

CITY OF MURFREESBORO
HISTORIC ZONING COMMISSION

Regular Meeting June 17, 2025
3:30 PM, Council Chambers, City Hall

- I. Call to Order
- II. Determination of a quorum
- III. Public Comments
- IV. Approve Minutes of the Regular Meetings on April 15, 2025
- V. Election of Officers for 2025-2026
- VI. New Business
 - a. **H-25-011: 746 East Main Street- Jonathan Harmon- Requesting review for new fencing with driveway gate.**
- VII. Staff Reports and Other Business
 - a. **H-25-010- 1019 East Main Street, Matt Ward** – Administratively approved for:
 - 1. Replace existing privacy fence wall in the backyard
- VI. Adjourn

**City of Murfreesboro
Historic Zoning Commission
Staff Comments
Regular meeting: June 17, 2025**

New Business:

- a. **H-25-011: 746 East Main Street- Jonathan Harmon-** Requesting review for new fencing with driveway gate.

This property is located 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. 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.



Properties to the east and west of the subject property are zoned RS-15 and property to the south is zoned RS-8 (Residential Single-Family Residential District 8). Directly across the property to the north is Central Magnet School. The applicant wishes to install an aluminum gate and fencing with quad finials on the panels and a driveway gate.

The gate and fence will be visible from the right-of-way of East Main Street. The type of gate and fencing the applicant wishes to erect is included in the application materials. There is a similar gate and fencing on property located next door at 730 East Main and the applicant wishes to build a similar fence. The design guidelines for the historic district state that “fences may be added to a lot if they are similar material to other fences and structures in the vicinity, and if they are constructed so as to not disrupt the visual harmony of the front area of the lots.” In addition, “the preferred type of fencing is formal wrought iron, wood, or brick.”

The applicant will attend 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: 7th E. Main St. Date: 5/28/25

Applicant: Jonathan Harmon Phone: [REDACTED]

Mailing Address: same Email: [REDACTED]

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: Pro Fence 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: owner 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 checked="" 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)

Adding a gate and small section of fence

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 \$2500

Signature (owner) [Signature]

Signature (applicant) [Signature]

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

Date received: 5/28/25 Receipt #: 375267 Amt Paid: \$150 HZC #: H-25-011

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 _____



CUSTOM ACCENTS & ACCESSORIES



Ball Cap



Quad Finial



Tri-Finial



Fleur-De-Lis



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



Circles



Butterfly Scrolls



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

April 15, 2025 3:30PM

Members Present:

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

Members Absent:

Gib Backlund

Staff Present:

Matthew Blomeley, Asst. Planning Director
Amelia Kerr, Planner
Eddie Smotherman, Zoning Inspector
John Tully, Assistant City Attorney
Ashley Fulghum, Recording Assistant

1. Call to Order:

Chair Jeff Davis called the meeting to order.

2. Determination of a quorum:

Chair Jeff Davis determined that a quorum was present.

3. Public Comments:

None

4. Consideration of Minutes:

Ms. Linda Anderson motioned to approve the minutes of the March 25, 2025 Historic Zoning Commission meeting; the motion was seconded by Mr. Bill Jakes and was carried by the following vote:

Aye: Linda Anderson

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David Becker

Deborah Belcher, Vice-Chair

Jeff Davis, Chair

Bill Jakes

Mike Panesi

Bryan Prince

Jim Thompson

Nay: None

5. New Business:

a. Application [H-25-007] 346 E Main Street- Michael Chavis

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. Michael Chavis and Ms. Brenda Jarrard were present to answer questions.

Mr. Bill Jakes inquired about the proposed changes from the previous approval. Mr. Chavis explained that the previous plan did not match the architectural details of the house. The Commission and applicant further discussed the repairs to be made.

Mr. Jim Thompson asked about the spacing of the modillions. Mr. Chavis stated that the spacing would remain the same. Mr. Thompson asked if the applicant would be willing to put up a sample section of 3-4 feet. Mr. Chavis agreed.

Mr. Jim Thompson motioned to approve the request with a mockup to be administratively approved for final approval by Staff; the motion was seconded by Mr. David Becker and was carried by the following vote:

Aye: Linda Anderson

David Becker

Deborah Belcher, Vice-Chair

Jeff Davis, Chair

Bill Jakes

Mike Panesi

Bryan Prince

Jim Thompson

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Nay: None

b. Application [H-25-009] 443 E College Street- Brad Chambers

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. Brad Chambers was present to answer questions.

Mr. Thompson asked Mr. Chambers to explain what an LP smartboard is. Mr. Chambers replied that it is wood siding. Mr. Thompson inquired about the finish. Mr. Chambers responded that it would be smooth. Mr. Thompson asked why the applicant is requesting a 7" reveal. Mr. Chambers stated that it is because it is different material.

Mr. Bill Jakes asked if the home is a contributing structure. Ms. Kerr confirmed that it is.

Mr. Jakes asked the applicant what the intent of removing the left side of the porch is. Mr. Chambers replied that he believes it will look better aesthetically and will make room for a driveway.

Mr. Jakes asked if Mr. Chambers intends to keep using the property as multi-family. Mr. Chambers confirmed that he will. Mr. Jakes asked if there will be four units. Mr. Chambers confirmed that it will be.

Mr. Jakes asked the applicant if he believed that the porch was altered or original. Mr. Chambers stated that he does not believe the porch is original.

Mr. Jakes raised concerns about allowing part of the porch to be removed.

The Commission, Staff and applicant discussed demolishing the structure.

Mr. Thompson asked the applicant to discuss the proposed changes for the porch. Mr. Thompson inquired about the windows. Mr. Chambers responded that they would all be vinyl except for the two under the porch. Chair Davis asked if the front dormer window would be replaced with a wooden one. Mr. Chambers responded that he could put a wood one in.

The Commission, Staff and applicant discussed the proposed changes to the front door, roof, and the chimneys.

Mr. Thompson inquired about the proposed lighting. Mr. Chambers explained that the mounted lights would go on either side of the door and the hanging lights would go between the columns. Mr. Panesi asked about the ceiling height. Mr. Chambers responded that it is around 9 feet.

Mr. Jakes asked about the shape of the downspouts. Mr. Chambers replied that they would be rectangular.

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Mr. Jakes stated that he is concerned with the shape of the porch, the reveal of the siding, and the design of the columns because they are distinct architectural elements of the house and changing those wholly changes the house.

Mr. Thompson stated that they need to discuss the request for a concrete slab or wood floor for the porch before making a motion. Mr. Jakes stated that it is a wooden porch and before the lattice was added that it was likely an open-air porch. He noted that the piers are an important architectural element. He also added that there should be a foundation wall under the house beneath the porch and the brick columns should be highlighted.

Mr. Jakes raised concerns about being able to make a motion due to the amount of proposed changes he wants to make to the request. Mr. Thompson stated that they should begin with one element at a time beginning with the porch. Ms. Kerr suggested that some items can be grouped together in one motion.

Mr. Thompson asked if the front steps and cheek walls would be changed to brick. Mr. Chambers confirmed that they would be. Ms. Kerr added that the request includes widening the steps as well.

Vice-Chair Deborah Blecher made a motion to approve the replacement of the siding with a 5" reveal, the windows on the sides of the house may be replaced with vinyl, the windows on the front under the porch and on the front dormer must be wood and be one over one, the metal staircase and doors on the side of the house may be removed and covered, the roof for the porch may be standing seam with no change to the roof pitch, the porch floorboards are to remain wooden, the brick piers are to remain and be highlighted, the columns are to remain square and fluted, the front door remains single with a flat transom above, the porch ceiling to remain pine wood bead board, the stained glass window must remain, the downspouts are to be traditional modern and rectangular, and the left side of the porch is to remain; the motion was seconded by Mr. Bill Jakes and was carried by the following vote:

Aye: Linda Anderson

David Becker

Deborah Belcher, Vice-Chair

Jeff Davis, Chair

Bill Jakes

Mike Panesi

Bryan Prince

Jim Thompson

Nay: None

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Mr. Chambers asked the Commission why the left side of the wraparound porch must remain. Mr. Thompson responded that it is because it is historic. Vice-Chair Belcher added that it is their responsibility to look at the house as a contributing structure to the historic zone. What is there must remain so that it continues to be a contributing structure. Mr. Chambers did not agree with this decision.

The Commission, Staff and the applicant began discussing the rear dormer. Mr. Thompson inquired about the size of the expansion. Mr. Chambers stated that he does not have an exact measurement but would like to keep it 3-4 feet from the edge.

Vice-Chair Deborah Blecher made a motion to approve the expansion of the rear shed dormer, the rear dormer may have a standing seam roof, and the roof of the main house may be replaced with asphalt shingles as suggested; the motion was seconded by Mr. Bryan Prince and was carried by the following vote:

Aye: Linda Anderson

David Becker

Deborah Belcher, Vice-Chair

Jeff Davis, Chair

Bill Jakes

Mike Panesi

Bryan Prince

Jim Thompson

Nay: None

The Commission, Staff and the applicant discussed removing and replacing the two brick chimneys.

Vice-Chair Deborah Blecher made a motion to approve the removal and replacement of both brick chimneys; the motion was seconded by Mr. Jim Thompson and was carried by the following vote:

Aye: Linda Anderson

David Becker

Deborah Belcher, Vice-Chair

Jeff Davis, Chair

Bill Jakes

Mike Panesi

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Bryan Prince

Jim Thompson

Nay: None

The Commission began discussing the front steps. Mr. Jakes stated that poured concrete steps are not period to 1910. What is there should be replaced with brick to match the skirting. Mr. Thompson agreed.

Mr. Bill Jakes made a motion to approve the replacement of the front porch steps with brick, the width of the steps and cheek walls are to remain the same size as current and the addition of brick skirting around the porch; the motion was seconded by Vice-Chair Deborah Belcher and was carried by the following vote:

Aye: Linda Anderson

David Becker

Deborah Belcher, Vice-Chair

Jeff Davis, Chair

Bill Jakes

Mike Panesi

Bryan Prince

Jim Thompson

Nay: None

The Commission and applicant discussed the proposed lighting.

Mr. Bill Jakes made a motion to approve the lighting as submitted with the hanging lights having 8" of clearance from the floor height of the porch to the bottom of the light fixtures; the motion was seconded by Mr. Bryan Prince and was carried by the following vote:

Aye: Linda Anderson

David Becker

Deborah Belcher, Vice-Chair

Jeff Davis, Chair

Bill Jakes

Mike Panesi

Bryan Prince

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Jim Thompson

Nay: None

Ms. Kerr asked the Commission for clarification on the front door. Vice-Chair Belcher explained that the door must be single with a flat transom and the style must be similar to the existing door. Mr. Chambers stated that he would rather have a solid wood front door with a small transom at the top. Mr. Thompson responded that that would change the historic feature of it. He further explained that there are restrictions on homes inside the Historic district and that the Board must make approvals based on the rules they must abide by. Mr. Chambers argued that leeway should be given on the door. Vice-Chair Belcher explained that the Commission is trying to help by allowing him to replace the door with a similar one while still abiding by the guidelines.

Vice-Chair Deborah Belcher made a motion to amend the approval of the front door to include that the replacement should be with a like door that meets codes and must be administratively approved; the motion was seconded by Mr. Bryan Prince and was carried by the following vote:

Aye: Linda Anderson

David Becker

Deborah Belcher, Vice-Chair

Jeff Davis, Chair

Bill Jakes

Mike Panesi

Bryan Prince

Jim Thompson

Nay: None

6. Staff Reports and Other Business:

Ms. Kerr gave an overview of the administrative approval for 1027 East Main Street.

Ms. Kerr told the Commission that they should now be receiving emails from the NAPC about training opportunities.

7. Adjourn

There being no further business, Chair Davis adjourned the meeting at 5:17pm.

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CHAIRMAN OR VICE-CHAIRMAN

SECRETARY

DRAFT