

CITY OF MURFREESBORO HISTORIC ZONING COMMISSION

Regular Meeting November 18, 2025
3:30 PM, Council Chambers, City Hall

- I. Call to Order and Determination of a quorum
- II. Public Comments
- III. Approve Minutes of the Regular Meeting on August 19, 2025
- IV. New Business
 - a. **H-25-016: 746 East Main Street- Michael Chavis representing Jonathan Harmon.** - Requesting review for a structural project to repair roofing issues and architectural details for an existing single-family residence.
- V. Staff Reports and Other Business
 - a. Approve the proposed 2026 Historic Zoning Commission calendar.
 - b. Commissioners review and prepare for discussion of HZC guidelines for alterations, additions and demolitions and Q&A with Assistant City Attorney
- Administrative approvals**
 - c. H-25-015: 933 East Main- Anna Stewart – Administrative approval to replacing roofing with like shingles.
- VI. Adjourn

**a. H-24-016: 746 East Main Street- Jonathan Harmon-
Requesting review for exterior window and siding replacements
at an existing single-family residence.**

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. 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.



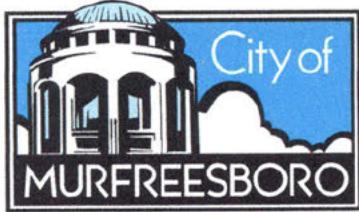
At the October 2024 regular meeting the HZC conditionally approved a request by Jonathan Harmon to raise the rear roof for an interior attic expansion and to replace existing vinyl siding on the left and right end gables with Hardi board and refurbish existing attic window wood frames to match existing soffits and dormer trim. Since this approval the owner has changed contractors.

The applicant Mike Chavis with The Chavis Construct, LLC representing the owner Jonathan Harmon, is requesting a review for windows and siding replacement.

1. Replace existing wood dormers with 7" James Hardie lap siding.
2. Replace existing wood dormer trim with red grandis wood.
3. Replacement of arched front and side dormer wood windows with true divided light sashes with Pella Reserve, wood windows with simulated divided light sashes to match existing windows.
4. The lower rectangular window units on the front gables and the sides windows with Window World windows. They would be vinyl frames with fixed glass and simulated divided lights arranged to match the existing windows.

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.



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: 746 EAST man ST Date: 4/12/28

Applicant: THE CHAVIS CONSTRUCT, LLC Phone: [REDACTED]

Mailing Address: 1350 WEST COLLEGE ST Email: [REDACTED]

City: MURFREESBORO State: TN Zip Code: 37129

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

Mailing Address: 746 EAST man ST Email: [REDACTED]

City: MURFREESBORO State: TN Zip Code: 37130

Architect: SABINA PONTE, LEED BDPC Email: [REDACTED]

Address: 6311 TUNTER AVE BENTWOOD TN Phone: [REDACTED]

Contractor: THE CHAVIS CONSTRUCT, LLC Email: [REDACTED]

Address: 1350 WEST COLLEGE ST 37129 Phone: 615-593-1088

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: MIKE CHAVIS, THE CHAVIS CONSTRUCT, LLC Phone: 615-593-1088

Address: 1350 WEST COLLEGE ST MURFREESBORO TN 37129

Title or Relationship to Owner: GEN. 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 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 checked="" type="checkbox"/> windows

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

WE WILL CHANGE OUT THE WINDOWS IN THE FRONT PORCHES AS WELL AS THE WINDOWS IN THE UPPER CORNERS ON THE EAST & WEST ELEVATIONS

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 \$ 18,500.00

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 _____

746 East Main Street Current Dormer Finishes Affected By Structural Remediation

Dormer Siding:

-Current dormer siding: Cement Fiber lap siding with varying exposure (6 1/2" - 7 1/4")

*Proposed restoration: James Hardie cement fiber lap siding with 7" exposure

Dormer Trim:

-Current dormer trim: Wood, Unknown species at this time

*Proposed restoration: Wood, Red Grandis sourced from SledgeCraft Inc

Dormer Window:

-Current dormer window: Wood with true divided light sashes

*Proposed restoration:

1. Window World Fixed Sash Simulated Divided light rectangular lower window

2. Pella Reserve, Traditional wood with simulated divided light sashes to match existing configuration for upper half-round window

*NOTE: This same proposed window configuration would also replace the windows of the 2nd story gables on the east and west elevations.



Hardie® Plank Lap Siding

Submittal Form

01

Submitted to:

HZ5® Product Zone

HZ10® Product Zone

Project Name:

Product Width: 5-1/4in 6-1/4in 7-1/4in 8in 8-1/4in 9-1/4in 12in

Submitted by:

Product Finish: Primed ColorPlus® Technology

Date:

 Product Texture: Smooth Select Cedarmill® Colonial Roughsawn®
 Colonial Smooth® Rustic Cedar

Hardie® Plank Lap Siding

Specification Sheet

01

DIVISION: 07 00 00 THERMAL AND MOISTURE PROTECTION

SECTION: 07 46 46 FIBER CEMENT SIDING

HARDIE® PLANK LAP SIDING

Manufacturer

James Hardie Building Products, Inc.

The products are manufactured at the following locations, with quality control inspections by ICC-ES:

- Cleburne, Texas
- Plant City, Florida
- Reno, Nevada
- Waxahachie, Texas
- Prattville, Alabama
- Peru, Illinois
- Pulaski, Virginia
- Tacoma, Washington
- Fontana, California
- Summerville, South Carolina

Compliance with the following codes

- 2006 thru 2021 International Building Code (IBC)
- 2006 thru 2021 International Residential Code (IRC)

For more information about other compliances and applicable uses, refer to ICC-ES ESR-2290

Features

- Noncombustible
- Dimensionally Stable
- Resists damage from pests
- Weather Resistant-Engineered for Climate®
- Impact resistant
- Sustainable

Use

Hardie® fiber-cement lap siding is used as exterior wall covering. The product complies with IBC Section 1403.9 and IRC Section R703.10. The product may be used on exterior walls of buildings of Type I, II, III and IV construction (IBC)

Description

Hardie® Plank lap siding is a single-faced, cellulose fiber-reinforced cement (fiber-cement) product. Hardie® Plank lap siding complies with ASTM C1186, as Grade II, Type A; has a flame-spread index of 0 and a smoke-developed index of 5 when tested in accordance with ASTM E84; and is classified as noncombustible when tested in accordance with ASTM E136.

Available Sizes

Product	Width (in)	Length	Thickness (in)
Hardie® Plank lap siding*	5-1/4, 6-1/4, 7-1/4, 8, 8-1/4, 9-1/4, 12	feet	5/16
			7-1/4, 8, 8-1/4,
			9-1/4, 12

* HZ5: 9-1/4, 12 only available primed HZ10: 5-1/4, 9-1/4, 12 only available primed.

Weight 2.31 lbs. per square foot

Texture & Finish

Hardie® Plank lap siding comes in a variety of textures and finishes. The product is available in smooth or wood grain texture. Additional textures are available on a regional basis. Finish options are primed for field paint, or factory finished with ColorPlus® Technology. Color availability varies by region.

Engineered for Climate®

Hardie® Plank lap siding is engineered for performance to specific weather conditions by climate zones as identified by the following map.



SPECIFICATION SHEET 01 FEBRUARY 2024

Performance Properties

	General Property	Test Method	Unit or Characteristic	Requirement	Result
PHYSICAL ATTRIBUTES	Dimensional Tolerances	ASTM C1185	Length	$\pm 0.5\%$ or $\pm 1/4$ in	
			Width	$\pm 0.5\%$ or $\pm 1/4$ in	
			Thickness	± 0.04 in	
			Squareness	Δ in diagonals $< 1/32$ in/ft of sheet length. Opposite sheet sides shall not vary in length by more than $1/32$ in/ft	Pass
THERMAL			Edge Straightness	$\leq 1/32$ in/ft of length	
			Density, lb/ft ³	As reported	83
			Water Absorption, % by mass	As reported	36
			Water Tightness	Physical Observations	Pass
DURABILITY	Flexural Strength	ASTM C1185	Wet conditioned, psi	>1015 psi	
			Equilibrium conditioned, psi	>1450 psi	Pass
			Thermal Conductivity	(BTU/(hr·ft ² ·F))/inch	2.07
			Actual Thermal Conductivity	(K_{eff})	6.62
FIRE CHARACTERISTICS	Thermal Resistance	ASTM C177	$R=1/K_{eff}$	As reported	0.48
			(R)		0.15
			Actual Thermal Resistance		
			Warm Water Resistance	Physical Observations	Pass
FIRE CHARACTERISTICS	Heat/Rain Resistance	ASTM C1185	Physical Observations	No visible cracks or structural alteration	Pass
			Physical Observations	No visible cracks or structural alteration	Pass
			Physical Observations	No visible cracks or structural alteration	Pass
			Mass Loss, %	$\leq 3.0\%$	
FIRE CHARACTERISTICS	Freeze/Thaw Resistance	ASTM C1185	Freeze/Thaw, % strength retention	$\geq 80\%$	Pass
			UV Accelerated Weathering Test	Physical Observations	Pass
			ASTM G23	No cracking, checking, or crazing	Pass
			Surface Burning Characteristics	Flame Spread Index (FSI)	0
FIRE CHARACTERISTICS		ASTM E84	Smoke Developed Index (SDI)	≤ 5	
			Fuel Contributed	0	
			NFPA Class	A	
			Uniform Building Code Class	As reported	1
FIRE CHARACTERISTICS	Noncombustibility	ASTM E136	International Building Code® class		A
			Noncombustible	Pass/fail	Pass
			Fire Resistance Rated Construction	Fire Resistance Rating	1-hour
					Note 1

Note 1: listed on Warnock Hersey and ESR 2290

Installation

Install Hardie® Plank lap siding in accordance with:

- Hardie® Plank lap siding installation instructions
- ICC-ES ESR 2290
- Requirements of authorities having jurisdiction

Sustainable Design Contribution

- Regionally sourced content- varies by project location
- Avoidance of certain chemicals or Red List Compliance

Detailed product information for LEED projects, or other state or regional sustainability programs is available through James Hardie Technical Services.

Warranty

Hardie® Plank lap siding: 30-year, Non-Prorated, Limited Warranty
ColorPlus® Technology: 15-year Limited Finish Warranty

Storage and Handling

Store flat and keep dry and covered prior to installation.

Technical Services

Contact James Hardie Technical Services online at JamesHardie.com, or by phone at (800)426-4051

IMPORTANT: Failure to install and finish this product in accordance with applicable building codes and James Hardie written application instructions may affect system performance, violate local building codes, void the product-only warranty and lead to personal injury. **DESIGN ADVICE:** Any information or assistance provided by James Hardie in relation to specific projects must be approved by the relevant specialists engaged for the project eg. builder, architect or engineer. James Hardie will not be responsible in connection with any such information or assistance.

WHAT IS RED GRANDIS LUMBER? ORIGINS & PROPERTIES EXPLAINED



Red Grandis is a premium, FSC® Pure certified reddish hardwood known for its attractive grain, long-term durability, and eco-friendly credentials. If you're looking for a sustainable alternative to more expensive species like mahogany or Sapele, Red Grandis wood—also known simply as Grandis—is an excellent choice for both indoor and outdoor applications.

Origins: Where is Red Grandis found?

Red Grandis lumber comes from the Eucalyptus tree (Eucalyptus grandis) grown at plantations that have Forest Stewardship Council (FSC) certification.

Eucalyptus grandis is a native species from the eastern coast of Australia. The locals usually refer to it as "rose gum" or "flooded gum." The tree grows mainly in protected areas across the states of Queensland and New South Wales. It thrives in warm climates, and some plantations of it prosper in Uruguay, Florida, and Texas.

Also, it may grow as tall as 55 m (180 ft) and at most 183 cm (72 in) in diameter. It has a specific gravity of 0.60 and is rated at 1420 lb/ft on the Janka Hardness scale. Get your Red Grandis lumber from Tropical Forest Products. [Contact us](#)

Thanks to these controlled environments, Red Grandis is one of the most sustainable reddish woods available, making it a top pick for eco-conscious builders and designers.

What are its properties?

Red Grandis stands out from the hardwood crowd. It is straight-grained, medium-textured lumber available in a variety of colors ranging from pink to rose and white cream – earning it a spot among the most attractive reddish woods on the market. Some may find it very similar to cherry wood or hard maple. In terms of end-grain, Red Grandis has medium pores diffused in diagonal rows. It also has fine lines that are visible with a magnifying lens.

Many contractors prefer using it because it is extremely durable, resistant to rot, mold, and mildew. Therefore, it is highly unlikely to suffer from massive decay. It is also resistant to insect attacks from carpenter ants, termites, powderpost beetles, and the old house borer.

Constructors also prefer such wood for its workability. The wood is flexible and absorbs well glues, stains, and finishes. That said, it is susceptible to burns, so you will need to be extra careful if you have an open flame near when working with it. (Keep that in mind if you are installing panels near a barbecue grill or fire pit)

Some of its best properties include its lack of odor and minimal risk of toxicity. It is highly sustainable, so it will be a bit pricier than the average plywood, but it pays off better in the long-term.

- Why don't you take a look at some exotic hardwood options? At Tropical Forest Products, we offer over 20 species of them.

What are some uses and applications of it?

When you order it you will most likely receive it as sawn hardwood. This way, its dimension ensures stability during transportation, and the producers reduce waste and production time. Furthermore, it can then be

- Doors
- Exterior Millwork
- Flooring
- Interior Millwork
- Moldings
- Decking
- Outdoor furniture
- Stair Risers
- Turned Objects
- Windows

It is a great wood for so many different types of woodworking projects – indoors and outdoors. The Red Grandis wood is popular around the world for its performance, stability, natural durability, resistance to weather and insects, as well as for its aesthetics.

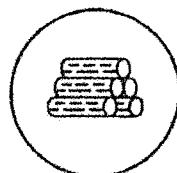
Looking for high quality Red Grandis? Get in touch with us today. Give us a call at (905) 672-8000. Tropical Forest Products is the trusted supplier of certified, ethically sourced, exotic hardwoods from around the world. Reliable delivery and millwork available.



PRICING / AVAILABILITY



SUSTAINABILITY



COMMON USES

PRICING

Tropical Forest Products
1000 King St. W., Mississauga, ON
L5J 1J2, Canada
(905) 672-8000

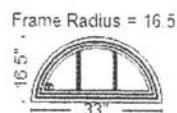
CONTACT US

(905) 672-8000

Customer Approval Form:

Signature: _____

Date: _____



Viewed from the Exterior

Quote Number: 20013016

Line Number: 30

Quote Qty: 1

Scaling: 1/2" = 1'

Description: Pella Reserve, Traditional Sash Set, Fixed Half Circle, 33 X 16.5

Rough Opening: 33.75" X 17.25"

Performance Information: U-Factor 0.45, SHGC 0.56, VLT 0.59, CPD PEL-N-41-43690-00001, Performance Class CW, PG 50, Calculated Positive DP Rating 50, Calculated Negative DP Rating 50, FPA FL11292

These drawings are based on our interpretation of the information provided to us. They are submitted for final approval of the individual** responsible for the project and are not intended to create any warranty or other liability. The user** is responsible for compliance with applicable building codes or other regulations and determining the suitability of the suggestions for the particular application, including the final design of reinforcement, flashing, and sealant systems for all window and door installations.

** building owner, architect, contractor, installer and/or consumer



Quote Name: 746 East Main Street Project

Project Name: The Chavis Construct, LLC

Jobsite Location: MURFREESBORO, TN

Room Location: Right Side

Sales Branch Location: 34300 Pella Window and Door Co.

UPPER FORMER
WINDOWS

Window World

4000 SERIES
DOUBLE-HUNG AND SLIDING
REPLACEMENT WINDOWS



4000 Series Double-Hung
White Double-Hung with White
Contoured Colonial Grids.

Lower dormer windows

AMERICA'S EXTERIOR REMODELER

Improving Homes. Changing Lives.











CITY OF MURFREESBORO
2026 HISTORIC ZONING COMMISSION (HZC) CALENDAR

Applicant must have a scheduled meeting with a Planner 10 days prior to Submittal deadline

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

MURFREESBORO HISTORIC ZONING COMMISSION GUIDELINES FOR ALTERATIONS, ADDITIONS, DEMOLITIONS AND REMOVALS

EAST MAIN STREET HISTORIC DISTRICT

I. The Purpose of Historic Zoning

Historic zoning is the process by which a community recognizes specific districts as being especially significant in its architectural, historical, and cultural life. Having done that, the community then develops methods to protect and enhance those qualities that make the district significant in the interests of the property owners and of the entire community. Historic zoning, then, is a positive measure that seeks to advocate the community special interests in particularly significant zones while at the same time working with property owners not only to protect their rights but also to assist in improving their personal and financial investment in their property.

II. Function of the Historic District

To accomplish the purpose of historic zoning, on January 19, 1984, the City of Murfreesboro adopted a Historic Zoning Ordinance (Section 24, Overlay District Regulations) as part of the new Murfreesboro Zoning Ordinance. This ordinance specified the criteria by which the city could create special historic districts (H-1 zones) to overlay (add to but not replace) already existing use zoning. It also provided authority to establish guidelines for alterations, new construction, demolitions, and removals within designated historic districts. Finally, the ordinance called for the creation of a Historic Zoning Commission (Architectural Review Board) to fulfill both sets of responsibilities in the interests of the community.

Accordingly, in June 1985, the Mayor appointed a nine member Historic Zoning Commission to recommend boundaries for specific historic zoning in Murfreesboro. The Commission would then propose guidelines to assist the community and property owners in protecting and enhancing those qualities that make the specific zone historically, architecturally, or culturally significant.

The Historic Zoning Commission has recommended that the H-1 zone be created along East Main Street and several adjacent blocks. The Commission, therefore, submits these proposed "Guidelines for Alterations, Additions, Demolitions, and Removals" for the proposed historic zone in fulfillment of our requirements under

the law but also as the advocate the property owners in the district and for the people of Murfreesboro as a whole.

III. East Main Street Historic District

East Main Street is Murfreesboro's principal east-west thoroughfare and the location of its most significant concentration of residential structures built from the 1830s to the 1940s. Architectural styles span the spectrum from Federal and Greek Revival through Italianate, Queen Anne, Mediterranean Revival, Tudor Revival, and Colonial Revival styles. Frequently, Four Square residences appear ornamented with Colonial Revival details such as porches or window trims. The proposed zone also includes residential blocks of smaller bungalows and craftsman style houses dating from the 1930's and 1940's representing a major example of domestic architecture from those decades.

Therefore, one of the principal qualities creating architectural significance in the proposed zone is stylistic variety. These guidelines seek to protect and enhance this quality by encouraging alterations and additions that consider each structure as an individual "entity" with a "personality" of its own. Like people, no two buildings are identical, and each building must grow and change over time. We seek to protect stylistic variety by encouraging sensitive change to existing structures throughout the district. In terms of new structures, protecting stylistic variety means encouraging structures of modern design that blend well with existing structures and discouraging designs, whether of modern or traditional styles, that are intrusive or disruptive of those qualities that create architectural significance.

A second quality of the Historic District is its consistency. This may seem contradictory, but when walking around the proposed zone one is struck by the fact while there is a variety from one area to another, each block achieves a certain rhythm and harmony created by the following facts of design and setting.

A. Setback

From block to block structures are setback equally from the street or achieve the visual effect of consistent setback through the planting of trees or the building of fences at the setback lines.

B. Scale

From block to block buildings have relatively the same ratio among their height, width, and length. This is what we mean by scale. Although some structures have large dimensions, the majority of the structures in the proposed zone are of one to one and a half stories high, often consisting of upright elements with wings.

C. Massing

From block to block, the various parts of a structure such as upright elements, wings, porches and towers appear in the same proportions. Also, generally speaking, we find that structures are sited on the lot so that their depth exceeds their width.

D. Rhythm

From block to block, the buildings achieve consistency in the placement of doors and windows on the front facades and in dormers on the roof. The presence of pyramid shaped and complex cross-gabled roofs in large numbers contributes to this sense of rhythm. Also, the space between buildings from lot to lot remains relatively consistent creating a rhythm between facades and undeveloped areas of the lots.

E. Material

While noting a variety of building materials throughout the proposed zone and exceptions even within blocks, there is a general consistency of building material, predominately though not exclusively, wood, stucco and brick, from block to block.

F. Landscaping

The presence of large shade trees generally in the proposed zone is one of the principal qualities creating visual harmony. Though there are some blocks of which this is not true, and others where the trees have been removed, these blocks are exceptions. Property owners and the community hopefully will work together to ensure the continuation of this vital quality.

The Commission has compiled these proposed guidelines for the East Main Street Historic District specifically to protect these amenities.

In addition to these clearly definable qualities of architectural variety and consistency or visual cohesiveness, property owner's attitudes have played a vital role in creating significance in the proposed district. Though generally these qualities will not be regulated by the Commission, hopefully property owners will work with the Commission to ensure that future changes will continue to enhance the qualities of the District.

IV. Spirit of Enforcement

The Commission recognizes that the success of historic zoning depends on the spirit in which the ordinance is enforced. The Commission views itself as the advocate for the historic zones created by the City Council, both for the property owners and for the entire community. Therefore, the Commission will provide every information possible to property owners and their architects and contractors to ensure sensitivity thus protecting their property values and that of their neighbors.

The Commission has established a reference area for rehabilitating older structures in Linebaugh Library for everyone's free use. Also, the Commission will provide as much guidance on new design as possible through the donated time of Commission Members and City Staff.

The Design Guidelines are based in accordance with the principals and recommendations set forth in The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings, which is created to help preserve the distinct character of a historic building and its site while allowing for reasonable change to meet new needs.

In this way we hope to ensure that these guidelines are fairly enforced and painless to heed for everyone.

V. Purpose

Design Guidelines are criteria and standards which the Commission must consider in determining the appropriateness of proposed work within a historic district.

Appropriateness of work must be determined in order to accomplish the goals of Historic Zoning, as outlined in Section 24, Overlay District Regulations of the Murfreesboro Zoning Ordinance:

- A. To preserve and protect the historical and/or architectural value of buildings or other structures.

- B.** To regulate exterior design, arrangement, texture, and other materials proposed to be used within the Historic District to ensure compatibility.
- C.** To create an appearance which complements the historic buildings or other structures.
- D.** To stabilize and improve property values.
- E.** To foster civic beauty.
- F.** To strengthen the local economy.
- G.** To promote the use of historic districts for the education, pleasure, and welfare of the present and future citizens of the City of Murfreesboro.

VI. Alterations to Existing Buildings and Property

A. Definition

Alteration: A change in building material; the addition of any architectural feature of a structure; a repair that reconstructs any part of an existing building; an addition that extends or increases floor area or height of any building; addition of accessory structures.

B. General Principles

These Guidelines shall apply only to the exteriors of buildings and to areas of lots visible from public rights-of-way.

Proposals for exterior work to be done on facades visible from the public right-of-way shall be more carefully reviewed than are other facades.

The distinguishing original qualities or character of a building, structure, or site and its environment shall not be destroyed. The removal or alteration of any historical material, or distinctive architectural features, should be avoided.

All buildings, structures, and sites shall be recognized as products of their own time. Alterations that have no historical basis and which seek to create an earlier appearance shall be discouraged.

Changes, which may have taken place in the course of time, are evidence of the history and development of a building, structure, or site and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected.

Distinctive stylistic features or examples of skilled craftsmanship, which characterize a building, structure, or site, shall be treated with sensitivity.

Deteriorated architectural features shall be repaired rather than replaced, whenever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture, and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historical, physical, or pictorial evidence rather than on conjectural design or the availability of different architectural elements from other buildings or structures.

The surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that damage historic building materials shall not be undertaken. Every reasonable effort shall be made to protect and preserve archeological resources affected by, or adjacent to a project.

Contemporary design for alterations to existing properties shall not be discouraged when such alterations do not destroy significant historical, architectural, or cultural material; and when such a design is compatible with the size, scale, color, material and character of the property, neighborhood or environment.

Whenever possible, alterations to structures shall be done in such a manner that if such alterations were to be removed in the future, the essential form and integrity of the structure would be unimpaired.

C. Guidelines for Alterations

1. Additions:

Additions are areas that increase the living or working space of a structure. This does not include the addition of architectural detail elements.

Additions should follow the guidelines for new construction.

2. Roofs:

Original roof pitch and configuration should be maintained.

The size and shape of original dormers should be maintained. Dormers should not be introduced where none existed originally. The original size, shape, material and design of chimneys should be maintained. All masonry penetrations through or above the roof should be maintained.

Original roof materials and color should be retained. If replacement is necessary, original material should be used. Composition shingles may be substituted for original roofing when it is not economically feasible to replace or repair with original materials or when the original roof is beyond repair. The color and texture of composition shingles should be appropriate to the architectural style and period of the structure.

3. Porches:

Original details and shape, outline, roof height, and roof pitch should be retained.

Original porch materials and architectural details should be maintained. If different materials are substituted, they should be a close visual approximation of the original.

The enclosing of front and side porches visible from the public right-of-way is inappropriate.

The enclosing of side porches may be considered appropriate if the visual openness and character of the original porch is maintained.

4. Windows:

The original type, size and shape of windows should be maintained.

The original number and arrangement of panes should be maintained. The size (width) of muntins should be maintained.

The characteristic window shape in the area is vertically rectangular-higher than it is wide. Horizontally proportioned windows are generally not appropriate.

Painted aluminum storm windows and screens are more appropriate than shiny raw mill finished storm windows and screens.

Shutters, unless appropriate to the style of the building, should not be introduced. Shutters should fit an opening in height and width so that if they were closed, the opening would be covered.

New window openings should not be introduced unless they match the existing window configuration and their placement harmonizes with the existing rhythm of opening.

Original windows should not be filled in.

5. Doors:

The original size and shape of door openings should be maintained.

Original transoms, side lights, and doors should be maintained.

Replacement doors should be compatible with original doors in terms of style and material. Flush doors are generally inappropriate.

Painted aluminum storm doors, screen doors and full view storm doors are more appropriate than shiny raw mill finished storm doors and screen doors.

Generally, new door openings should not be introduced on facades visible from the street.

Original door openings should not be filled in.

6. Architectural Details:

Original details should not be removed.

The replacement of irreparable details should be with close visual approximations of the originals based on historical or physical data where available.

The replacement of missing original details should be based on accurate duplication, or should be close visual approximations of the originals, based on historic, physical, or pictorial documentation.

Architectural details of any period or style not original to the building should not be introduced.

Changes that have taken place in the course of time, which is evidence of the history and development of a building, and its environment may have acquired significance in their own right; their significance should be recognized and respected.

7. Material:

Original building materials include wood, brick, stone, terra cotta and stucco. Original roof materials include slate, metal, and on twentieth century buildings, composition shingles.

Original buildings and roofing materials should be retained. If replacement is necessary, it should be with original materials or close visual approximations of the original.

Masonry: Masonry repointing should be done with care to match the original mortar color. The use of portland cement should be avoided when repointing old brick due to the high strength characteristic of the cement, which can cause old brick to crack and splay.

Original tooling configuration and joint width should be maintained.

Cleaning should be done with the gentlest means possible. Since sandblasting causes severe damage to brick and mortar, its use shall be avoided.

Painting of brick or stone unless originally or currently painted is inappropriate.

Wood: Wood siding should be retained. Original siding should not be covered or replaced with a material or texture not original to the building. Cement fiberboard siding, similar in texture, size and weather to the original material, may be approved.

Replacement wood siding should be consistent with the original in size, direction and lap dimension.

Original wall shingles should be maintained.

Stucco: Stucco materials should be retained. Original stucco should not be covered or replaced with a material or texture not original to the building.

Replacement stucco should be consistent with the original in size, direction, texture and dimension (thickness).

Synthetic Covering Materials: In general, the use of synthetic covering materials is discouraged due to the damaging effect the materials can have to the structure of the older buildings; unless the covering materials are vented properly, retention of moisture can damage the existing structure. Some covering materials are very susceptible to denting. Synthetic covering materials decrease the ability of the owner to monitor deterioration of the original structure and materials that might be occurring beneath the covering materials. Synthetic covering materials also have the potential for creating fire hazards by the inaccessibility to burning materials beneath the covering materials.

In some circumstances, the use of synthetic covering materials such as cement fiberboard may be appropriate where duplicate replacement materials are not available. If synthetic covering materials are used, dimensions of the original elements including relationship to the corner boards, window trim and other architectural details should be maintained.

8. Color:

The Commission does not review and regulate paint colors. The Commission will provide advice on appropriate historic paint colors upon request.

9. Accessory Structures:

Accessory structures related to a building (fences, walls, street lamps, stoops, paving, sidewalks, signs, terraces, drives, game courts, pools and decks) should be visually compatible with the environment to which they are related.

a. Fences:

Low retaining walls in front yards should be kept where they exist. New retaining walls should conform in materials and color with the existing structures on the lot.

Fences are generally not present in the District, but they 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.

The preferred type of fencing is formal wrought iron, wood or brick. Chain link fences are inappropriate.

b. Signs:

All signs must comply with the Murfreesboro Sign Ordinance. Signs attached to the structure shall not cover any architectural detail.

c. Landscaping:

All aspects of site development should be sympathetic to the character of landscape development, type of plants, and spatial treatment of adjacent properties.

d. Lighting:

Original light fixtures should be retained wherever possible. When retention is not reasonably possible, replacement fixtures should be in keeping with the collective characteristics of the property and surroundings.

VII. New Construction

A. Definition

New Construction: The construction of any freestanding structure on any lot.

B. General Principles

These Guidelines shall apply only to the exteriors of buildings.

The facades visible from the public right-of-way of proposals for new construction shall be more carefully reviewed than other facades.

Since construction in the Historic District has taken place continuously from the early nineteenth century, a variety of building types and styles result which demonstrate the changes in building tastes and technology over the years. New buildings should continue this tradition while complementing and being compatible with other buildings in the area.

New construction should be consistent with existing buildings along a street in terms of height, scale, setback, and rhythm; relationship of materials, texture, details and color; roof shape; orientation; and proportion and rhythm of openings.

C. Guidelines For New Construction

1. Height:

New buildings must be constructed to a height, which is compatible with the height of adjacent buildings.

2. Scale:

The size of a new building, its mass in relation to open spaces, and its windows, doors, openings, and porches should be visually compatible with the surrounding buildings.

3. Setbacks and Rhythm of Spacing:

The setback from front, side and rear yard of property lines established by adjacent buildings must be maintained. When a definite rhythm along a street is established by uniform lot and building width, infill new buildings should maintain the rhythm.

4. Relationship of Materials, Texture, Details and Material Color:

The relationship and use of materials, texture, detail, and material color of a new building facade shall be visually compatible with and similar to those of adjacent buildings, or shall not contrast conspicuously.

5. Roof Shape:

The roofs of new buildings shall be visually compatible, by not contrasting greatly with the roof shape, materials and orientation of surrounding buildings.

6. Orientation:

The site orientation of new buildings shall be consistent with that of adjacent buildings and shall be visually compatible. Directional expression shall be compatible with surrounding buildings, whether that expression is vertical, horizontal, or non-directional.

7. Proportion and Rhythm of Openings:

The relationship of width to height of windows and doors, and the rhythm of solids to voids in new buildings shall be visually compatible with the surrounding buildings.

8. Accessory Structures:

Accessory structures related to a building (fences, walls, street lamps, steps, paving, sidewalks, signs, terraces, drives, game courts, pools and decks) should be visually compatible with the environment to which they are related.

VIII. Demolition

A. Definition

Demolition: The tearing down of a principal or accessory structure.

B. General Principles

Since the purpose of Historic Zoning is to protect historic properties, the demolition of a building, which contributes historically or architecturally to the character, and significance of the District is inappropriate and should be avoided.

C. Guidelines

Demolition is inappropriate when:

1. A building is of such architectural or historical interest and value that its removal would be detrimental to the public interest.
2. Building is of such old, unusual or uncommon design or materials that it could not be reproduced or be reproduced without great difficulty and expense.

3. Its proposed replacement would make a less positive visual contribution to the District, would disrupt the character or would be visually incompatible.

Demolition is appropriate when:

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

IX. Relocation

A. Definition

Relocation: The moving of a structure in a District from one site to another, removal of a structure out of the District, the moving of a structure into a District.

B. General Principles

The moving of an existing structure, which retains architectural and historic integrity and which contributes to the architectural and historic character of the District should be avoided.

The moving out of the District of a structure which does not contribute to the historical and architectural integrity of the District or which has lost architectural integrity due to deterioration and neglect shall be appropriate if its removal or the proposal for its replacement will result in a more positive, appropriate visual effect on the District. A building may be moved into the district if it maintains a sense of architectural unity in terms of style, height, scale, massing, materials, texture, and setback with existing buildings along the street.

C. Guidelines

Relocated buildings must be carefully rebuilt to retain and maintain original architectural details and materials.

A building may be removed from one site to another in the District when:

1. The integrity of location and setting of the building in its original location has been lost or is seriously threatened.
2. The new location will be similar in setting and siting.
3. The building will be compatible with the buildings adjacent to the new location in style, height, scale, materials, and setback.
4. The relocation of the building will not result in a negative visual effect on the site and surrounding buildings from which it will be removed.

7. Question: My house has a few rotten boards in its wood siding. I can't decide whether to replace the damaged clapboards or re-side the whole house with a different material. Would I need a COA to do either?

Answer: Yes. If you replace the damaged boards with like materials, an administratively approved COA from the Historic Zoning Commission's staff planner would be required.

If you decide to re-side your house with a new different material, you will have to apply for a COA from the Historic Zoning Commission.

8. Question: I want to build a substantial addition to my house in the historic zone. Would I have to apply for a COA and, if so, would it be denied?

Answer: An addition to any structure in the historic zone would require an approved COA. If the design of your addition could not be made to conform to the standards set out in the historic zone's **Guidelines for Alterations, Demolitions and Removals** the Commission could deny your application

The Commission will grant a COA if the design for an addition is compatible with proportions, style, approved materials and design of the existing structure. Normally, additions to the rear and sides of a house, which are not readily visible from the street, are held to a more flexible standard, but would require an Administratively Approved COA from the Historic Zoning Commission's staff planner.

9. Question: If my house is located in the historic zone, am I required to restore it to its original appearance?

Answer: No. Property owners inside a historic zone would not be required to do anything to their houses. They could maintain them just as they are. Only additions or exterior alterations clearly visible from a public Right-of-Way (ROW) would require approval.

10. Question: Would I need a COA to remodel my kitchen or bathroom?

Answer: No. Historic Zoning regulations are only concerned with the exterior of homes and buildings in the designated zone that are visible from a public ROW. Remodeling, renovation and all other interior changes, with no exterior modifications, are exempt.

11. Question: What if I wanted to repaint my house lavender with green trim?

Answer: A COA would not be required for repainting a house or other structure in the district. If requested, the Historic Zoning Commission can advise on appropriate historic paint colors that would contribute to the established district.

**For Additional Information
Contact:**

Murfreesboro Planning Department

111 West Vine Street, 2nd Floor

P.O. Box 1139

Murfreesboro, TN 37133-1139

615-893-6441

www.murfreesboron.gov

Questions and Answers About Historic Zoning

Murfreesboro
Historic Zoning
Commission



Questions & Answers

1. Question: What is the purpose of Historic Zoning?

Answer: Historic Zoning is the process by which a community recognizes specific districts as being especially significant in its architectural, historical, and cultural life. Historic Zoning is a positive measure that seeks to advocate the community's special interest in particularly significant zones while at the same time working with property owners to protect their rights and assist in improving their personal and financial investment in their property.

2. Question: What is the difference between the National Register Historic District and the local historic zone (H-1)?

Answer: The National Register Historic District designation is awarded by the U.S. Department of Interior. Although this status is very prestigious, it comes with no special protections.

The local East Main Historic District (H-1) is Murfreesboro's special zoning District which offers special protections for historically significant properties with Historic District guidelines and the Historic Zoning Commission's guidance.

3. Question: What is a Certificate of Appropriateness (COA)?

Answer: A Certificate of Appropriateness (COA) is an approval that enables a property owner to make exterior changes to a property located in the East Main Street Historic District (H-1). A COA must be granted administratively or by the Historic Zoning Commission (HZC) before obtaining a building permit and commencing work.

4. Question: What do I need to do to obtain a COA?

Answer:

- 1.) Contact the HZC's Planning Department Representative to discuss the project and set up a meeting.
- 2.) Submit a completed COA application for review. All applications must include documentation that clearly illustrates the current and proposed exterior appearance of the project area(s).
- 3.) Historic Zoning Commission or Administrative Approval

5. Question: What is the Historic Zoning Commission and who is on it?

Answer: The Historic Zoning Commission (HZC) was created to maintain the beauty and integrity of the East Main Street Historic District. The commission is a city board made up of nine (9) members consisting of preservation specialists, historians, architects, a member of the Planning Commission and ordinary citizens. Before anyone can demolish or make exterior modifications to a home or building in the East Main Historic (H-1), the applicant must apply to the Historic Zoning Commission for a Certificate of Appropriateness (COA). The commission will assess the proposed change for compliance with the standards established in the zone's **Guidelines for Alterations, Demolitions and Removals**. Emphasis is placed on preserving street facades of historic structures. The COA requirement applies not only to homeowners but to businesses and government entities in the H-1 District as well.

6. Question: What are some activities that would and would not require a COA?

Answer:

Activities that **would** require a COA from the Historical Zoning Commission:

- Exterior alterations such as additions, changes in siding material, style of windows, doors or architectural features
- Erection of new yard fences
- Erection of new buildings
- Construction of parking lots and garages
- Replacement of outbuildings
- Demolition or removal of all or part of a structure

Activities that **would** require an Administrative Approval for a COA:

- Replacement of storm windows and doors with same materials
- Installation of exterior mechanical equipment
- Replacement of existing fences, roofs, siding, porch railings and architectural features such as columns with same materials
- Replacement of exterior steps and stairs with same materials

Activities that **would not** require a COA:

- Interior modifications of any kind
- Repainting (no painting of brick unless it is already painted)
- Landscaping, including gardens, shrubs and trees
- Repairs to walks, driveways, fences and patios
- Other routine repairs and maintenance



November 11, 2025

Anna Stewart
933 E Main Street
Murfreesboro, TN 37130

RE: H-25-015- 933 E Main Street

Dear Ms. Stewart,

Please be advised that your request to make the following change, to the exterior of 933 E Main Street, has been administratively approved:

1. Replace asphalt architectural shingles with like kind.

Please keep a copy of this letter as evidence of administrative approval. Please contact the Building and Codes Department at (615)893-3750 regarding permits required for this project.

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

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