX (615) 895-2567

PROJ. # 25010.01	DATE: 1/20/2025 REV.:	FILE: NUNIVERSITYST(209) -TOPO(BDRY).DWG	DRAWN BY: ACAD/MMH	SCALE: 1" = 10'	SHEET 1 OF 1
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**City of Murfreesboro
Historic Zoning Commission
Staff Comments
Regular meeting: March 25, 2025**

New Business:

- b. H-25-005-205 North University: Fletcher Holland representing Ralph and Barbara Forsythe- Requesting review for replacement of an existing carport to an existing family residence.**

This property is located on the northwest corner of North University Avenue and East College Street. The subject property contains approximately .28 acres and is developed with a single-family dwelling unit. This single-family structure is zoned RS-8 (Single-Family Residential District 8), 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 1929 and is a contributing structure.



In February 2025 the owners of this property submitted and received administrative approval for maintenance to the existing structure to include repair and/or replace soffits and trim with same solid wood material as existing, repair and paint windows, replace gutters, soffit vents and roof vents with same materials/products, general brick and mortar cleaning, paint all trim to match existing BM-Cloudcover.

Today the applicant Fletcher Holland representing Ralph and Barbara Forsythe are requesting review to replace an existing drive-thru carport. The carport will be 27' x 28' and constructed in the same location as the existing carport.

1. The primary material will be James Hardie smooth panel siding to match the existing side porch/sunroom.
2. Trim material will be Miratec Exterior Trim
3. The brick water table will match the existing brick on the home.
4. The K-Style gutters and downspouts will match the house.
5. The Timberline Charcoal Asphalt Shingles will match the existing house shingles.
6. The lighting fixtures on the east elevation are Kichler Decorative lighting.
7. An existing weathervane to be reinstall at the center of the new roof ridge and
8. The existing driveway will be converted from asphalt to concrete.

Photographs of the home as it exists today, proposed associated project information, photos of the areas of work are included in the agenda.

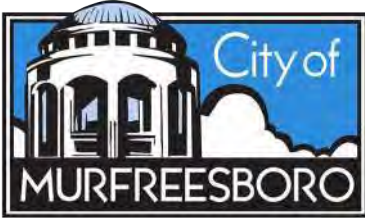
The applicant will be in attendance at the meeting in order to answer any questions the Commission may have regarding the request.



205 N. University







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: _____ **Date:** _____

Applicant: _____ **Phone:** _____

Mailing Address: _____ **Email:** _____

City: _____ **State:** _____ **Zip Code:** _____

Property Owner (If different than above): _____ **Phone:** _____

Mailing Address: _____ **Email:** _____

City: _____ **State:** _____ **Zip Code:** _____

Architect: _____ **Email:** _____

Address: _____ **Phone:** _____

Contractor: _____ **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: _____ **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 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)

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 _____

Signature (owner) _____

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 _____

205 North University St

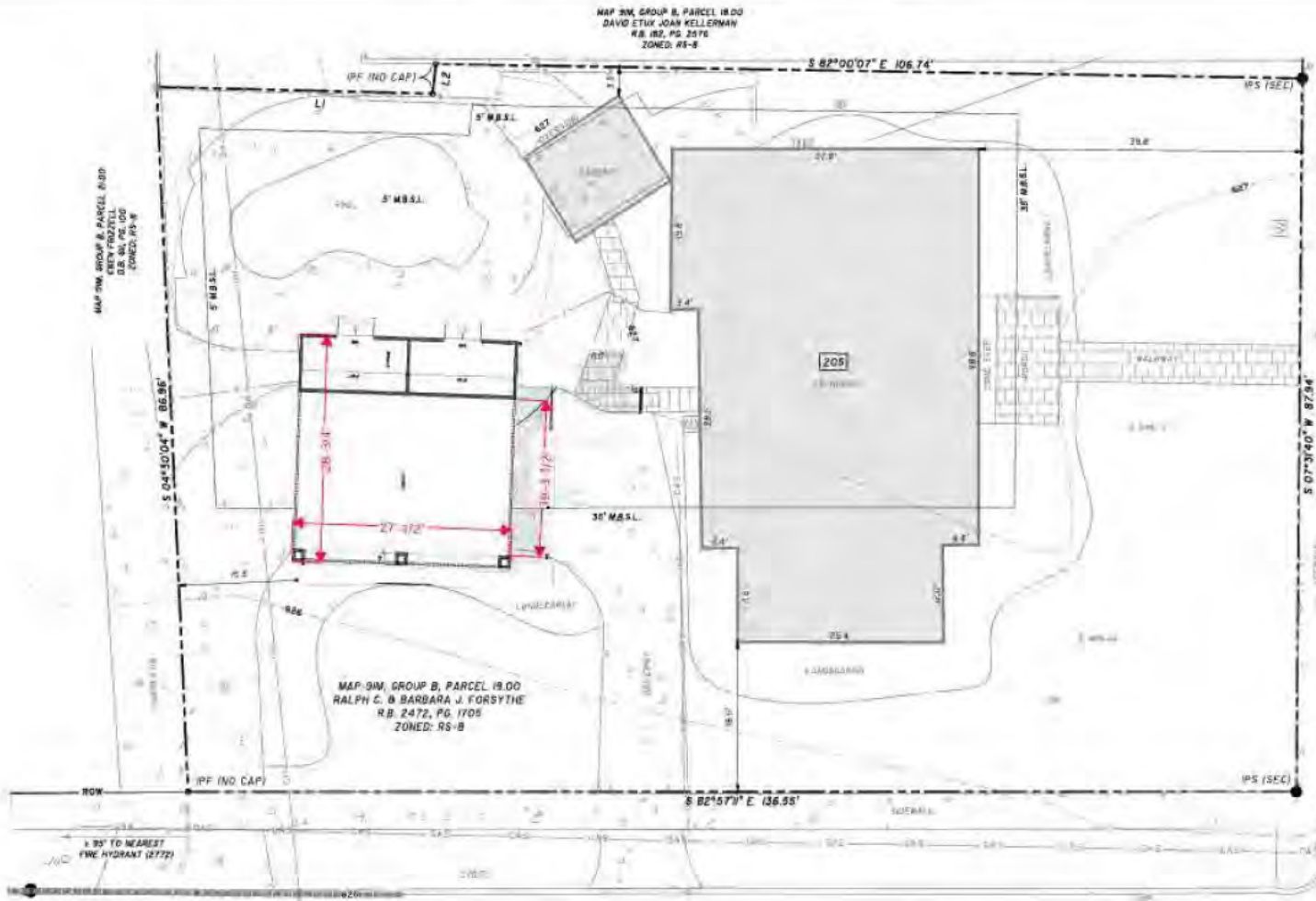




Carport Notes

- Framed carport, coordinated with new concrete driveway.
- Exterior skin will be constructed of cement fiber paneling and miratec trim to match the existing house standards
- Paint to be BM-Cloudcover
- Shingles to match house at Timberline charcoal
- Brick skirt to be closest match to Main house
- Downspouts and gutters to match the main house
- Lights to be Kichler 49735BKT





N UNIVERSITY ST
50' R.O.W. RESIDENTIAL COLLECTOR



E COLLEGE ST
50' R.O.W. (COMMUNITY COLLECTOR)



LOCATION MAP
N.T.S.

- GENERAL NOTES:**
- SUBJECT PROPERTY IS IDENTIFIED AS PARCEL 19.00 ON RUTHERFORD COUNTY PROPERTY MAP 91M GROUP B, AND ZONED RS-B
 - MINIMUM SETBACKS FOR ZONING RS-B AS SHOWN HEREIN UNLESS NOTED OTHERWISE: FRONT = 35 FT., SIDE = 5 FT.
 - UNDERGROUND UTILITIES SHOWN WERE LOCATED USING AVAILABLE ABOVEGROUND EVIDENCE, AND ALSO FROM INFORMATION OBTAINED FROM THE RESPECTIVE UTILITY COMPANIES. THE EXISTENCE OR NONEXISTENCE OF THE UTILITIES SHOWN AND ANY OTHER UTILITIES WHICH MAY BE PRESENT ON THE SITE OR ADJACENT SITES SHOULD BE CONFIRMED WITH THE UTILITY OWNER PRIOR TO COMMENCING ANY WORK.
 - PARCELS MAY BE SUBJECT TO ADDITIONAL EASEMENTS, AND/OR RESTRICTIONS, BY RECORD OR PRESCRIPTION, THAT A COMPLETE TITLE SEARCH MAY REVEAL.
 - THIS PARCEL IS DESIGNATED ZONE X, WHICH IS NOT INCLUDED IN AREAS DESIGNATED AS A "SPECIAL FLOOD HAZARD" ON THE NATIONAL FLOOD INSURANCE PROGRAM COMMUNITY PANEL NO. 8726300202L DATED 5/9/2003
 - SECTION 28. NONCONFORMITIES. (CITY OF MURFREESBORO 2024 ZONING ORDINANCE)
 - NONCONFORMING STRUCTURES
 - (2A) A STRUCTURE THAT IS NON-CONFORMING BY BEING WHOLLY OR PARTIALLY WITHIN A MINIMUM REQUIRED BUILDING SETBACK MAY EXPAND VERTICALLY UP TO ONE ADDITIONAL STORY ABOVE ITS CURRENT HEIGHT, EVEN IF SUCH VERTICAL ADDITION IS WITHIN THE REQUIRED MINIMUM BUILDING SETBACK, PROVIDED THAT THE VERTICAL ADDITION DOES NOT EXCEED THE MAXIMUM BUILDING HEIGHT OF THE RESPECTIVE ZONE, BUT MAY NOT EXPAND HORIZONTALLY IN ANY DIRECTION WITHIN THE MINIMUM REQUIRED BUILDING SETBACK.

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 82°34'38" E	34.03'
L2	N 13°25'31" E	3.67'

- LEGEND**
- IRON PIN (FOUND)
 - IRON PIN SET 0
 - ⊠ FENCE POST
 - ⊞ GAS METER
 - ⊞ MALBOX
 - SEWER CLEAMOUT
 - XXX STREET ADDRESS
 - ⊞ WATER METER
 - ⊞ WATER VALVE
 - FENCE (AS NOTED)
 - GAS LINE
 - OVERHEAD UTILITY LINE w/ GUY WIRE
 - ▭ BUILDING HATCH
 - ▭ CONCRETE HATCH
 - ▭ GRAVEL HATCH

PROPOSED CARPORT & LOFT EXHIBIT
BOCK & SONS Co.

MAP 91M, GROUP B, PARCEL 19.00
205 NORTH UNIVERSITY STREET, MURFREESBORO, TN 37130
131st CIVIL DISTRICT OF RUTHERFORD COUNTY
R.B. 2472, PG. 1705 (R.O.R.C., TN)

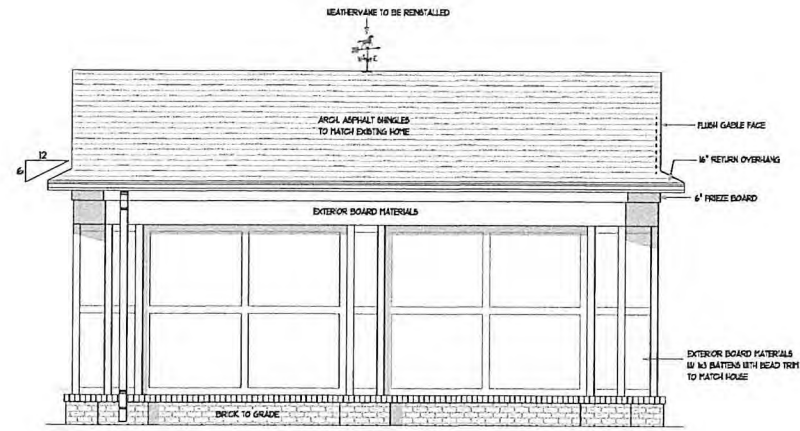


SITE ENGINEERING CONSULTANTS
ENGINEERING • SURVEYING • LAND PLANNING
LANDSCAPE ARCHITECTURE

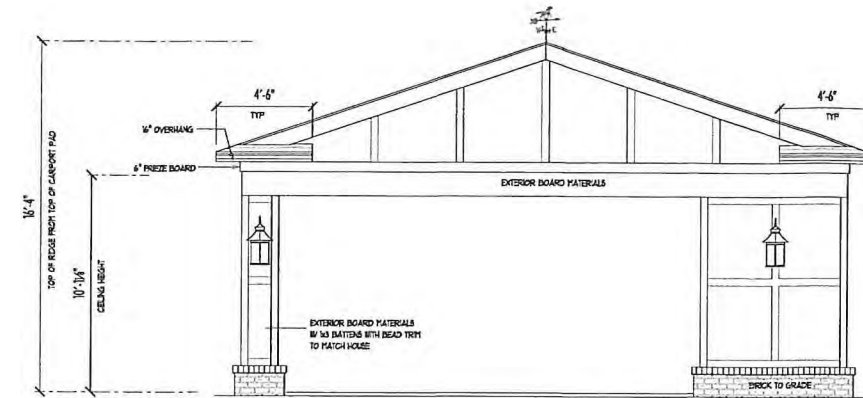
WWW.SEC-CIVIL.COM
810 MODUL TENNESSEE BLVD • MURFREESBORO, TENNESSEE 37130
PHONE (661) 890-7901 • FAX (615) 895-2047

PROJ. # 2500.0	DATE 1/30/2025 REV.	F.I.L. UNIVERSITY ST (2024) -TOPOGRAPHY.DWG	DRAWN BY: ACAD/WHM	SCALE: 1" = 10'	SHEET 1 OF 1
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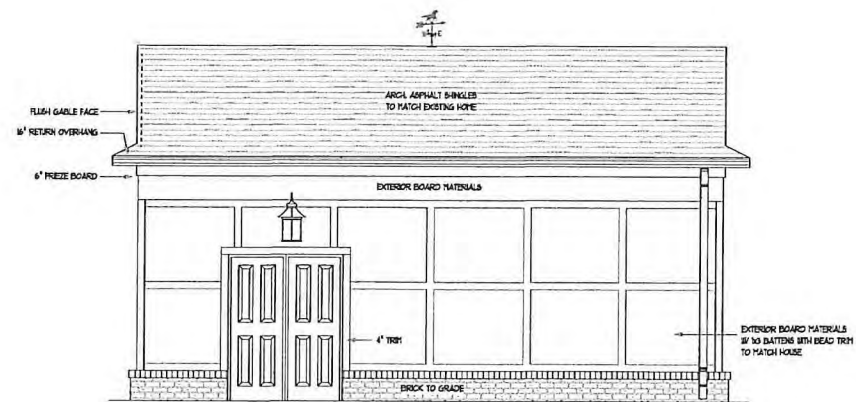
RELATED ITEMS ARE AND WILL REMAIN THE PROPERTY OF J. TAYLOR DESIGNS. THE CLIENTS RIGHT IS CONDITIONAL AND LIMITED TO A ONE TIME USE. PLANS MAY NOT BE SOLD, LEASED, OR GIVEN TO OTHERS FOR THE PURPOSE OF CONSTRUCTING ANOTHER PROJECT. POSSESSION OF PLANS DOES NOT AUTHORIZE CONTINUED USE FOR OTHER PROJECTS. REPRODUCTION IN ANY MANNER IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE ORIGINAL DESIGNER. CONTRACTOR SHALL VERIFY ALL LOCAL CODES, CONDITIONS AND DIMENSIONS AT SITE BEFORE BEGINNING CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO JAMIE TAYLOR FOR JUSTIFICATION AND/OR CORRECTION BEFORE PROCEEDING WITH WORK. CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR ERRORS THAT ARE NOT REPORTED. J. TAYLOR DESIGNS ASSUMES NO LIABILITY FOR ANY HOMES CONSTRUCTED.



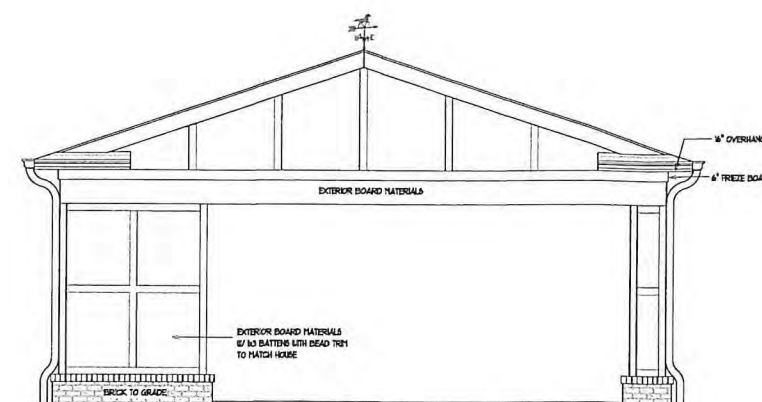
STREET VIEW



RIGHT / HOUSE VIEW



REAR / POOL VIEW



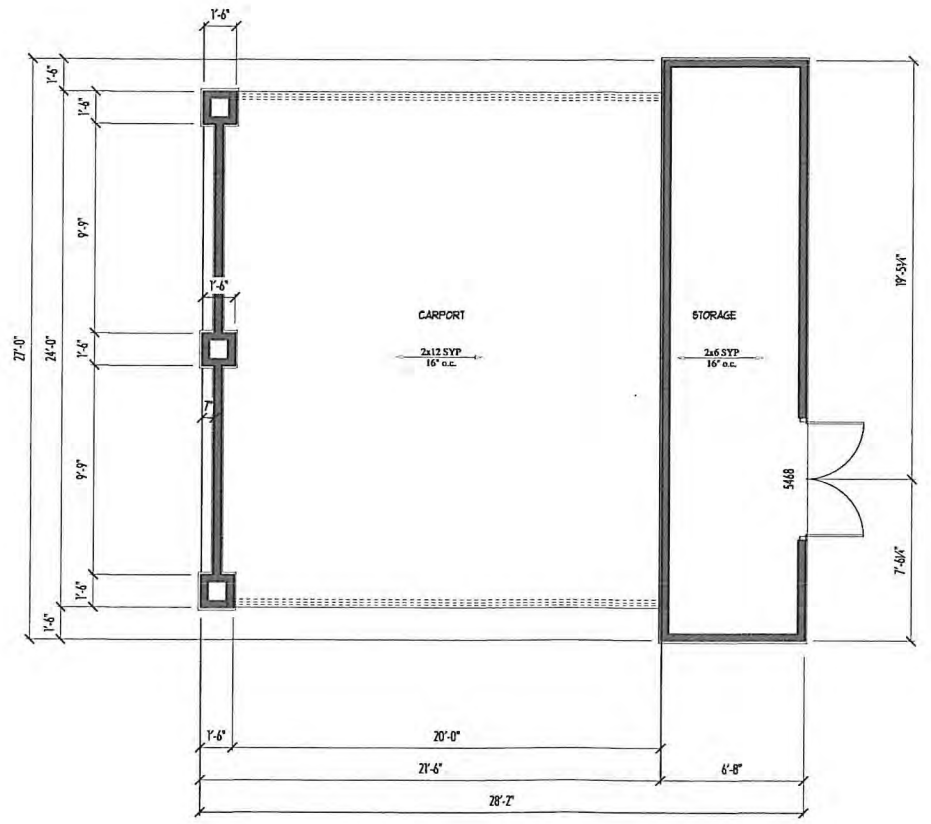
LEFT VIEW

REVISION	DATE

EXTERIOR ELEVATIONS
Forsythe Carport

DATE APPROVED: _____
 SHEET SIZE: 24 X 36
 SCALE: 1/8" = 1'-0"
 (UNLESS NOTED)
 SHEET: **1** OF 5
 MEMBER
**A I
 B D**
 AMERICAN INSTITUTE OF
 BUILDING DESIGNERS
 If stamp appears in black, this is a duplicate.

RELATED ITEMS ARE, AND WILL REMAIN THE PROPERTY OF JTAYLORDESIGNS. THE CLIENTS RIGHT IS CONDITIONAL AND LIMITED TO A ONE TIME USE. PLANS MAY NOT BE SOLD, LOANED, OR GIVEN TO OTHERS FOR THE PURPOSE OF CONSTRUCTING ANOTHER PROJECT. POSSESSION OF PLANS DOES NOT AUTHORIZE CONTINUED USE FOR CONSTRUCTION OF OTHER PROJECTS. REPRODUCTION IN ANY MANNER IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE ORIGINAL DESIGNER. CONTRACTOR SHALL VERIFY ALL LOCAL CODES, CONDITIONS AND DIMENSIONS AT SITE BEFORE BEGINNING CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO JAMES TAYLOR FOR IDENTIFICATION AND CORRECTION BEFORE PROCEEDING WITH WORK. CONTRACTORS SHALL ASSUME RESPONSIBILITY FOR ERRORS THAT ARE NOT EXPECTED. JTAYLORDESIGNS ASSUMES NO LIABILITY FOR ANY HOME CONSTRUCTION.



SQUARE FOOTAGE:
 CARPORT = 501
 STORAGE = 893
 TOTAL UNDER ROOF = 1394

REVISION	
DATE	
FLOOR PLAN Forsythe Carport	
DATE APPROVED:	
SHEET SIZE: 24 x 36	
SCALE: 1/4" = 1'-0"	
(UNLESS NOTED)	
SHEET:	3 OF 3
MEMBER	A I B D
MEMBER AN INSTITUTE OF BUILDING DESIGNERS	
IF COPY APPEARS IN HAND, THIS IS A DUPLICATE	Original copy



Driveway to be replaced
and matched



Existing structure to be
replaced



Panneling style to be matched

James Hardie 4x8 Smooth Paneling

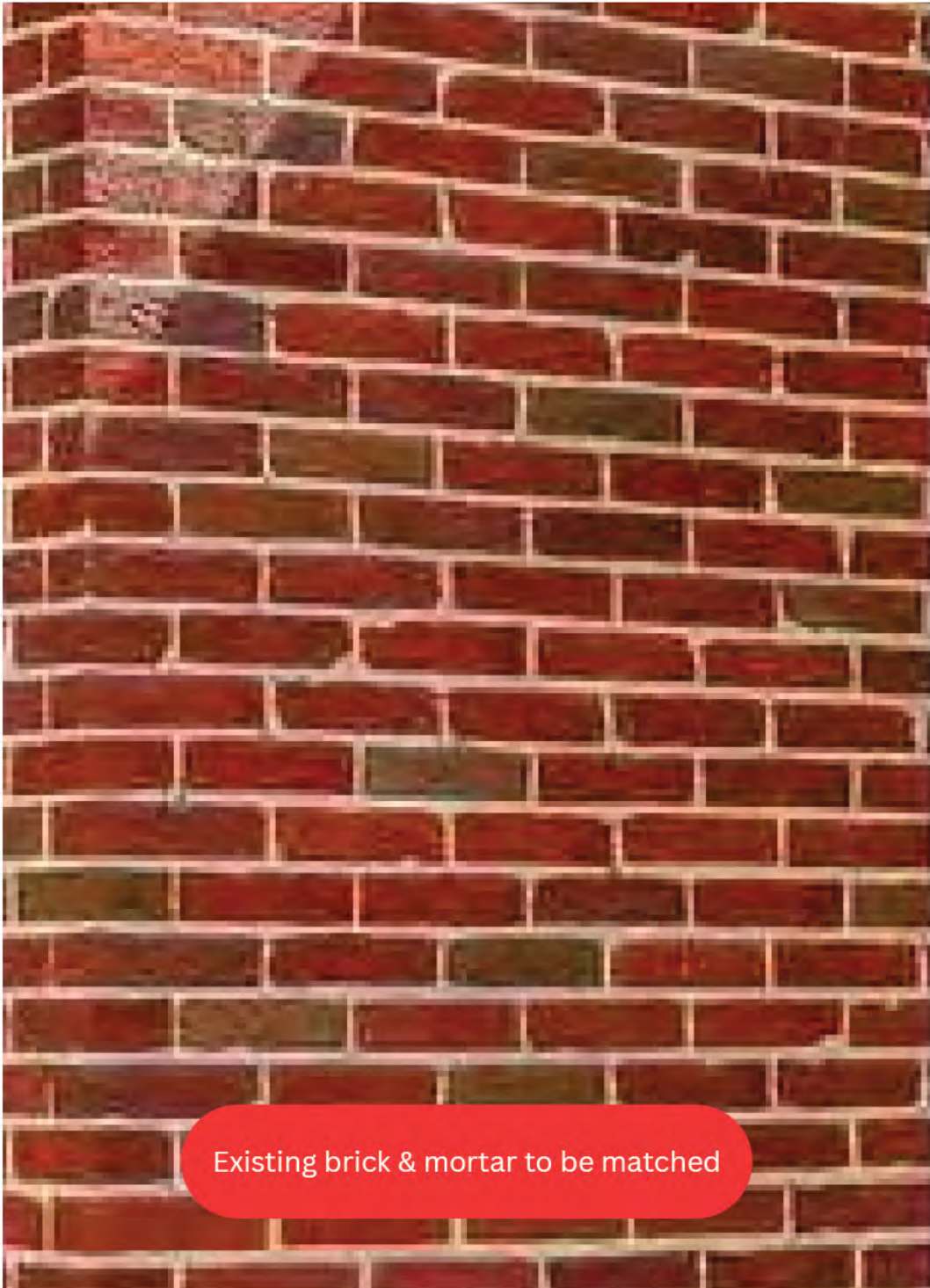


Specs: Smooth

Color Collection	Width	Length	Thickness	ExposureWidth
Primed for Paint ^	16.000 IN	144.000 IN	0.312 IN	16.000 IN
	48.000 IN	108.000 IN	0.312 IN	36.000 IN
	48.000 IN	120.000 IN	0.312 IN	40.000 IN
	48.000 IN	144.000 IN	0.312 IN	48.000 IN
	48.000 IN	96.000 IN	0.312 IN	32.000 IN

Miratec Exterior Trim
in 1x4, 1x6, 1x8, and 1x10





Existing brick & mortar to be matched



Gutters & downspouts to be matched

K-Style Gutters & Downspouts to Match Existing



Square Corrugated Galvanized Plus Downspout



K-Style Gutter / Ogee Gutter

Notes:

5" and 6" K-Style Gutters are roll formed and available in up to 40' lengths
 4", 7" and 8" gutters are brake formed and available in lengths up to 20'

Dimensions for Standard Gutter Sizes

Size	A	B	C	D	E	F	G
4K	3 1/8"	2 3/4"	2 7/8"	9/16"	4"	7/16"	1/2"
5K	3 5/8"	3 3/8"	3 3/8"	9/16"	5"	9/16"	1/2"
6K	4 7/8"	3 7/8"	4 5/8"	1"	6"	5/8"	9/16"
7K	5 7/8"	4 5/8"	5 5/8"	1"	7"	5/8"	5/8"
8K	7 1/4"	5 3/8"	7"	1"	8"	5/8"	5/8"



Timberline Charcoal Asphalt Shingle



Specs & Codes

Specifications (All Dimensions Are Nominal)

Pieces/Square	64
Bundles/Square	3
Nails/Square¹	256
Exposure	5 5/8"
Dimensions	13 1/4" x 39 3/8"

Applicable Standards & Protocols

- Fire - UL Listed to ANSI/UL 790 Class A
- Wind - ASTM D7158, Class H
- Wind - ASTM D3161, Class F
- National - ASTM D3018, Type 1
- National - ASTM D3462**
- National - Classified in accordance with ICC-ES AC438
- Regional - State of Florida Approved
- Regional - Texas Department of Insurance Listed
- Regional - ICC-ES ESR- 1475*****
- Regional - ICC-ES ESR- 3267
- Passes UL 2218 Impact-Resistance Test with Class 4 Rating (highest possible)
- Regional - CSA A123.5*****

Kichler Decorative Lighting
49735BKT



Benjamin Moore Paint



Cloud Cover

855

A go-to white subtly shaded with a touch of gray.

LRV ⓘ
80.28

Also Known As
OC-25

**City of Murfreesboro
Historic Zoning Commission
Staff Comments
Regular meeting: March 25, 2025**

New Business:

- c. **H-25-006-933 East Main Street: Fletcher Holland representing Greg and Anna Stewart- Requesting review for the addition of a covered patio for an existing single-family residence.**

This property is located on the northwest corner of East Main Street and Cherry Lane. The subject property contains approximately .61 acres and is developed with a single-family dwelling unit. This single-family structure 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 1948.



The applicant Fletcher Holland representing Greg and Anna Stewart are requesting to review a 23' x 21' covered patio addition to the rear of the house. The covered patio will be constructed in the same location as the existing uncovered patio. Only a portion of the covered patio will be visible from Cherry Lane rights of way and all finishes will match materials consistent with existing home.

1. Cooper gutter 5" Half round and 3" downspouts to match the house and existing carport.
2. The brick will match the existing brick on the home and carport.
3. The roof will be flat with black TPO
4. Outdoor accessory patio fan is a 52" oil rubbed bronze.
5. There will also be an outdoor fireplace installed that will not be visible from the ROW.

Photographs of the home as it exists today, proposed associated project information, photos of the areas of work are included in the agenda.

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

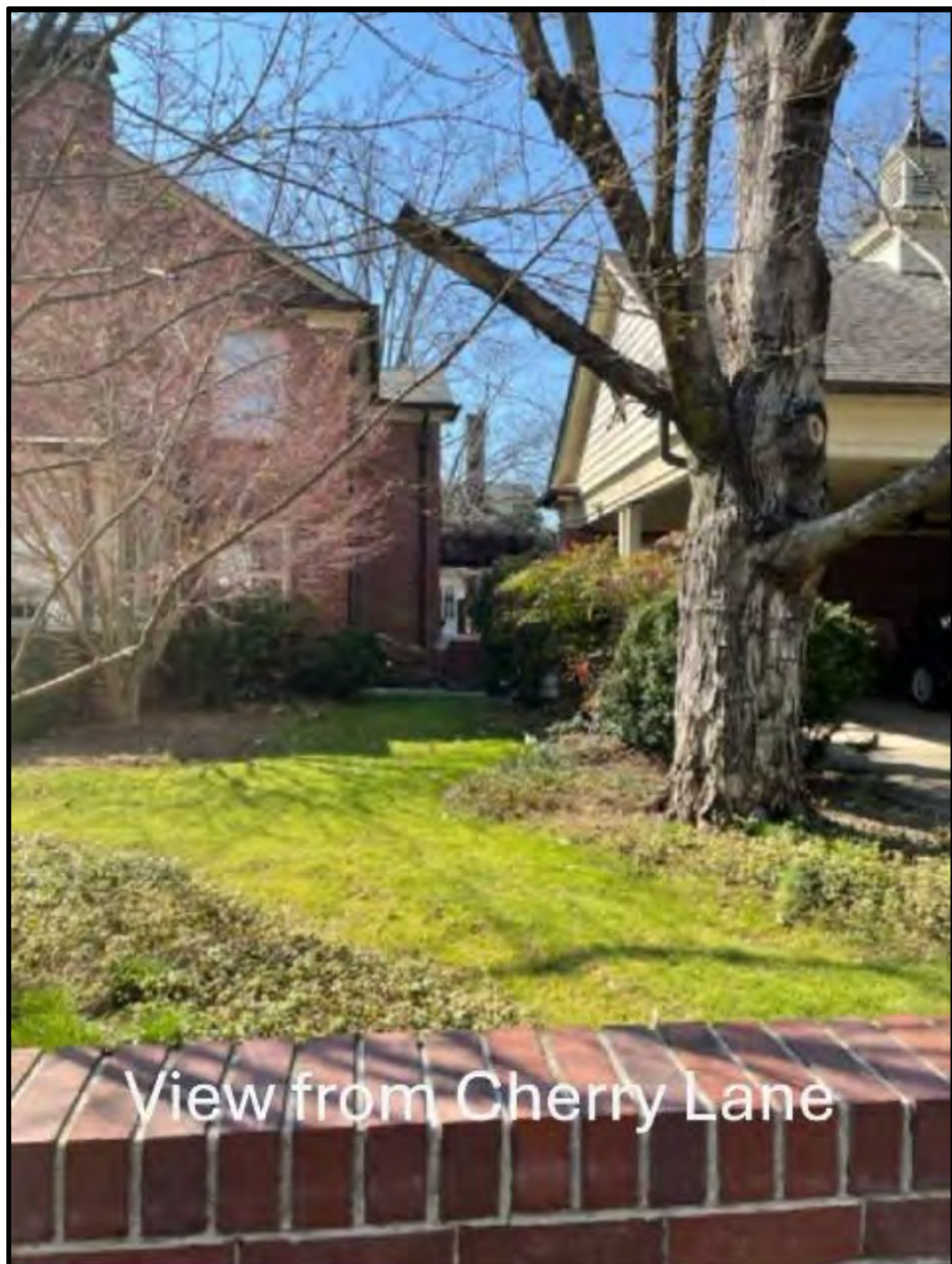




915 E. Main



1001 E. Main



View from Cherry Lane





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: 933 East Main St Date: 2/4/2025

Applicant: Bock and Sons Co. Phone: [REDACTED]

Mailing Address: PO Box 12391 Email: [REDACTED]

City: Murfreesboro State: TN Zip Code: 37129

Property Owner (If different than above): Greg and Anna Stewart Phone: [REDACTED]

Mailing Address: 933 East Main St Email: [REDACTED]

City: Murfreesboro State: TN Zip Code: 37130

Architect: _____ Email: _____

Address: _____ Phone: _____

Contractor: Bock and Sons Co. Email: [REDACTED]

Address: PO Box 12391, Murfreesboro TN, 37129 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: Fletcher Holland Phone: [REDACTED]

Address: PO Box 12391, Murfreesboro TN, 37129

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 checked="" 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 checked="" 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)

Construct new patio covering over existing patio.
All finishes to match existing trim, brick, copper, and membrane roofing
This would include new masonry fireplace, wood trim, flat roof, copper gutters and
downspouts, and limestone trim at the hearth and column cap.

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 TBD

Signature (owner) Greg & Anna Stewart - Fletcher Holland

Signature (applicant) 

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

Date received: 2/28/25 Receipt #: 375246 Amt Paid: \$150 HZC #: H-25-006
(payment for H-25-004 + H-25-005 were)
also included on this check

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 _____

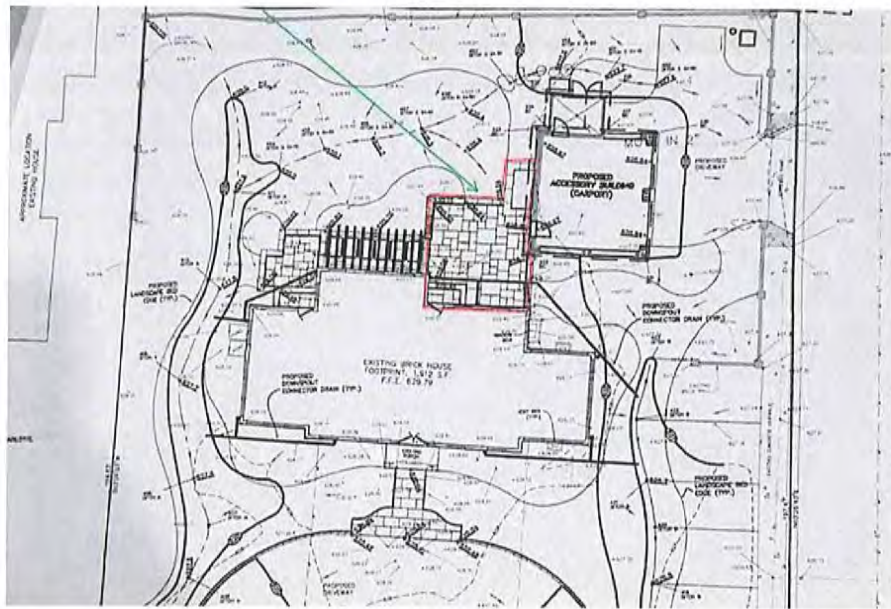
2.) Approved _____ Failed _____ Date _____

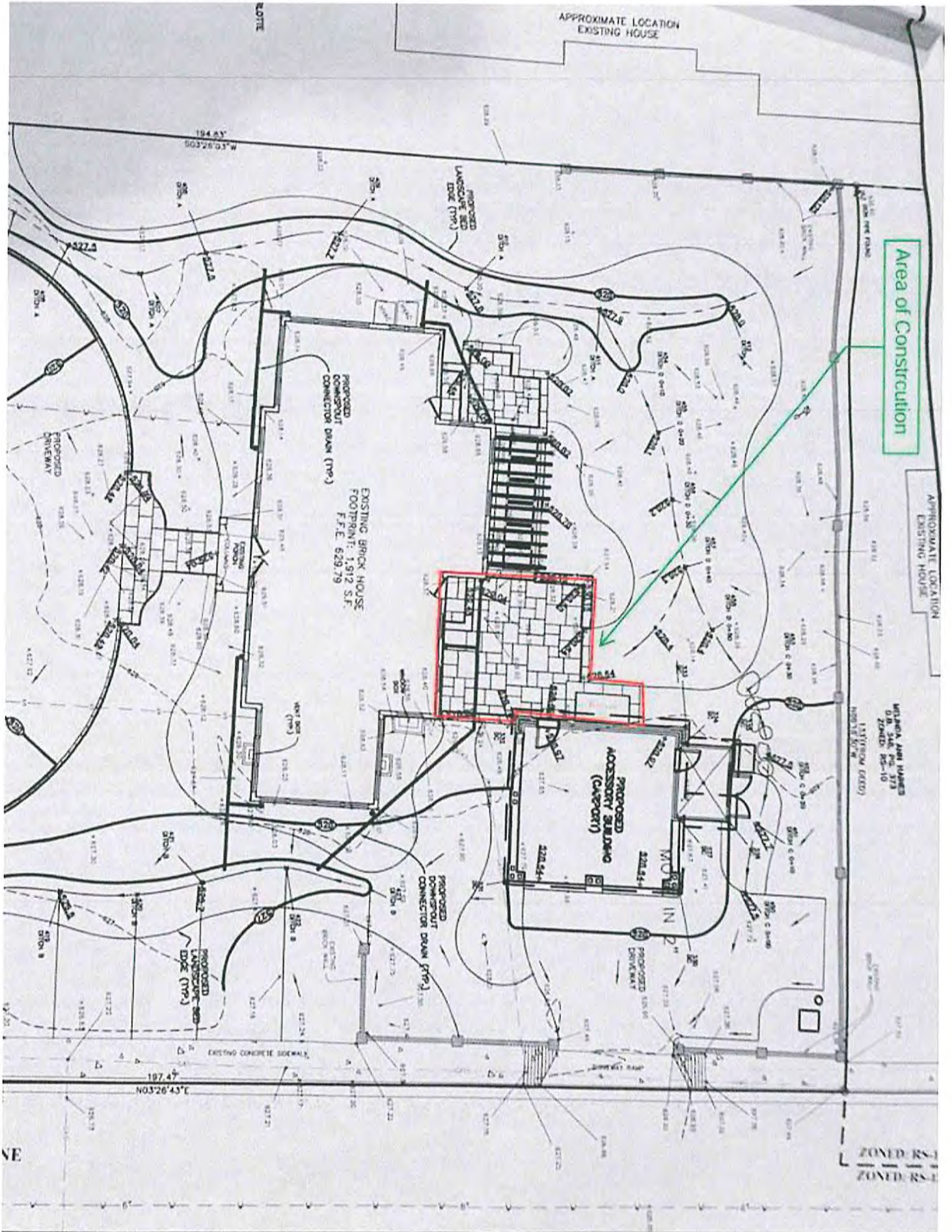
933 East Main St

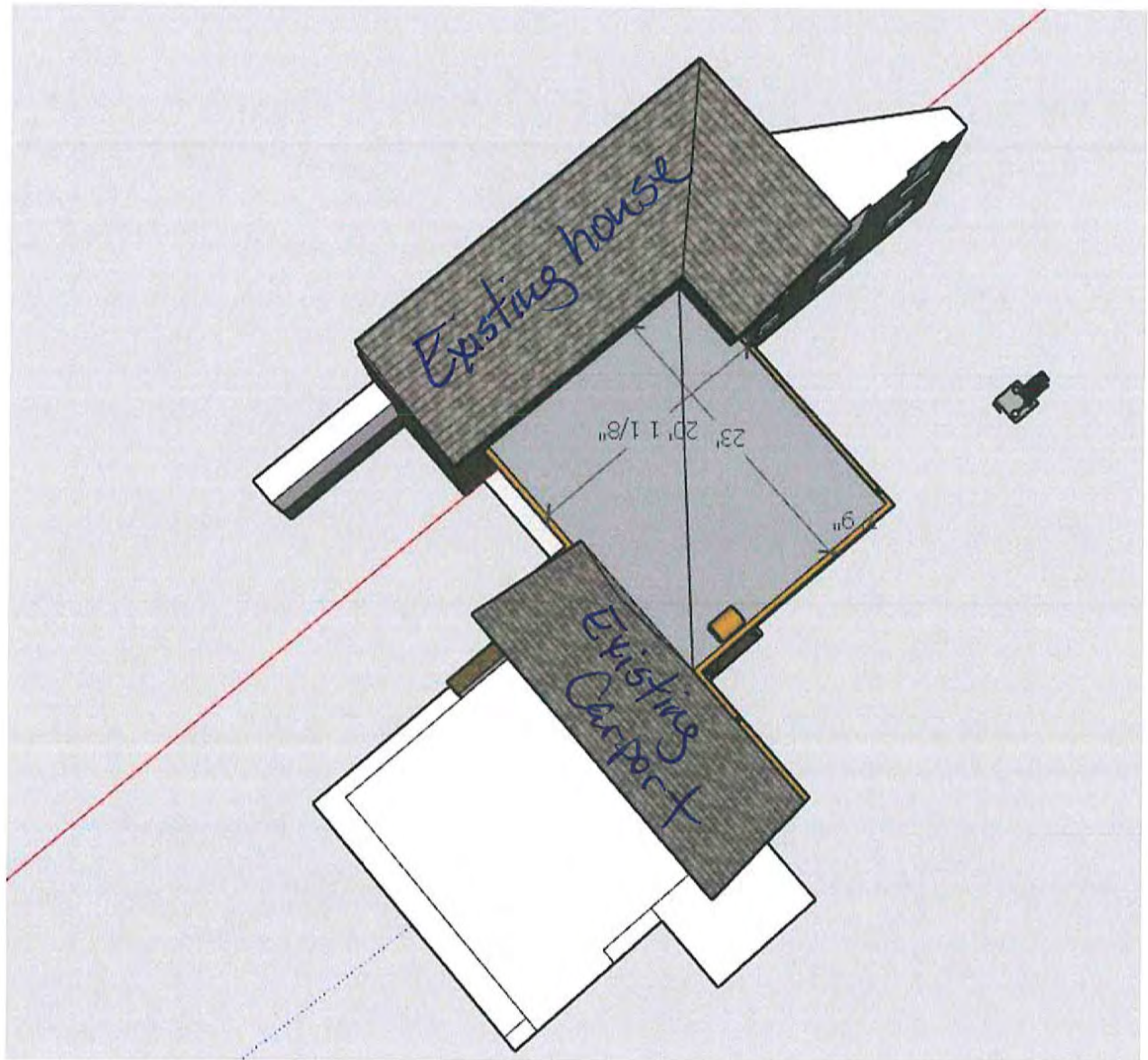


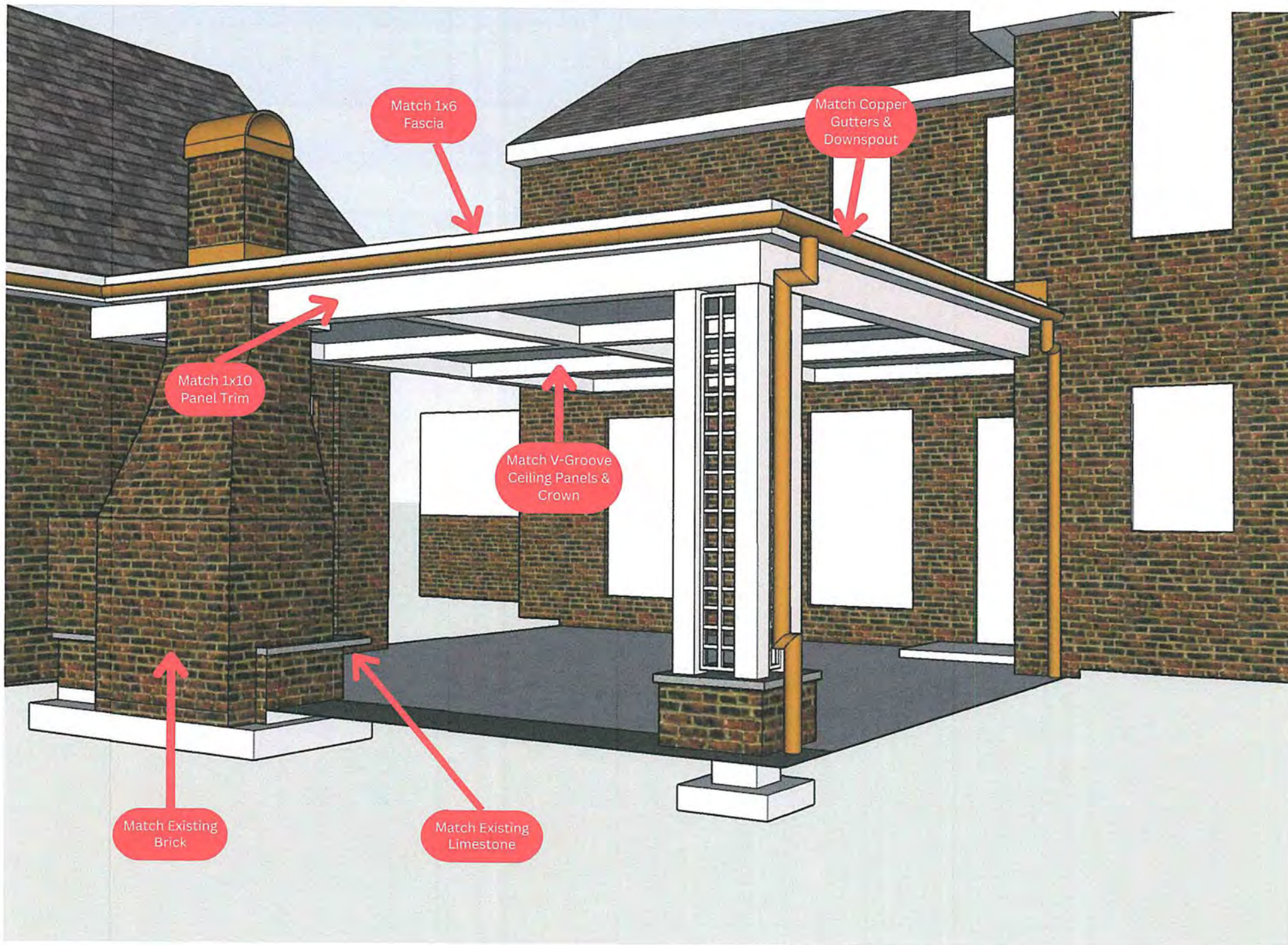
Alteration Notes:

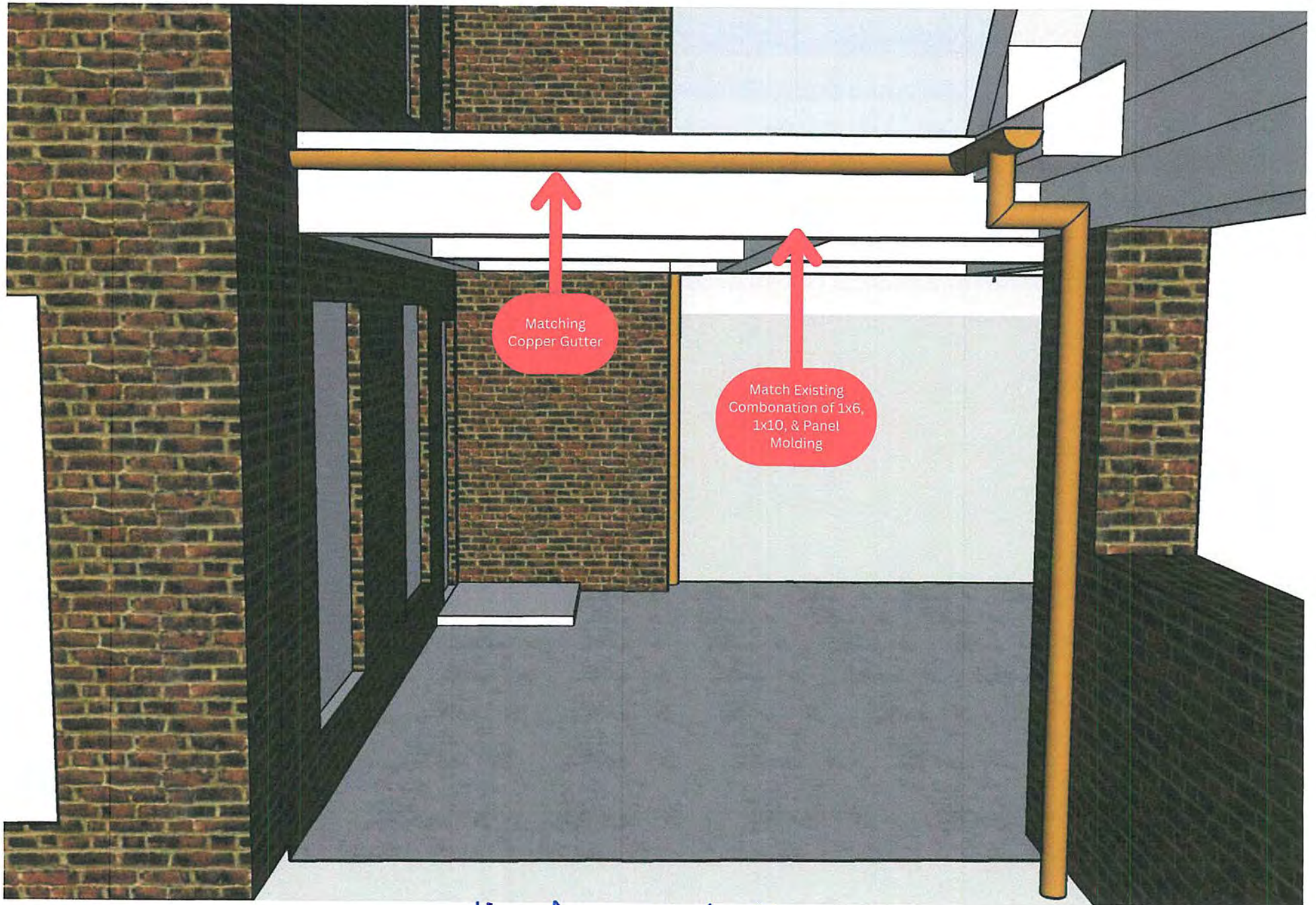
- Construct new patio covering over existing patio.
- All finishes to match existing finishes.
- Includes new masonry fireplace, wood trim, flat roof, copper gutters and downspouts, and limestone trim







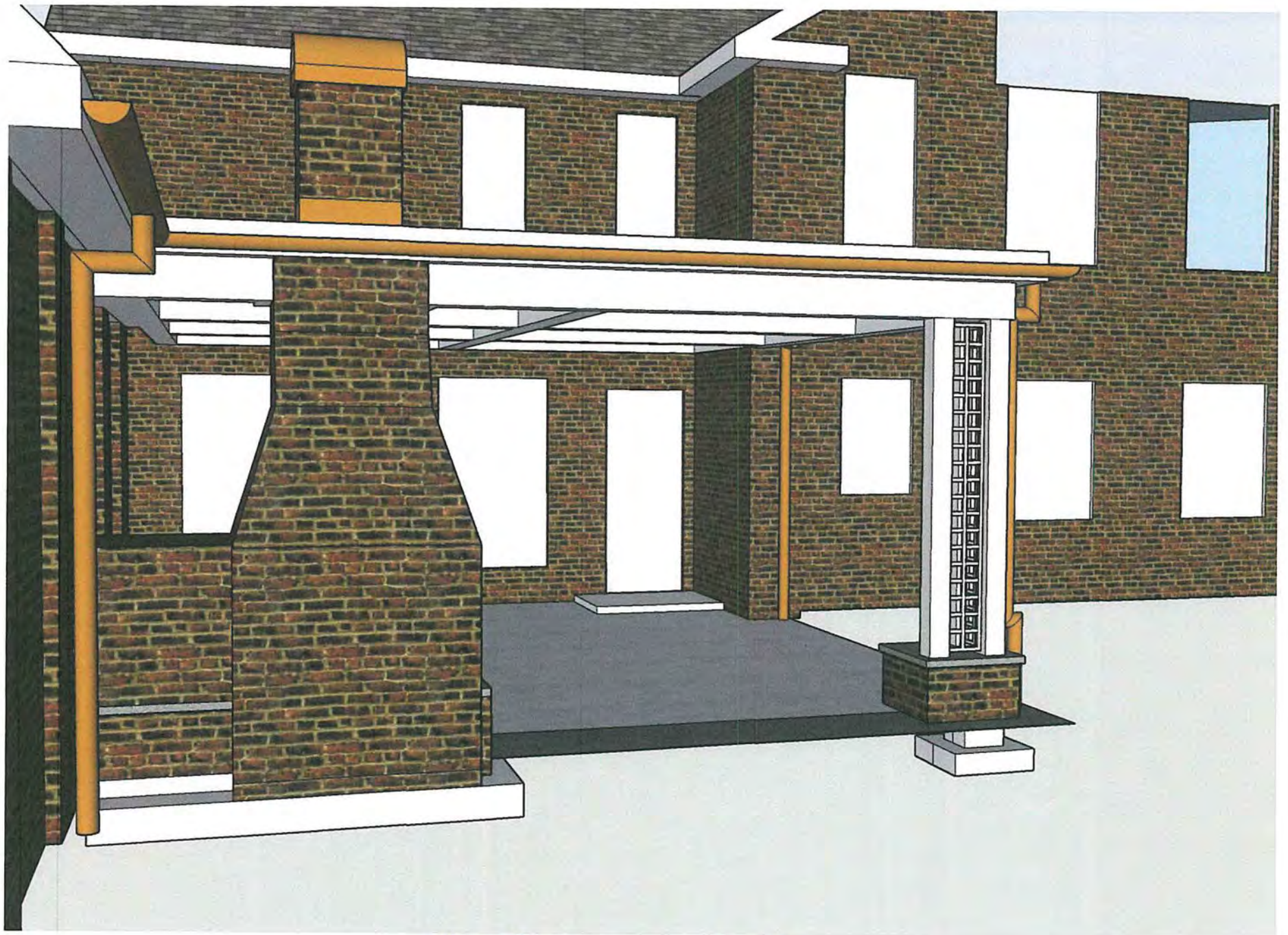




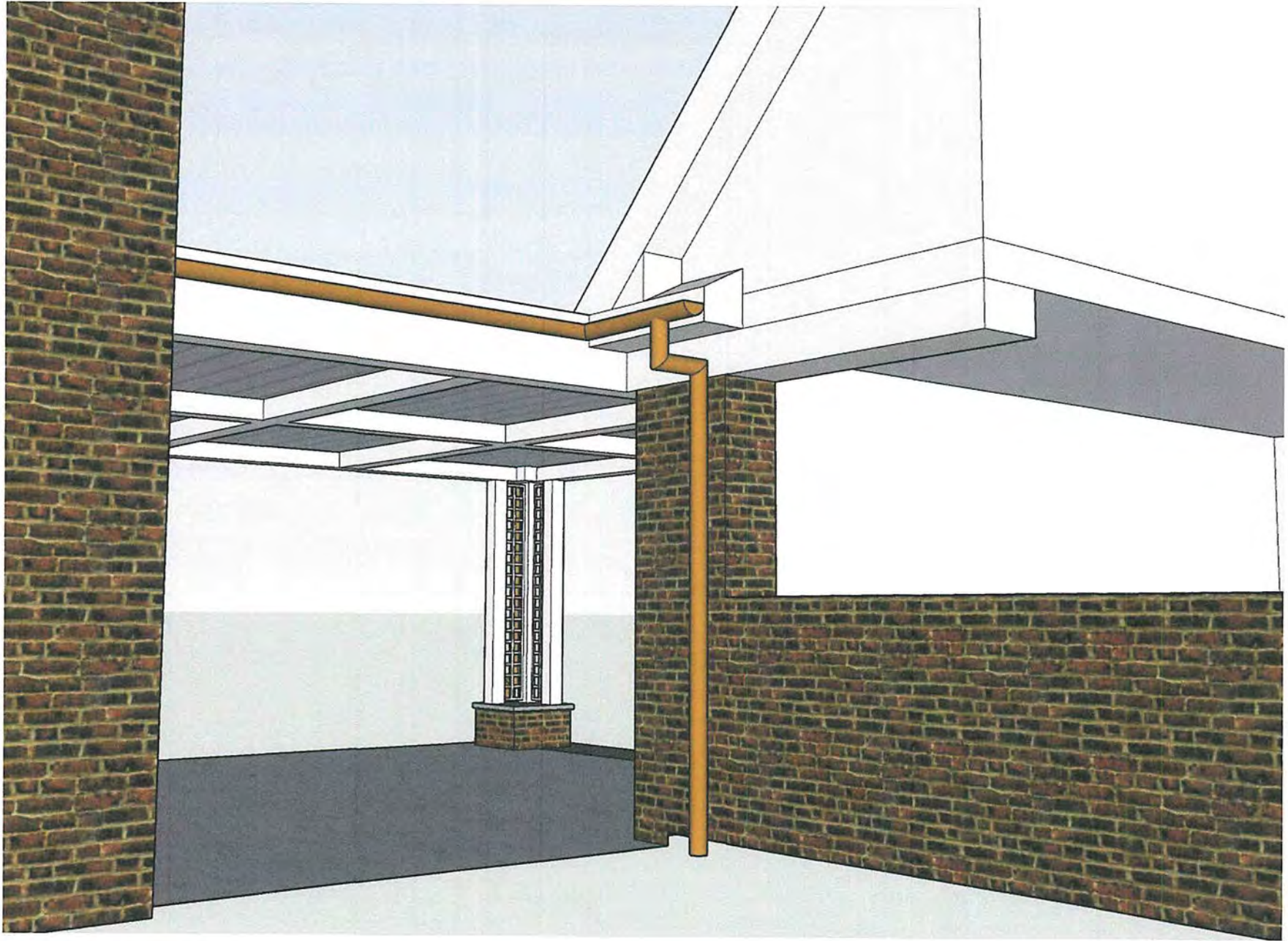
View from West - Cherry Lane



View from East

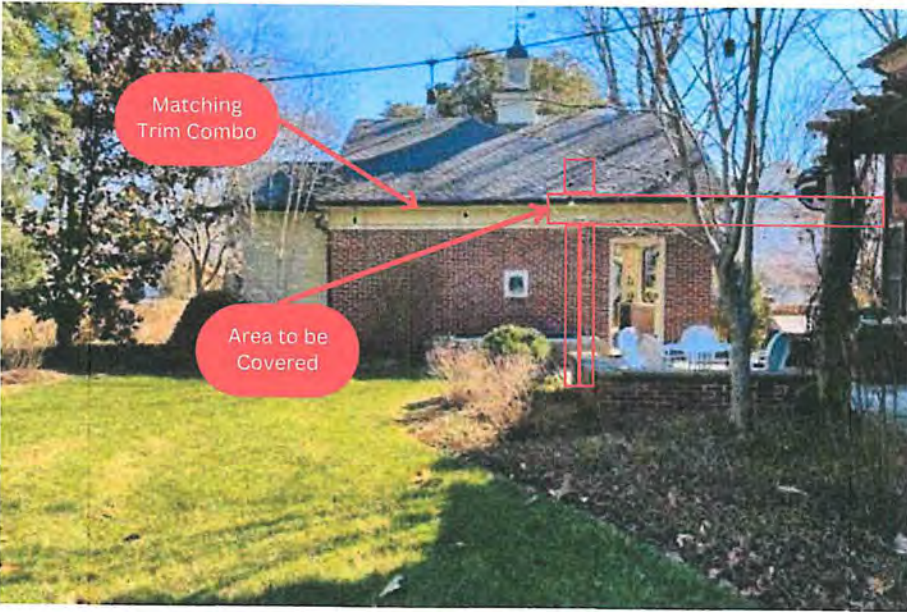


View from rear - South





Examples of Existing Gutters



Matching Trim Combo

Area to be Covered





Area to be Covered



Demo Existing Fountain



Match Column



Copper Gutter & Downspout to Match Existing



Gutter Copper 16oz. 5" Half Round Single Bead 20 Feet

A traditional copper half round favorite! Our 16oz. copper 5" half round gutters are traditional bead style and offer a distinctive look over typical K Style gutter. Half Round gutters are used extensively in Europe and Canada. Each section is 20 feet in length. Minimum of four sections required per order.



Downspout Copper 16oz. 3" Plain Round 10 Feet

The 3" plain round copper downspout is commonly used with the 5" or 6" copper half-round gutter systems. They also be used with the 5" K-Style copper gutters for added architectural appeal. Each leader is 10 feet in length and has crimped ends for easy installation. One downspout is typically required per single story downspout installation. See 'Related Items' matching elbows, pipe straps similar components.

Brick & Mortar to Match Existing

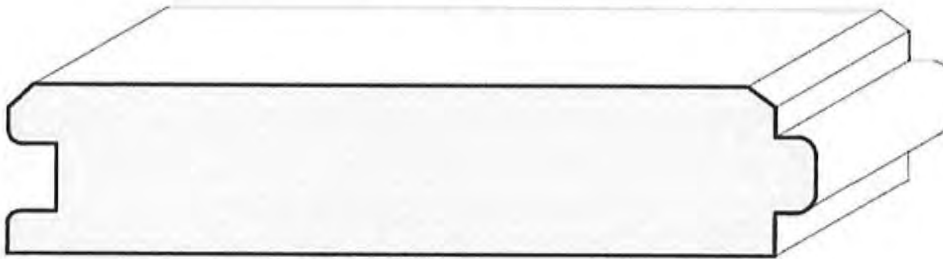


Indiana Limestone to Match Existing

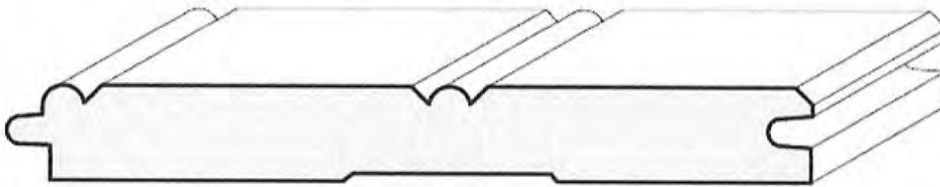


V-Groove to Match Existing

SledgeCraft Inc.
ARCHITECTURAL MILLWORK



SC681
1 1/8" X 5 1/4"
(5" VISIBLE)



SC686
5/8" X 5 1/4"

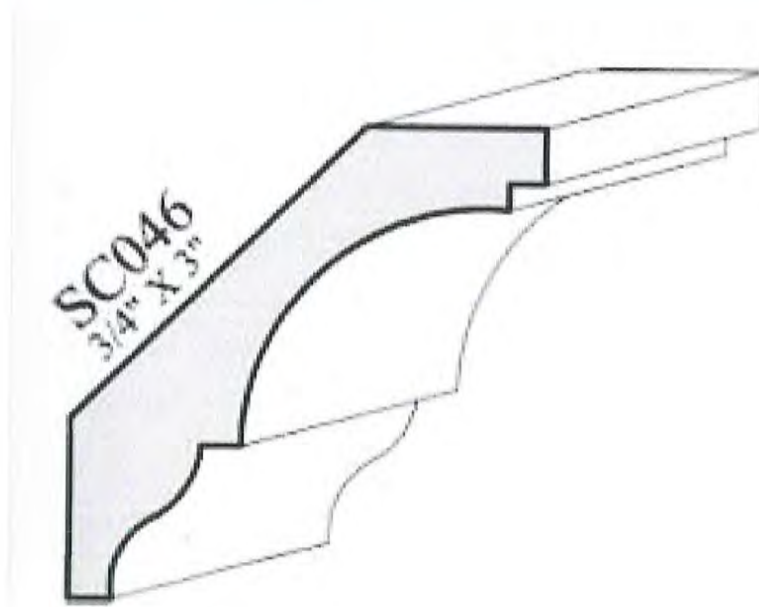
5" Tongue & Groove

V-Groove to Match Existing Example



Existing V-Groove on Front
Porch

Crown & Panel Molding to Match Existing



W-46
9/16 x 5-1/4
SOL/FJ



W-730-C
1 1/16 x 1-5/8
SOL/FJ

Lattice to Match Existing

LATTICE



W-266
1/4 x 1-5/8
SOL



W-267
1/4 x 1-3/8
SOL/8' SOL



Miratec Exterior Trim
in 1x4, 1x6, 1x8, and 1x10

Black TPO Roofing Membrane



Juno 6" Recessed Can Light



Outdoor Ceiling Fan - MinkaAire 52" Oil
Rubbed Bronze





February 13, 2025

Bock and Sons Co.
Attn: Fletcher Holland
P.O. Box 12391
Murfreesboro, TN 37129

Ralph and Barbara Forsythe
205 N University Street
Murfreesboro, TN 37130

RE: H-25-002- 205 N University Street

Dear Mr. Holland,

Please be advised that your request to make the following maintenance repairs with no change in materials/products, to the exterior of 205 N University Street, have been administratively approved:

1. Repair and/or replace soffits and trim with same materials. Soffits are to be solid wood as existing.
2. Repair and paint windows.
3. Replace gutters, soffit vents and roof vents with same materials/products.
4. General brick and mortar cleaning.
5. Paint all trim to match existing BM-Cloudcover.

Please keep a copy of this letter as evidence of administrative approval. If you have any questions, please contact me at (615)-893-6441.

Sincerely,

A handwritten signature in blue ink that reads "Amelia Kerr".

Amelia Kerr
Planner

cc: Building and Codes Department

af



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: 205 North University St Date: 2/4/2025

Applicant: Bock and Sons Co. Phone: [REDACTED]

Mailing Address: PO Box 12391 Email: [REDACTED]

City: Murfreesboro State: TN Zip Code: 37129

Property Owner (If different than above): Ralph and Barbara Forsythe Phone: [REDACTED]

Mailing Address: 205 North University St Email: [REDACTED]

City: Murfreesboro State: TN Zip Code: 37130

Architect: _____ Email: _____

Address: _____ Phone: _____

Contractor: Bock and Sons Co. Email: 205 North University St

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: Fletcher Holland Phone: (615) 580-2908

Address: PO Box 12391, Murfreesboro TN, 37129

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 checked="" type="checkbox"/> cleaning	<input type="checkbox"/> landscaping	<input type="checkbox"/> railings	<input type="checkbox"/> siding
<input type="checkbox"/> curb cut	<input checked="" 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 checked="" type="checkbox"/> painting	<input type="checkbox"/> security doors	<input type="checkbox"/> storm doors
<input checked="" 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)

Exterior paint at all trim to match existing BM-Cloudcover, masonry tuck and point, maintenance repair soffit vents and roof vents, repair rotted window trim, fascia and soffit trim, cornice, crown and column trim, and repair down spouts and gutters. All replacements will be with like materials, consistent with house standards.

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 TBD

Signature (owner) Ralph Forsythe by Fletcher Holland

Signature (applicant) 

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

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

REMAINDER OF APPLICATION TO BE COMPLETED BY STATE

_____ Application approved Date _____

_____ Application approved with the following conditions. See attached approval letter:

_____ Application denied for the following reasons. See attached denial letter:

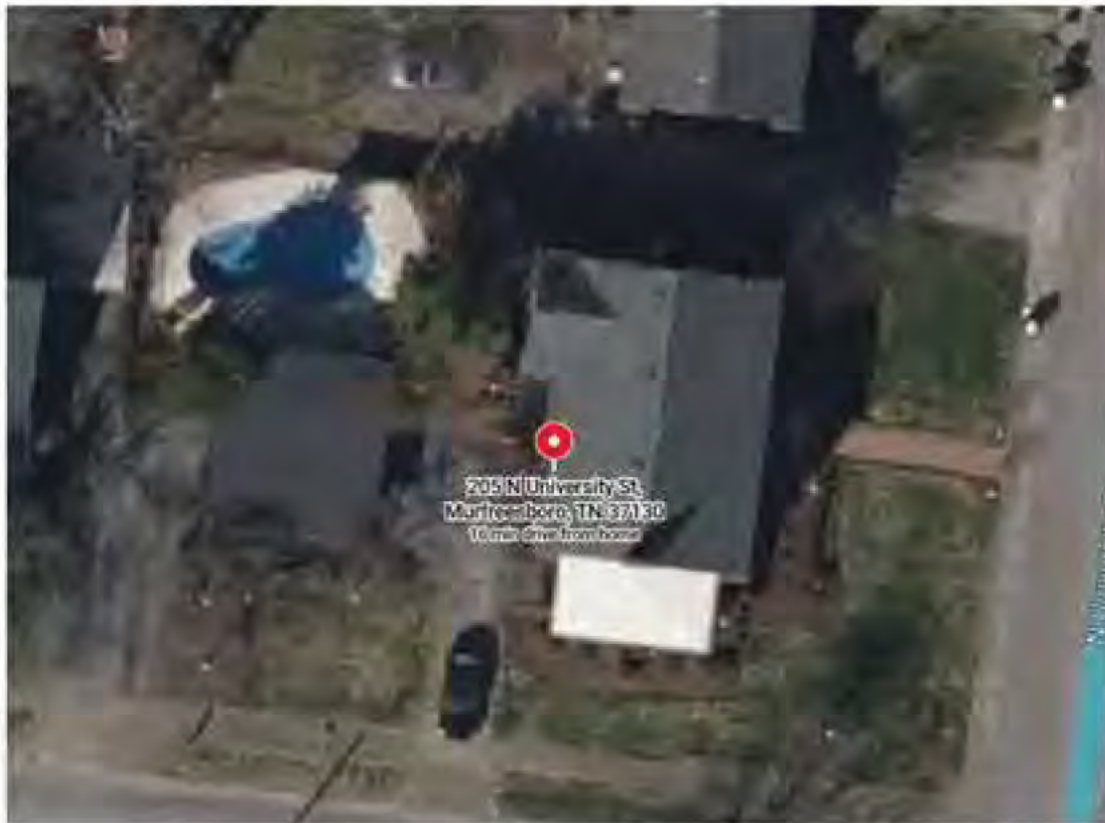
Application administratively approved by: _____ Date _____

INSPECTIONS:

1.) Approved _____ Failed _____ Date _____

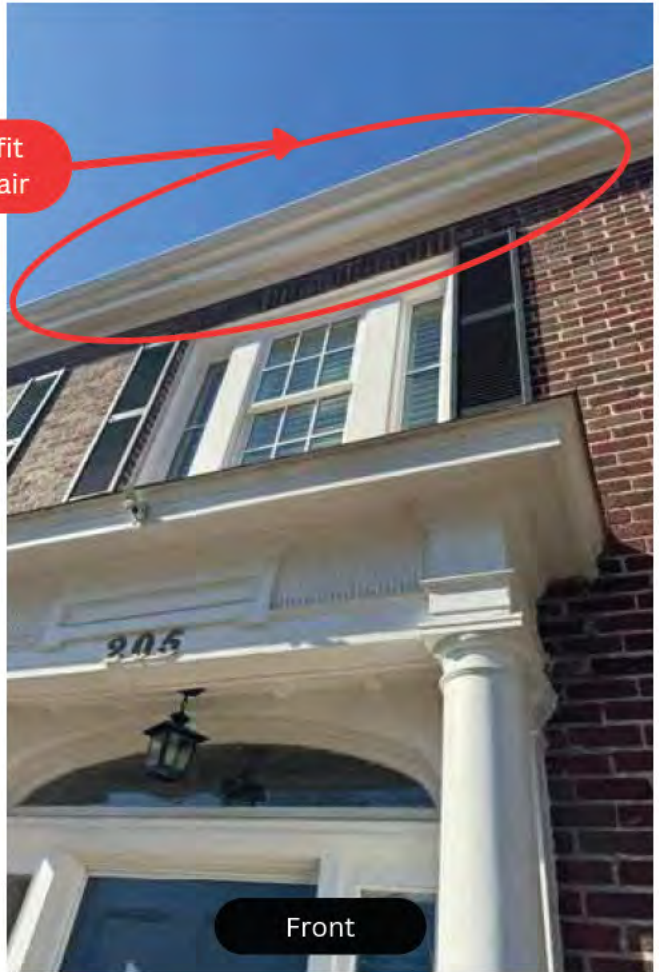
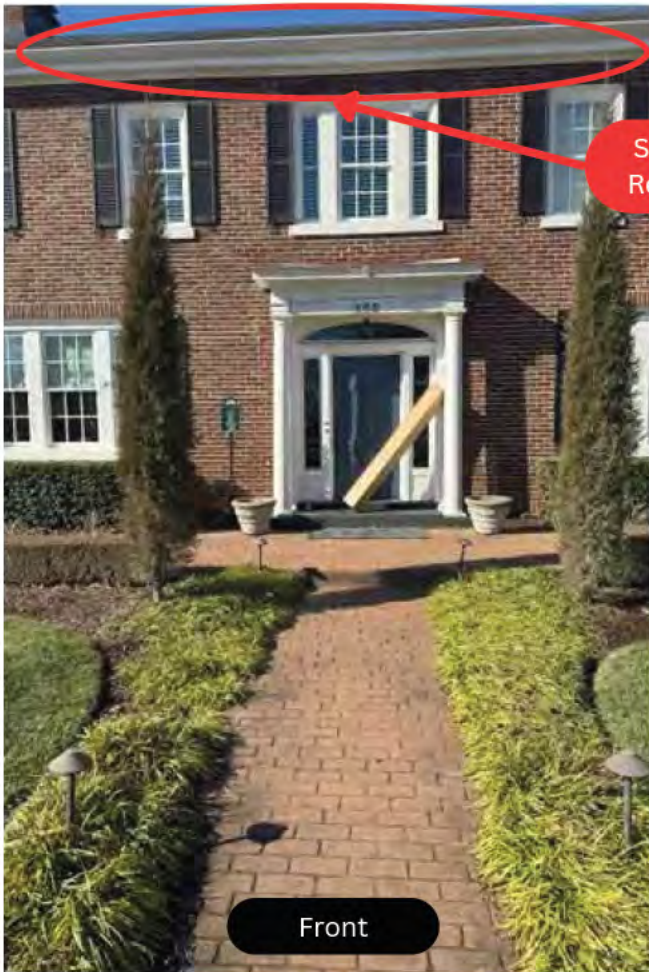
2.) Approved _____ Failed _____ Date _____

205 North University St

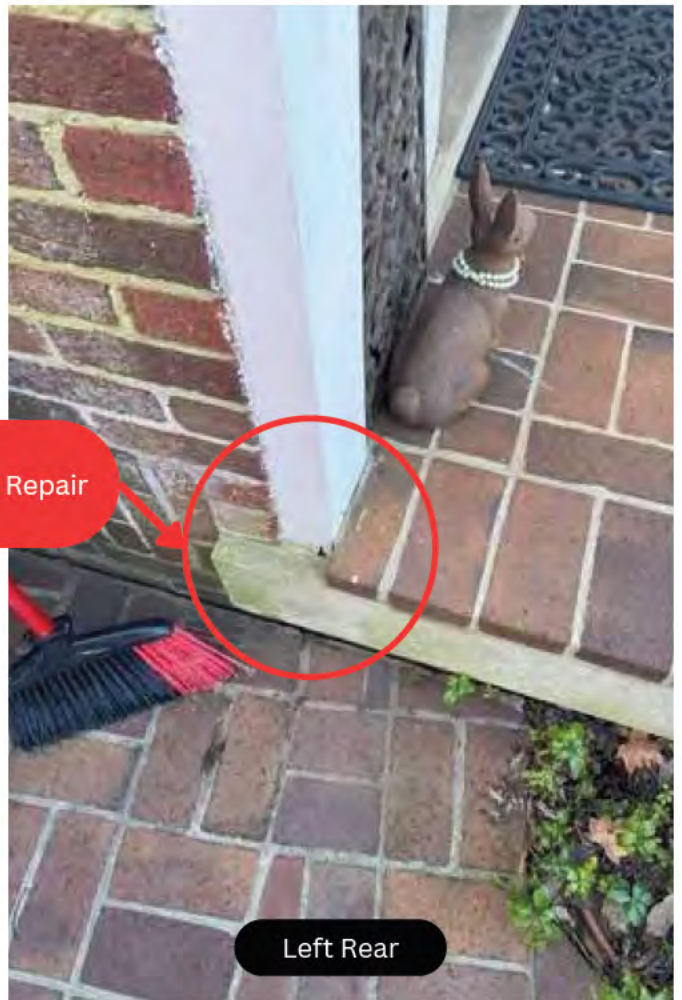


Exterior Repairs/Maintenance Notes:

- Repair and restore soffit at perimeter of house. All materials to match existing style and shape consistent with the house standard
- Adjust gutters and downspouts to repair damaged trim at rear stoop of house. Gutters will reattach as existing.
- Misc. Masonry tuck and point around the College Street elevation (south) and north elevations.
- Repair soffit and trim at north rear stoop installing house standard materials
- Paint all trim, newly replaced and existing BM-Cloudcover205









Examples of existing trim materials to match if needed



W-49
9/16 x 3-5/8
SOL/FJ/PRIMED



W-972-S
1/4 x 1
SOL



W-972-N
1/4 x 1-1/2
SOL



W-972-M
1/4 x 2
SOL



W-972-W
1/4 x 3-1/2
SOL



Vented Smooth



Non-Vented Smooth

Soffit material -
Milled/fabricated panel



K-Style Gutter / Ogee Gutter

Notes:
 5" and 8" K-Style Gutters are roll formed and available in up to 40' lengths.
 4", 7" and 8" gutters are brake formed and available in lengths up to 20'



Dimensions for Standard Gutter Sizes

SIZE	A	B	C	D	E	F	G
4K	3 1/8"	2 3/4"	2 7/8"	9/16"	4"	7/16"	1/2"
5K	3 5/8"	3 3/8"	3 3/8"	9/16"	5"	9/16"	1/2"
6K	4 7/8"	3 7/8"	4 5/8"	1"	6"	5/8"	9/16"
7K	5 7/8"	4 5/8"	5 5/8"	1"	7"	5/8"	5/8"
8K	7 1/4"	5 3/8"	7"	1"	8"	5/8"	5/8"





February 13, 2025

Bock and Sons Co.
Attn: Fletcher Holland
P.O. Box 12391
Murfreesboro, TN 37129

Ralph and Barbara Forsythe
205 N University Street
Murfreesboro, TN 37130

RE: H-25-003- 209 & 211 N University Street

Dear Mr. Holland,

Please be advised that your request to make the following maintenance repairs with no change in materials/products, to the exterior of 209 and 211 N University Street, have been administratively approved:

1. Repair soffits, trim, gutters, soffit vents and roof vents with same materials. Soffits are to be solid wood as existing.
2. Repair and paint windows.
3. General brick and mortar cleaning.
4. Paint all trim to match existing BM-Cloudcover.

Please keep a copy of this letter as evidence of administrative approval. If you have any questions, please contact me at (615)-893-6441.

Sincerely,

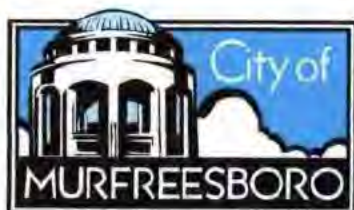
A handwritten signature in blue ink that reads "Amelia Kerr". The signature is written in a cursive, flowing style.

Amelia Kerr
Planner

cc: Building and Codes Department

af

M



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: 209 and 211 North University St Date: 2/4/2025

Applicant: Bock and Sons Co. Phone: [REDACTED]

Mailing Address: PO Box 12391 Email: [REDACTED]

City: Murfreesboro State: TN Zip Code: 37129

Property Owner (If different than above): Ralph and Barbara Forsythe Phone: [REDACTED]

Mailing Address: 205 North University St Email: [REDACTED]

City: Murfreesboro State: TN Zip Code: 37130

Architect: _____ Email: _____

Address: _____ Phone: _____

Contractor: Bock and Sons Co. Email: [REDACTED]

Address: PO Box 12391, Murfreesboro TN, 37129 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: Fletcher Holland Phone: [REDACTED]

Address: PO Box 12391, Murfreesboro TN, 37129

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 checked="" type="checkbox"/> light fixtures	<input type="checkbox"/> porch flooring	<input type="checkbox"/> shutters
<input checked="" type="checkbox"/> cleaning	<input type="checkbox"/> landscaping	<input type="checkbox"/> railings	<input type="checkbox"/> siding
<input type="checkbox"/> curb cut	<input checked="" 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 checked="" type="checkbox"/> painting	<input type="checkbox"/> security doors	<input type="checkbox"/> storm doors
<input checked="" 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)

Exterior paint at all trim to match existing BM Cloud Cover, masonry tuck and point, repair soffit vents and roof vents, repaint windows, repair downspouts and gutters, and all trim if needing to be replaced will match existing.

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 TBD

Signature (owner) Ralph Forsythe by Fletcher Holland

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 _____

209 & 211 North University St

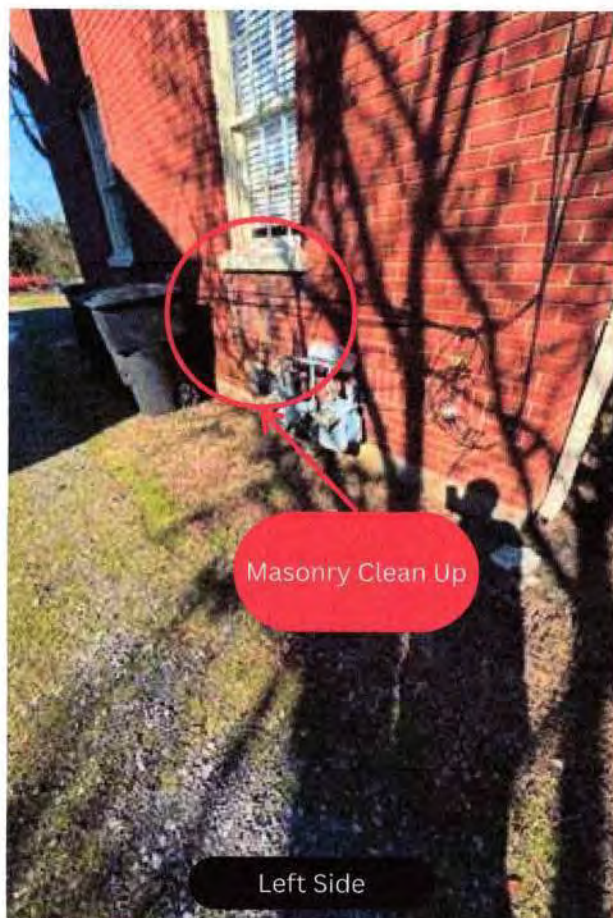


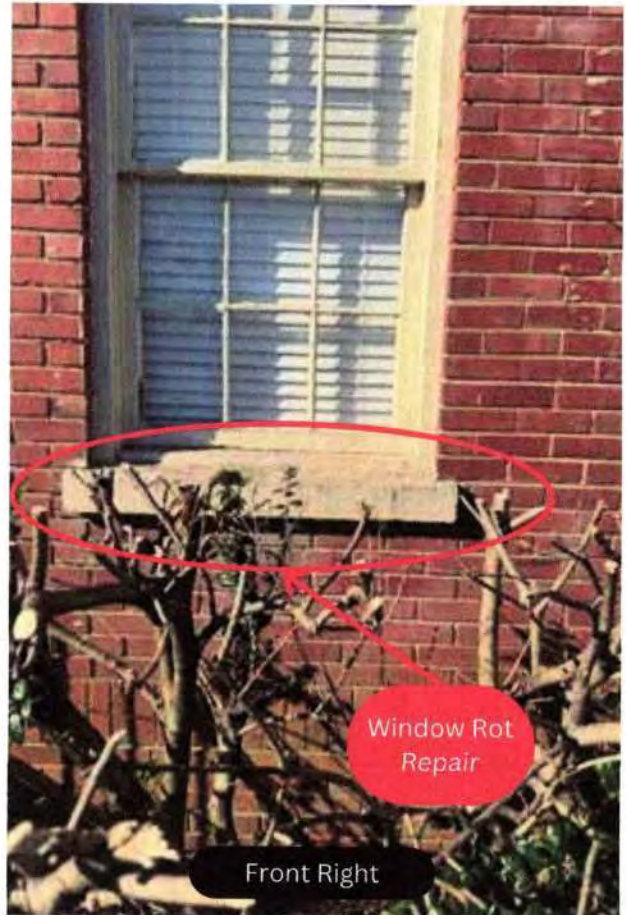
Exterior Repairs/Maintenance Notes

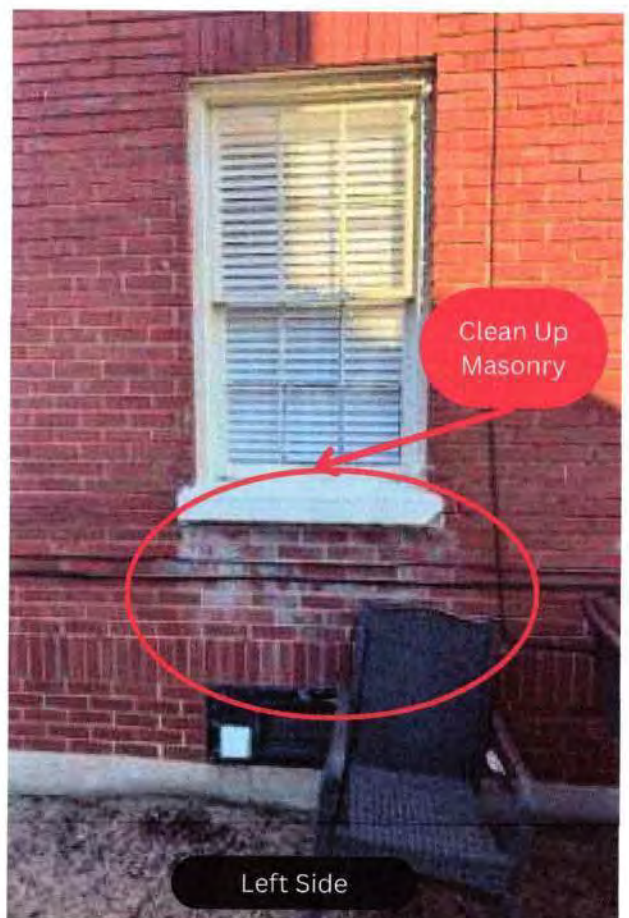
- Exterior paint at all trim to be BM-Cloudcover, same as neighbors
- Misc. masonry tuck and point
- Repair soffit and roof vents
- Repaint windows and hang existing house storm windows, repair storm windows if necessary
- Repair downspouts and gutters

209 & 211 North University St









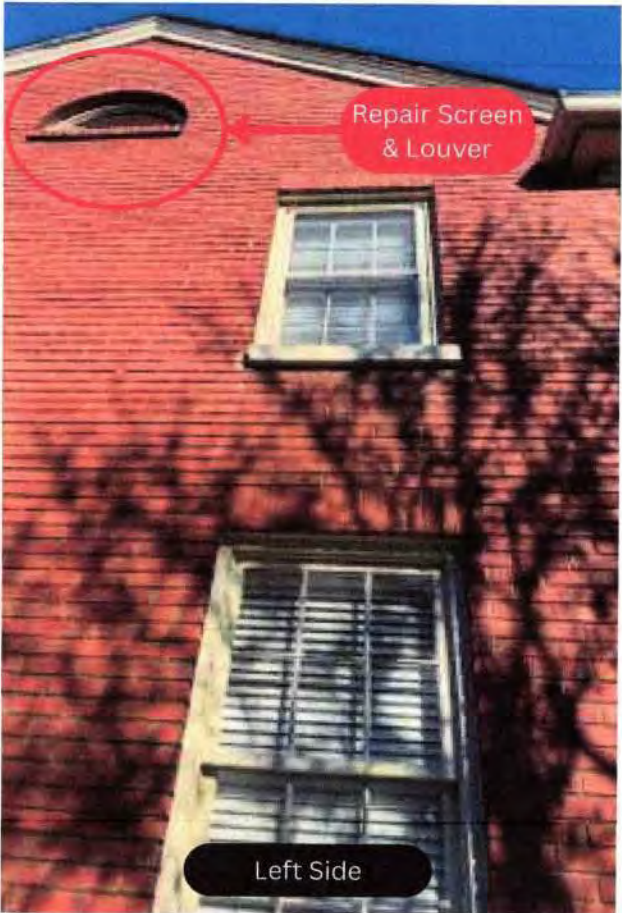


Left Side



Left Side

Rot Repair



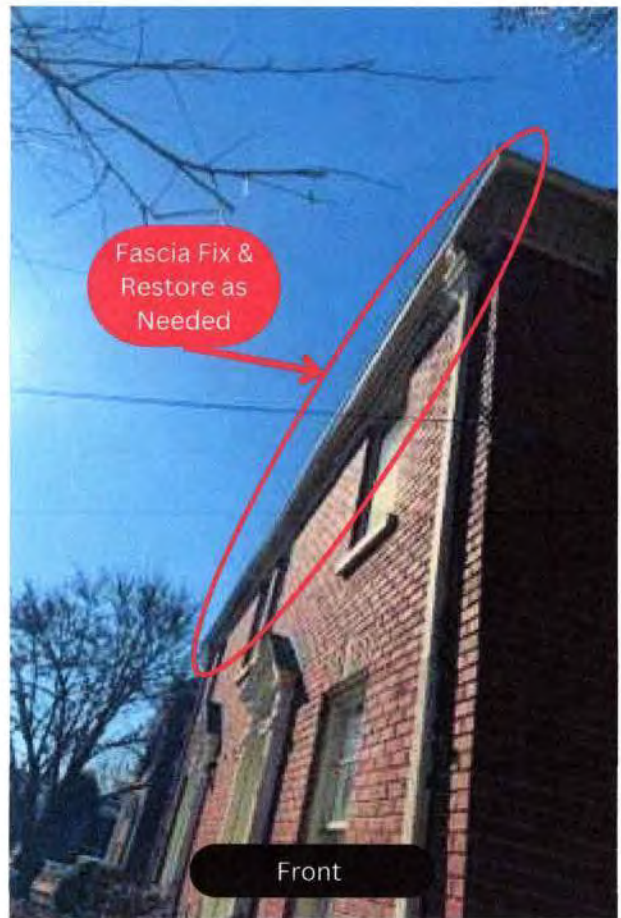
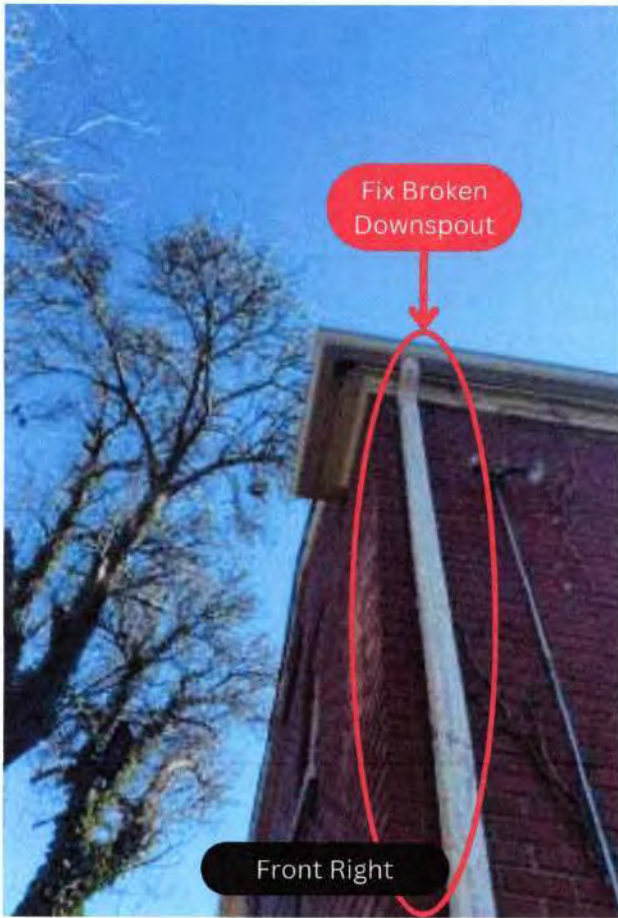
Left Side

Repair Screen & Louver



Left Side

Fix & Reinstall Screws



Examples of existing trim materials to match if needed



W-49
9/16 x 3-5/8
SOL/FJ/PRIMED



W-972-S
1/4 x 1
SOL



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1/4 x 1-1/2
SOL



W-972-M
1/4 x 2
SOL



W-972-W
1/4 x 3-1/2
SOL



Vented Smooth



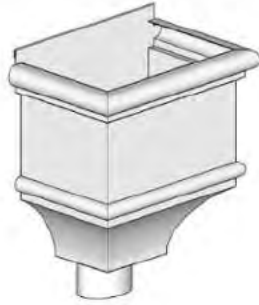
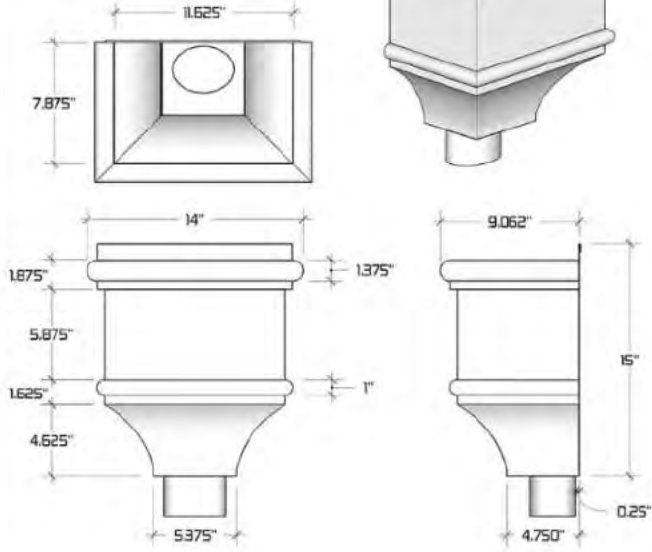
Non-Vented Smooth

Soffit material -
Milled/fabricated panel

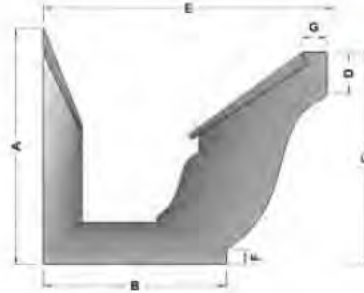
The Bedford Conductor Head

Available Downspout Options

2"x3", 3"x4", and 4"x5" oval outlets
Fits square and round downspouts



Square Corrugated Galvalume Plus Downspout



K-Style Gutter / Ogee Gutter

Notes:

5" and 6" K-Style Gutters are roll formed and available in up to 40' lengths.
4", 7" and 8" gutters are brake formed and available in lengths up to 20'

Dimensions for Standard Gutter Sizes

SIZE	LOC	A	B	C	D	E	F	G
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