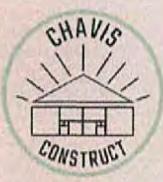


**CITY OF MURFREESBORO
HISTORIC ZONING COMMISSION**

Regular Meeting August 19, 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 June 17, 2025
- V. New Business
 - a. H-25-013: 346 East Main Street- Michael Chavis representing The Chavis Construct, LLC. - Requesting review for the repairing and restoration of the exterior trim & architectural details for an existing single-family residence.
 - b. H-25—014: 444 East College Street, Amy Gregg- Requesting review for the construction of a new privacy fence for an existing single-family residence.
- VI. Staff Reports and Other Business
 - a. H-25-012: 226 North Highland- Michael Kowles – Administrative approved for maintenance and restoration of the exterior and replace flashing around chimneys like for like at an existing single-family residence.
 - b. Recognition of outgoing HZC Commissioners:
 - 1. Linda Anderson
 - 2. Jim Thompson
 - 3. David Becker
 - 4. Bill Jakes
- VI. Adjourn





346 E Main Project



Sunroom Exterior Rehabilitation

Update and improve weather barriers with potential design change for panels under the windows

Gable Trim

Restore architectural trim elements with materials from SledgeCraft, Inc

Front Porch Trim

Restore architectural trim elements with materials from SledgeCraft, Inc

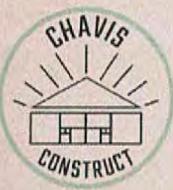
Roof Vents

Restore function and architectural trim elements from SledgeCraft, Inc

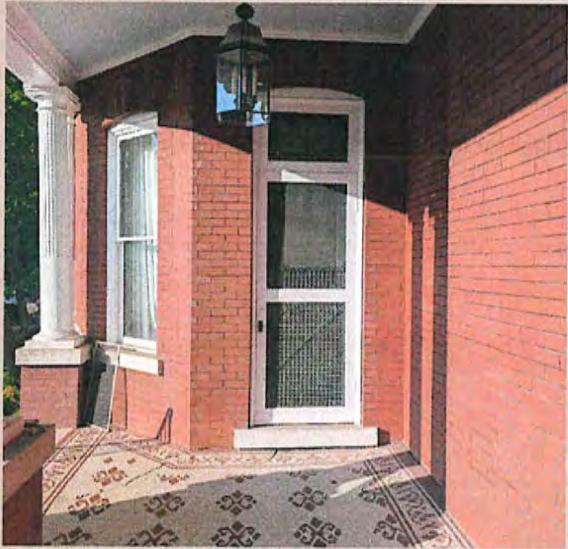


Google





Material List for 346 E Main



Screen Doors

In mahogany From
Vintage Woodworks

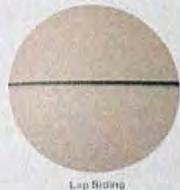


Window & Door Trim

Trim rehabilitation
with material from
SledgeCraft Inc.



Hardie® Artisan Siding

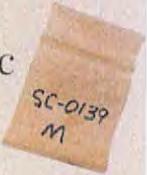


Lap Siding	Width	7.25 in (6 in exposure)	Thickness	6.25 in (2 in exposure)
	Length	12 ft		12 ft
	Pcs/Pallet	144		125
	Finish	Primed		Primed



Dormer Restoration

Cement fiber siding
and trim from
SledgeCraft, Inc







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: 3410 E main St. Murfreesboro, TN 37130 Date: 7/31/25

Applicant: The Chavis Construct, LLC Phone: [REDACTED]

Mailing Address: 1350 W College St. Email: [REDACTED]

City: Murfreesboro State: TN Zip Code: 37129

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

Mailing Address: 3410 E main St. Email: brjaward@aol.com

City: Murfreesboro State: TN Zip Code: 37130

Architect: _____ Email: _____

Address: _____ Phone: _____

Contractor: The Chavis Construct, LLC Email: 1350wcollegest@gmail.com

Address: 1350 W College St, Murfreesboro, TN, 37129 Phone: 615/593/1085

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: The Chavis Construct, LLC, Mike Chavis, Member Phone: 615/593/1085

Address: 1350 W College St., 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 checked="" type="checkbox"/> siding
<input type="checkbox"/> curb cut	<input type="checkbox"/> masonry work	<input type="checkbox"/> retaining wall	<input type="checkbox"/> signs
<input type="checkbox"/> deck	<input type="checkbox"/> mechanical system	<input 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 checked="" 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 type="checkbox"/> gutters	<input checked="" type="checkbox"/> porch columns	<input type="checkbox"/> sidewalks	<input checked="" type="checkbox"/> windows

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

Repairs, restoration, like for like replacement as needed for the exterior trim + architectural detail (other than the cornice structure) including porch bannister + ceiling, dormers, window + door trim, gable trim, + roof vents (See attached material inset)

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: 8/5/25 Receipt #: 375271 Amt Paid: \$150 HZC #: H-25-013

REMAINDER OF APPLICATION TO BE COMPLETED BY STAFF

Application approved Date _____

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

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

Application administratively approved by: _____ Date _____

INSPECTIONS:

1.) Approved _____ Failed _____ Date _____

2.) Approved _____ Failed _____ Date _____

**City of Murfreesboro
Historic Zoning Commission
Staff Comments
Regular meeting: August 19, 2025**

New Business:

H-25--014 444 East College Street, Amy Gregg- Requesting review for the construction of a new privacy fence at a single-family residence.

This property is located on the south side of East College Street several lots to the west of North Highland Avenue. The original house was constructed circa 1900 in the Vernacular style with a hipped style shingled roof, square plan, decorative cresting, aluminum siding and classical porch. The HZC approved house renovations and conversion of the dwelling unit from a duplex to a Single-Family dwelling unit in January 2022. This house is not a contributing structure in the North Maney Avenue Historic District of the National Register of Historic Places. The property contains approximately 0.21 acres and is zoned RS- 8 (Single-Family Residential District 8) and H-1 (Historic Zoning Overlay District). It is also located in the CCO (City Core Overlay) district.



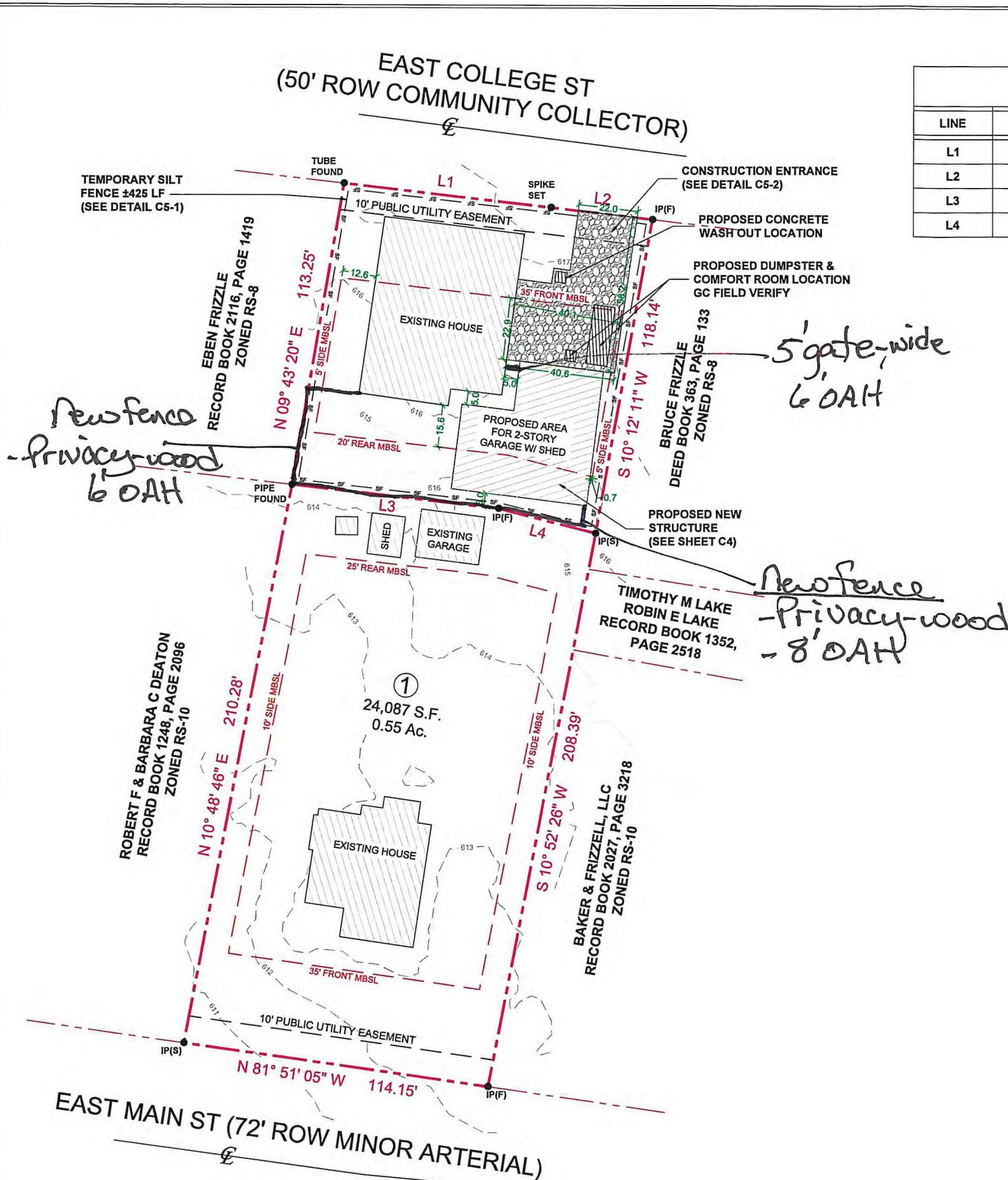
The applicant wishes to install an aluminum gate along the driveway and wooden privacy fencing around the perimeter of the rear of the property. The rear privacy fencing adjacent to the property to the south will be 8' and the fencing along the western property line will be 6'.

The aluminum gate and some of the privacy fencing will be visible from the right-of-way of East Main Street and East College Street. The type of gate and fencing the applicant wishes to erect is included in the application materials. There are similar gates and fencing within the Historic District. 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."

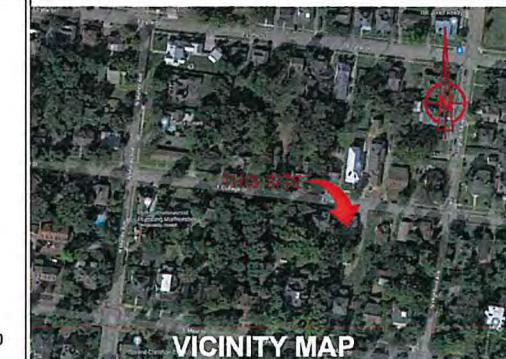
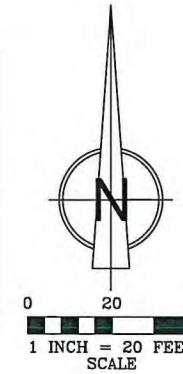
Pictures of the home as it exists today, renderings of the proposed fencing and gate along with a survey plan are included in the agenda materials.

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





LINE TABLE PROPERTY LINE		
LINE	BEARING	DISTANCE
L1	S 83° 20' 32" E	77.50'
L2	S 83° 16' 32" E	37.95'
L3	N 83° 24' 57" W	77.21'
L4	N 75° 41' 00" W	37.32'



SITE NOTES:

1. ALL CONSTRUCTION SHOWN AND NOT SHOWN SHALL ADHERE TO LOCAL BUILDING CODES AND 2018 INTERNATIONAL BUILDING CODES.
2. CONCRETE USED FOR SLABS AND COLUMNS SHALL HAVE A MINIMUM 3500 PSI COMPRESSIVE STRENGTH AT 28 DAY BREAK. PERFORMANCE OF CONCRETE SHALL DEPEND ON SUCH THINGS AS THE QUALITY OF THE CONCRETE, PROPER PLACEMENT OF REINFORCING STEEL AS NOTED ON PLANS, QUALITY OF THE SUBGRADE AND THE METHOD OF PLACEMENT OF THE CONCRETE. IT IS THE RESPONSIBILITY OF THE CONCRETE CONTRACTOR AND OR BUILDER TO VERIFY THAT THESE CONDITIONS ARE PROPERLY VERIFIED. IT IS PREFERRED THAT WELDED WIRE MESH BE PLACED IN ALL CONCRETE SLABS.
3. UNLESS NOTED OTHERWISE, ALL REINFORCING STEEL SHALL MEET THE REQUIREMENTS OF ASTM A615, GRADE 60. STEEL REINFORCEMENT SHALL BE PLACED IN ALL CONCRETE AS NOTED ON DRAWINGS.
4. FINAL GRADING SHALL OCCUR DIRECTLY AFTER INSTALLATION OF FOUNDATION AND RETAINING WALL TO ENSURE PROPER DRAINAGE AND PREVENT ADDED WATER SETTING ON FOUNDATION POSSIBLY LEADING TO FUTURE SETTLEMENT.
5. FINAL GRADING SHALL RECEIVE SOD
6. SEE ADDITIONAL NOTES IF APPLICABLE PAGE C6.

LEGEND

	PROPERTY LINE
	SETBACK LINE
MAJOR CONTOUR (EVERY 5')	
	MINOR CONTOUR (EVERY 1')
	SILT FENCE
	MODIFIED FRENCH DRAIN
	CORRUGATED PLASTIC PIPE
	IRON ROD (IR)

REMARKS:
These building plans are available to purchasers for the sole purpose of providing a general understanding of the specifications for the type of model selected. Field conditions, availability of materials, and many other factors will impact the final product. These plans are not FINAL: the developer reserves the right to modify these plans, including without limitation changes to the specifications and materials, without notice or obligation.

SHEET CONTENT:

C3

1":20'



21 ft
6 ft
x all

43 ft
on prop line
left tall

106'

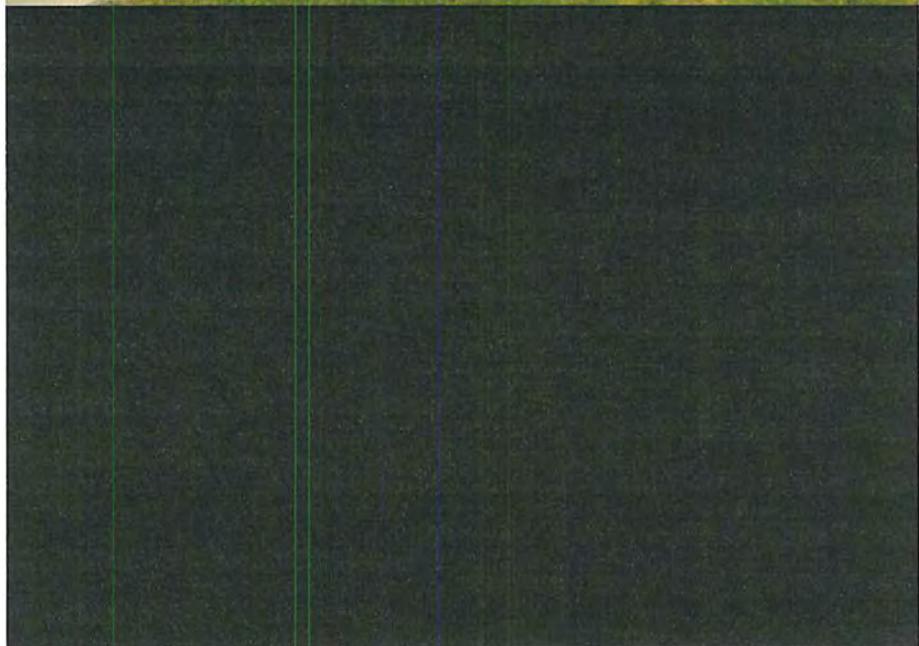
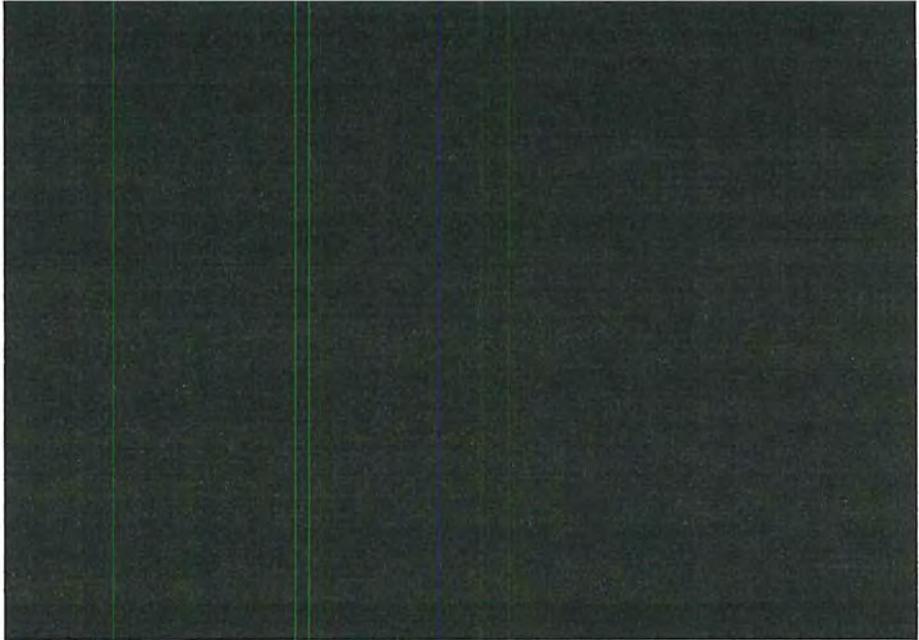
metal gate
5 ft W
left tall

7 1/2 ft
8 ft tall

106 ft on property line
8 ft tall

Gate







PREMIER
FENCE LLC

(615) 427-9451

PremierFenceTN.com



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: 444 E College St, Murfreesboro, TN 37130 Date: 8/

Applicant: Amy R. Gregg Phone: [REDACTED]

Mailing Address: 444 E College St Email: [REDACTED]

City: Murfreesboro State: TN Zip Code: 37130

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

Mailing Address: [REDACTED] Email: [REDACTED]

City: [REDACTED] State: [REDACTED] Zip Code: [REDACTED]

Architect: [REDACTED] Email: [REDACTED]

Address: [REDACTED] Phone: [REDACTED]

Contractor: Premier Fence Email: [REDACTED]

Address: 4980 Old Nashville Highway Phone: [REDACTED]
Murfreesboro, TN 37130

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: [REDACTED] Phone: [REDACTED]

Address: [REDACTED]

Title or Relationship to Owner: [REDACTED]

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)

Fence in backyard, metal gate between house and garage

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 \$13,150.00

Signature (owner) Amylee Steff

Signature (applicant) Amylee Steff

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

Date received: 8/7/25 Receipt #: 375272 Amt Paid: \$150 HZC #: H-25-014

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 _____

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

June 17, 2025 3:30PM

Members Present:

Jeff Davis, Chair

David Becker

Bill Jakes

Mike Panesi

Bryan Prince

Jim Thompson

Members Absent:

Linda Anderson

Gib Backlund

Deborah Belcher, Vice-Chair

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:

Mr. Jim Thompson motioned to approve the minutes of the April 15, 2025 Historic Zoning Commission meeting; the motion was seconded by Mr. David Becker and was carried by the following vote:

Aye: David Becker

MURFREESBORO HISTORIC ZONING COMMISSION MINUTES

June 17, 2025

Jeff Davis, Chair

Bill Jakes

Mike Panesi

Bryan Prince

Jim Thompson

Nay: None

5. Election of Officers for 2025-2026:

Mr. Jim Thompson motioned to nominate Ms. Deborah Belcher as Vice-Chair; the motion was seconded by Mr. Bryan Prince carried by the following vote:

Aye: David Becker

Jeff Davis, Chair

Chair Bill Jakes

Mike Panesi

Bryan Prince

Jim Thompson

Nay: None

Mr. David Becker motioned to nominate Mr. Jeff Davis as Chair; the motion was seconded by Mr. Jim Thompson carried by the following vote:

Aye: David Becker

Jeff Davis, Chair

Chair Bill Jakes

Mike Panesi

Bryan Prince

Jim Thompson

Nay: None

MURFREESBORO HISTORIC ZONING COMMISSION MINUTES

June 17, 2025

6. New Business:

a. Application [H-25-011] 746 E Main Street- Jonathan Harmon

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. Jonathan Harmon was present to answer questions.

Mr. Jim Thompson inquired about the placement of the fence in relation to the open porch. Mr. Harmon stated that the fence will be behind the open porch.

Mr. Becker asked about the height of the fence. Mr. Harmon responded that it will be 4 feet high.

Mr. Panesi asked if the gate would be motorized. Mr. Harmon replied that it will be manual.

Mr. Thompson asked if the gates would be considered car gates. Mr. Harmon responded that they would be.

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

Aye: David Becker

Jeff Davis, Chair

Bill Jakes

Mike Panesi

Bryan Prince

Jim Thompson

Nay: None

7. Staff Reports and Other Business:

Ms. Kerr stated that staff reports would be included on the agenda so that the Commission will be aware of what has been processed.

8. Adjourn

There being no further business, Chair Davis adjourned the meeting at 3:41pm.

MURFREESBORO HISTORIC ZONING COMMISSION MINUTES

June 17, 2025

CHAIRMAN OR VICE-CHAIRMAN

SECRETARY

DRAFT