

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

Regular Meeting December 16, 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 November 18, 2025
- IV. New Business
  - a. **H-25-016: 746 East Main Street- Michael Chavis representing Jonathan Harmon.** - Requesting review for a exterior window replacements at an existing single-family residence.
- V. Staff Reports and Other Business
- VI. Adjourn

**a. H-24-016: 746 East Main Street- Jonathan Harmon-  
Requesting review for exterior window 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 November 2025 regular meeting the HZC deferred a request by Jonathan Harmon to replace the lower rectangular window units on the front dormer and the side gable windows with Window World vinyl windows. The commission requested that the applicant and owner explore options to repair the existing historic wood windows.

The applicant Mike Chavis with The Chavis Construct, LLC representing the

owner Jonathan Harmon, is requesting a review for;

1. Pella Reserve double hung windows with tempered glass and full screens for the lower rectangular window units on the front dormer and the east and west side gable windows.

Proposed associated project information, photos of the areas of work are included in the agenda.

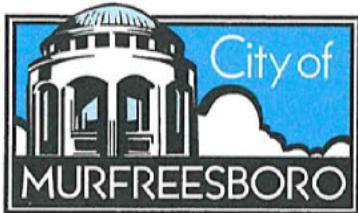
The applicant will be in attendance at the meeting in order to answer any questions the Commission may have regarding the request.











## 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 MAIN STREET, MURFREESBORO TN 37130 Date: 12/2/25

Applicant: THE CHAVIS CONSTRUCT, LLC Phone: \_\_\_\_\_

Mailing Address: 1350 WEST COLLEGE STREET Email: \_\_\_\_\_

City: MURFREESBORO State: TN Zip Code: 37129

Property Owner (If different than above): JONATHAN HARRON Phone: \_\_\_\_\_

Mailing Address: 746 EAST MAIN STREET, Email: \_\_\_\_\_

City: MURFREESBORO State: TN Zip Code: 37129

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

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

Contractor: THE CHAVIS CONSTRUCT, LLC Email: \_\_\_\_\_

Address: 1350 WEST COLLEGE STREET 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: NIKE CHAVIS Phone: 615.693.1085

Address: 1350 WEST COLLEGE STREET MURFREESBORO TN 37129

Title or Relationship to Owner: CONTRACTOR

TYPE OF WORK:  New Const.  Demolition  Alterations  Other

Exterior Repairs/Maintenance, **no** appearance changes (Administrative)

**NEW CONSTRUCTION** (Additions are considered new construction)

1. Site plans must show entire lot with setbacks noted and site improvements (i.e. sidewalks, lighting)
2. Elevation drawings must show each façade with dimensions and material specifications
3. Front elevations must include photos of adjacent property's principal structure (to compare size and scale)
4. Provide: photographs, product samples or literature, manufacturer's illustrations, etc.

**DEMOLITION**

1. Application must include a written description of the structure's condition and reason for demolition.
2. Photographs must include the structure's current condition showing all elevations and the interior of the structure.
3. Provide a description of the proposed reuse of the site to include plans for the new structure.

**ALTERATIONS** (Check each item of work to be done. If not listed please fully explain in space provided below)

<input type="checkbox"/> awning or canopy	<input type="checkbox"/> light fixtures	<input type="checkbox"/> porch flooring	<input type="checkbox"/> shutters
<input type="checkbox"/> cleaning	<input type="checkbox"/> landscaping	<input type="checkbox"/> railings	<input type="checkbox"/> siding
<input type="checkbox"/> curb cut	<input type="checkbox"/> masonry work	<input type="checkbox"/> retaining wall	<input type="checkbox"/> signs
<input type="checkbox"/> deck	<input type="checkbox"/> mechanical system	<input type="checkbox"/> roofing	<input type="checkbox"/> skylights
<input type="checkbox"/> door	<input type="checkbox"/> ornamentation	<input type="checkbox"/> satellite dish	<input type="checkbox"/> steps
<input type="checkbox"/> fence	<input type="checkbox"/> painting	<input type="checkbox"/> security doors	<input type="checkbox"/> storm doors
<input type="checkbox"/> general repair	<input type="checkbox"/> paving	<input type="checkbox"/> security windows	<input type="checkbox"/> storm windows
<input type="checkbox"/> gutters	<input type="checkbox"/> porch columns	<input type="checkbox"/> sidewalks	<input checked="" type="checkbox"/> windows

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

*✓ windows in the dormers of Gable ends -  
✓ this will be our 3rd presentation for the windows in the dormers and  
the west & east corbeled ends. we have been asked to explore replacing and  
restoring the old windows, but we are missing 15 ft and the rest of the windows  
the bay and dormer for a reasonable cost. see attached spec sheets for new.  
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 ~~\$26,720K~~

Signature (owner) Jonathan Harmon

Signature (applicant) David D. Harmon

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

Line #	Location:	Attributes	Item Price	Qty	Ext'd Price
10	Left Side	<p><b>Pella Reserve, Traditional Double Hung, 56 X 48</b></p> <p>1: 5648 Double Hung, Equal Frame Size: 56 X 48 General Information: Standard, Luxury, Wood, Pine, 5 5/8", 5 7/16" Exterior Color / Finish: Primed Interior Color / Finish: Unfinished Interior Sash / Panel: Putty Glaze, Ogee, Standard, No Sash Lugs Glass: Insulated Dual Tempered Clear Air Filled Non High Altitude Hardware Options: Standard, Spoon-Style Lock, Satin Brass, WOCD (ASTM F2090), No Limited Opening Hardware, Order Sash Lift, No Integrated Sensor Screen: Full Screen, Standard EnduraClad, White, Premium, InView™ Performance Information: U-Factor 0.43, SHGC 0.48, VLT 0.50, CPD PEL-N-236-02435-00001, Performance Class CW, PG 30, Calculated Positive DP Rating 30, Calculated Negative DP Rating 30, FPA. Clear Opening Width 51.072, Clear Opening Height 18.75, Clear Opening Area 6.65, Egress Does not meet typical United States egress, but may comply with local code requirements Grille: ILT, No Custom Grille, 7/8", Traditional (5W2H / 0W0H), Putty Glaze, Ogee Wrapping Information: No Attachment Method, No Exterior Trim, 5 7/16", 5 5/8", Factory Applied, Manufacturer Recommended Clearance, Perimeter Length = 208".</p>	[REDACTED]		

Customer Notes: TEMPERED GLASS - FULL SCREEN - WOCD HARDWARE

Line #	Location:	Attributes	Item Price	Qty	Ext'd Price
15	Right Side	<p><b>Pella Reserve, Traditional Double Hung, 56 X 48</b></p> <p>1: 5648 Double Hung, Equal Frame Size: 56 X 48 General Information: Standard, Luxury, Wood, Pine, 5 5/8", 5 7/16" Exterior Color / Finish: Primed Interior Color / Finish: Unfinished Interior Sash / Panel: Putty Glaze, Ogee, Standard, No Sash Lugs Glass: Insulated Dual Tempered Clear Air Filled Non High Altitude Hardware Options: Standard, Spoon-Style Lock, Satin Brass, WOCD (ASTM F2090), No Limited Opening Hardware, Order Sash Lift, No Integrated Sensor Screen: Full Screen, Standard EnduraClad, White, Premium, InView™ Performance Information: U-Factor 0.43, SHGC 0.48, VLT 0.50, CPD PEL-N-236-02435-00001, Performance Class CW, PG 30, Calculated Positive DP Rating 30, Calculated Negative DP Rating 30, FPA. Clear Opening Width 51.072, Clear Opening Height 18.75, Clear Opening Area 6.65, Egress Does not meet typical United States egress, but may comply with local code requirements Grille: ILT, No Custom Grille, 7/8", Traditional (5W2H / 0W0H), Putty Glaze, Ogee Wrapping Information: No Attachment Method, No Exterior Trim, 5 7/16", 5 5/8", Factory Applied, Manufacturer Recommended Clearance, Perimeter Length = 208".</p>	[REDACTED]		

Customer Notes: TEMPERED GLASS - FULL SCREEN - WOCD HARDWARE

Line #	Location:	Attributes	Item Price	Qty	Ext'd Price
20	Right Dormer	<p><b>Pella Reserve, Traditional Double Hung, 56 X 48</b></p> <p>1: 5648 Double Hung, Equal  Frame Size: 56 X 48  General Information: Standard, Luxury, Wood, Pine, 5 5/8", 5 7/16"  Exterior Color / Finish: Primed  Interior Color / Finish: Unfinished Interior  Sash / Panel: Putty Glaze, Ogee, Standard, No Sash Lugs  Glass: Insulated Dual Clear Air Filled Non High Altitude  Hardware Options: Standard, Spoon-Style Lock, Satin Brass, WOCD (ASTM F2090), No Limited Opening Hardware, Order Sash Lift, No Integrated Sensor  Screen: No Screen  Performance Information: U-Factor 0.43, SHGC 0.48, VLT 0.50, CPD PEL-N-236-02435-00001, Performance Class CW, PG 30, Calculated Positive DP Rating 30, Calculated Negative DP Rating 30, FPA Clear Opening Width 51.072, Clear Opening Height 18.75, Clear Opening Area 6.65, Egress Does not meet typical United States egress, but may comply with local code requirements  Grille: ILT, No Custom Grille, 7/8", Traditional (5W2H / 0W0H), Putty Glaze, Ogee  Wrapping Information: No Attachment Method, No Exterior Trim, 5 7/16", 5 5/8", Factory Applied, Manufacturer Recommended Clearance, Perimeter Length = 208".</p>			

Viewed From Exterior

Rough Opening: 56 - 3/4" X 48 - 3/4"

Customer Notes: NO SCREEN - WOCD HARDWARE

Line #	Location:	Attributes	Item Price	Qty	Ext'd Price
25	Left Dormer	<p><b>Pella Reserve, Traditional Double Hung, 56 X 48</b></p> <p>1: 5648 Double Hung, Equal  Frame Size: 56 X 48  General Information: Standard, Luxury, Wood, Pine, 5 5/8", 5 7/16"  Exterior Color / Finish: Primed  Interior Color / Finish: Unfinished Interior  Sash / Panel: Putty Glaze, Ogee, Standard, No Sash Lugs  Glass: Insulated Dual Clear Air Filled Non High Altitude  Hardware Options: Standard, Spoon-Style Lock, Satin Brass, No Window Opening Control Device, No Limited Opening Hardware, Order Sash Lift, No Integrated Sensor  Screen: No Screen  Performance Information: U-Factor 0.43, SHGC 0.48, VLT 0.50, CPD PEL-N-236-02435-00001, Performance Class CW, PG 30, Calculated Positive DP Rating 30, Calculated Negative DP Rating 30, FPA Clear Opening Width 51.072, Clear Opening Height 18.75, Clear Opening Area 6.65, Egress Does not meet typical United States egress, but may comply with local code requirements  Grille: ILT, No Custom Grille, 7/8", Traditional (5W2H / 0W0H), Putty Glaze, Ogee  Wrapping Information: No Attachment Method, No Exterior Trim, 5 7/16", 5 5/8", Factory Applied, Manufacturer Recommended Clearance, Perimeter Length = 208".</p>	\$3,446.23	1	\$3,446.23

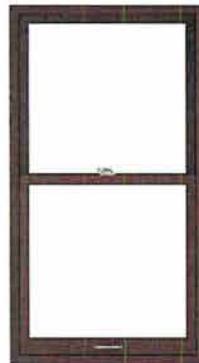
Viewed From Exterior

Rough Opening: 56 - 3/4" X 48 - 3/4"

Customer Notes: NO SCREEN

PELLA® RESERVE™ – TRADITIONAL  
WOOD DOUBLE-HUNG WINDOW

JUMP TO.. ▾



## PELLA® RESERVE™ – TRADITIONAL Wood Double-Hung Window

3.99 ★★★★☆ [369 Reviews](#)

Create the traditional look your historic renovation, new construction or replacement project requires with a traditional wood or aluminum-clad wood double-hung window. This Pella Reserve window proves our uncompromised attention to detail with historic putty profiles, through-stile construction, innovative grilles and authentic spoon-lock hardware.

- Winner of 2019 Most Innovative Window from Window and Door Magazine with optional Integrated Rolscreen® retractable screen that appears when you open the window and rolls away when you close it.
- Pella Reserve products have been reviewed and approved on a case-by-case basis by the National Park Service for use on projects with historic tax credits.
- Innovative sash lugs can be added to the exterior to create the authentic look, while maintaining modern tilting functionality for easy cleaning.

PURCHASING OPTIONS ⓘ  
Based on 37067

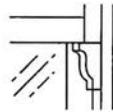
Free In-Home Consultation  
Available

[SCHEDULE CONSULTATION](#)

Visit your Pella Showroom  
Available at [Pella Windows and Doors Showroom of Franklin, TN](#)  
4.64 miles from you

[GET DIRECTIONS](#)

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Historic Architectural Integrity

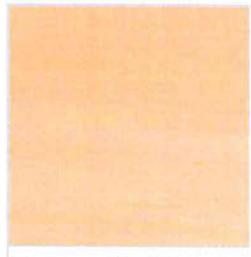
## Design Options

### MATERIALS

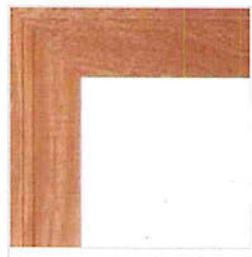
Pella Reserve products offers exquisite wood types to enhance your home's design. [Learn more about materials.](#) And, we stand behind them with a [Limited Lifetime warranty.](#)

[Materials](#)[Custom Materials](#)

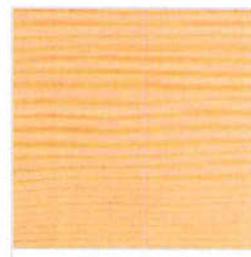
### Materials



Pine



Unfinished Mahogany



Douglas Fir

### TIPS FOR PROS

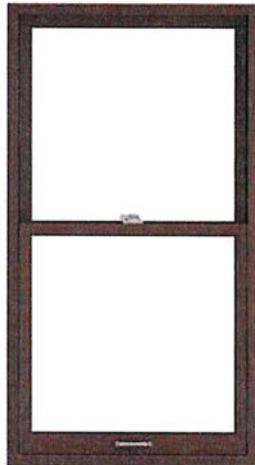
#### Materials

Pella's EnduraGuard® wood protection formula has three active ingredients. This powerful combination, together with our immersion-treatment method, helps ensure strong protection on every exterior wood surface of our products. The result is advanced protection against the effects of moisture, decay and stains from mold and mildew.

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Get your hands on the fastest, most labor efficient wood window installation system with uncompromising quality.<sup>46</sup> Add it to your next project at no added cost.

[TRY STEADY SET](#)



## RESERVE - TRADITIONAL DOUBLE-HUNG WINDOW SPECS & INSTALL DETAILS

- Exudes the tenets of traditional design with putty profiles, through-stile construction and Integral Light Technology® grilles
- Performance rating of CW40-CW50 and STC of 28-35
- Available in sizes up to 48" x 96" in 1/8" increments, with equal, cottage and custom splits
- Optional self-storing Integrated Rolscreen appears when the double-hung window is opened and rolls away when it is closed
- Installation and frame options include Steady Set, Fold-out Fin, Block Frame and EnduraClad Exterior Trim/Brickmould

### Frame

- Components are assembled with screws, staples and concealed corner locks.
- Overall frame depth is 5" (127mm) for a wall depth of 3-11/16" (94mm).
- Optional factory applied jamb extensions available between 3-13/16" (97mm) and 9-3/16" (233mm).
- Vinyl jamb liner with wood / clad inserts.
- Optional factory installed fold-out installation fins with flexible fin corners. Optional factory-applied EnduraClad® exterior trim.

### Sash

- Corners mortised and tenoned, glued and secured with metal fasteners.
- Sash thickness is 1-7/8" (47mm).
- Upper sash has surface-mounted wash locks for easy tilt-in cleaning. Arch Head units have no wash locks
- Lower sash has concealed wash locks in lower check rail allowing sash to tilt in for easy cleaning.
- Simulated-Hung units have non-operable upper and lower sashes
- Sash exterior profile is ogee or putty glaze, interior profile is ogee.

### Exterior

- Aluminum clad exteriors shall be finished with EnduraClad® protective finish, in a multi-step, baked-on finish.
- Aluminum clad exteriors shall be finished with EnduraClad Plus protective finish with 70% fluoropolymer resin in a multi-step, baked-on finish.

### Hardware

- Galvanized block-and-tackle balances are connected to self-locking balance shoes which are connected to the sashes using zinc die cast terminals and concealed within the frame.
- Sash lock- standard (cam-action, historic spoon-style, air-conditioner lock)
- Simulated lock - Single-piece lock ties upper and lower sash together. When removed lower sash becomes operable
- Two sash locks on units with frame width 37" and greater. Optional sash lift furnished for field installation. Two lifts on units with frame width 37" and greater.

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the upper sash is opened past 18". InView Screen cloth, black vinyl-coated 18/18 mesh fiberglass screen cloth complying with ASTM D 3656 and the performance requirements of SMA 1201.

#### Other Screens

- InView™ screens - black vinyl-coated 18/18 mesh fiberglass screen cloth complying with the performance requirements of SMA 1201. Full screen spreader bar placed on units > 37" width or > 65" height.

## Pella Reserve Reviews

[SEE ALL REVIEWS](#)

December 4, 2023



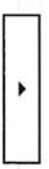
### Why Choose Pella

Only place that offered custom sizing

### Memorable Aspects

Did not even communicate install date. Showed up to install while I was at work

Danelle M.



## Pella Reserve Double-Hung Window Inspiration



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## Other Pella Reserve - Traditional Products



**PELLA® RESERVE™ – TRADITIONAL**  
**Arched**

Talk To A Pella Rep For Pricing

[VIEW DETAILS](#)

### Wood Window Tips & Advice



#### Modern Black Windows Elevate Natural Light and Design in Windsor, Colorado

Energy-efficient black windows highlight clean lines and bright, open feel of this modern home.

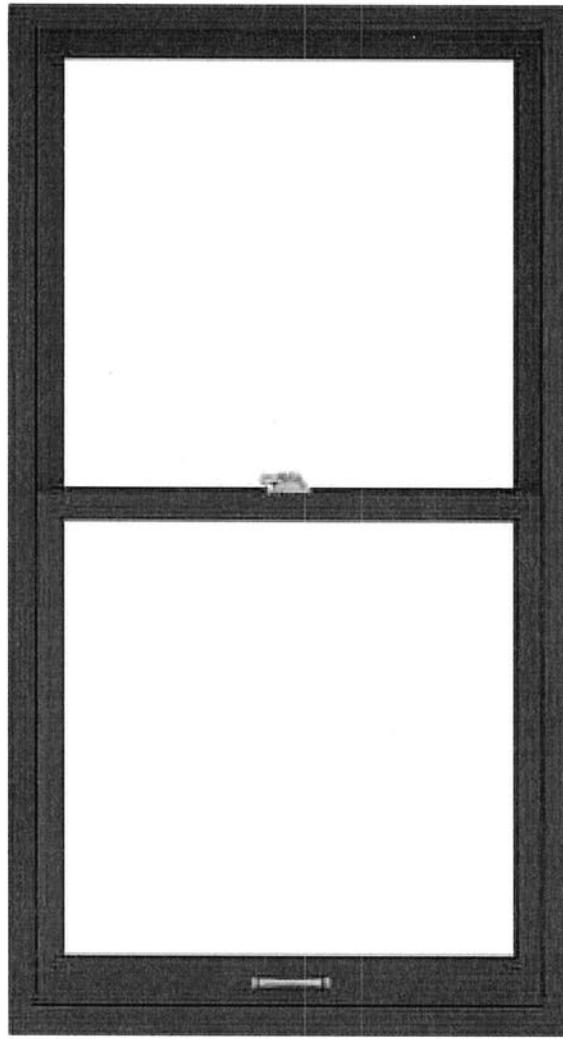


#### Wood Windows Add Timeless Beauty to 1639 Cape Cod Home

Wood window innovations perfectly blend modern comfort with traditional style.

[SEE ALL WINDOW TIPS & ADVICE](#)

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**Pella® Reserve™ - Traditional**

Wood

Historical Authenticity

20 Exterior Colors

( Currently Viewing )

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## Window Screens

Maximize natural light, fresh air and the view while keeping bugs out with revolutionary screen innovations.

### An Industry Leader in Window Screen Innovation



Window screens are in our DNA. In 1925, Pella was founded on the Rolscreen® retractable screen. Nearly 100 years later, it is still one of our most popular innovations. We've been building on that legacy, continuing to create innovative window screen solutions to make our customers' lives easier. And we continue to reimagine window screens.

### Innovation Options for Every Home



Screens for Wood Windows



Screens for Fiberglass Windows



Screens for Vinyl Windows

### There are window screens and then there are Pella window screens.

Explore innovative screen options for wood, fiberglass and vinyl windows.

Hidden Screen	Integrated Rolscreen®	Rolscreen® Retractable Screen	InView™ Screen
PELLA EXCLUSIVE INNOVATION	PELLA EXCLUSIVE INNOVATION	PELLA EXCLUSIVE INNOVATION	

#### InView™ Screen

Pella's standard high-transparency flat window screen.

Our standard InView high-transparency screen lets in more air and 14% more light than conventional fiberglass screens.<sup>4</sup> Similar to conventional fiberglass screens, our InView screen is a flat screen, meaning the screen is always visible unless it is removed for seasonal storage.

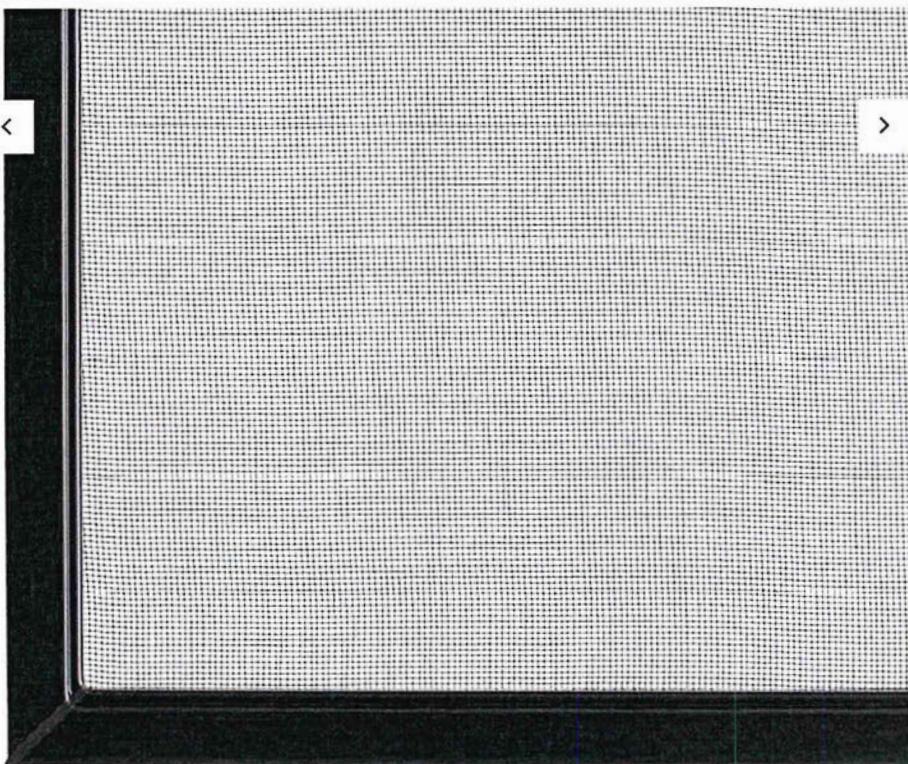
#### Why InView Screen



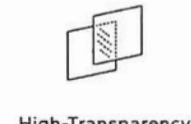
Flat Screen

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Let's chat



○ ○



High-Transparency



Standard

## Expect Exceptional Performance

We have a long-standing history of testing beyond industry requirements, so homeowners can feel confident in their investment. We back our screens with some of the strongest warranties in the industry.

[SEE THE PELLA DIFFERENCE](#)
[BUY WINDOW SCREENS](#)
[VIEW CURRENT OFFERS](#)

## Awards and Certifications

Pella's Integrated Rolscreen® retractable screen was named Winner of the 2019 Most Innovative Window from Window and Door Magazine.



TOP

## Window Screen Inspiration



Custom Crafted Wood Bay Windows with Integrated Rolscreen®



Energy-Efficient Vinyl Windows Create Comfortable Bedroom

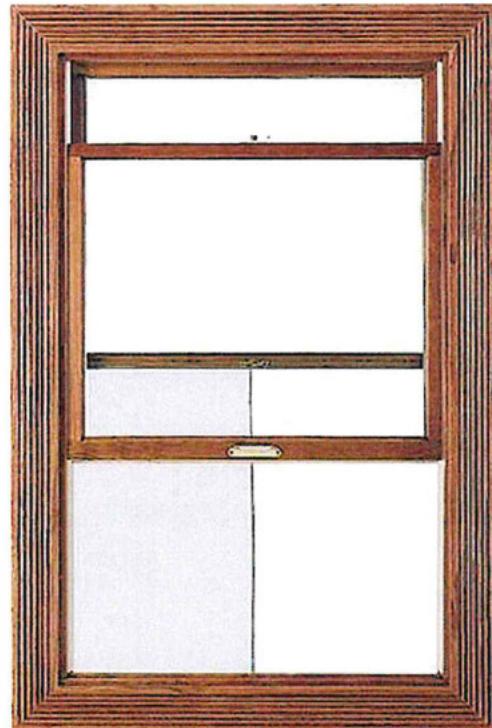
## Screens for Wood Windows

Screens for your wood windows are practically invisible and offer innovative features and options.



### Wood Window Screens

Screens play an important role in your home's curb appeal. We've thought of everything including a retractable screen that eliminates screen storage. Let more light into your home and improve airflow with Pella's window screens for your wood windows.



#### Wood Window Screen Features

##### More Light and Air<sup>4</sup>

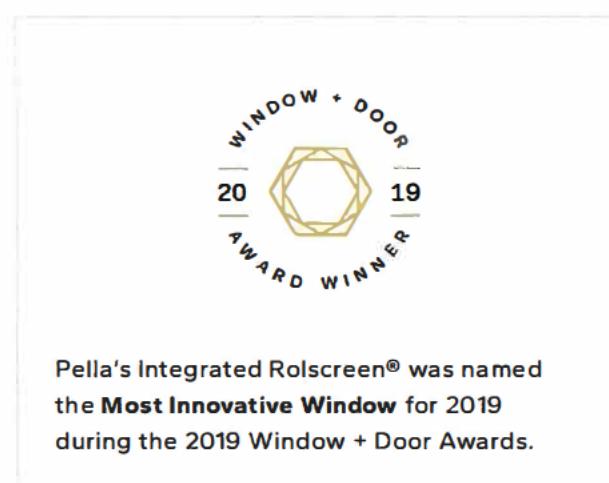
Pella's upgraded window screens allow more light and airflow into your home than conventional screens.

##### Rolscreen® Retractable Screen

Pella's innovative, optional Rolscreen appears when it is in use and neatly tucks away when it is closed.

### Explore Wood Window Screens

### Awards & Certifications



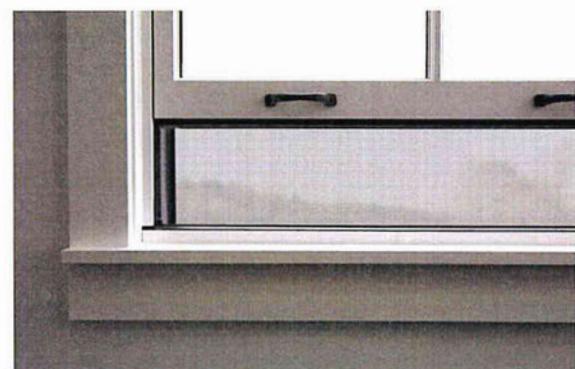
Pella's Integrated Rolscreen® was named the **Most Innovative Window** for 2019 during the 2019 Window + Door Awards.

**INVIEW™ SCREEN<sup>3</sup>**

Our standard high-transparency screen lets in more light and air than conventional fiberglass screens. It allows in 14% more light than conventional fiberglass screens.<sup>4</sup>

**ROLSCREEN® RETRACTABLE SCREEN**

There when you need it, gone when you don't. Retractable screens roll up and down like a shade on casement windows. Self-storing screens roll away and out of sight when they are not in use, eliminating the seasonal chore of removing and storing screens. They feature self-store screens and InView high-transparency screen material comes standard.

**INTEGRATED ROLSCREEN RETRACTABLE SCREEN**

Winner of the 2019 Most Innovative Window from Window and Door Magazine, the Integrated Rolscreen retractable screen provides a cleaner, more polished look. The Integrated Rolscreen is a double- and single-hung screen that appears when you open the window, and rolls away, out of sight, when you close it. This innovation is available exclusively on Pella Reserve.

**Wood Window Screen Inspiration**

**Stylish & Convenient Window Design With Retractable Screen**



**Black Double-Hung Windows Add Drama To Contemporary Office**



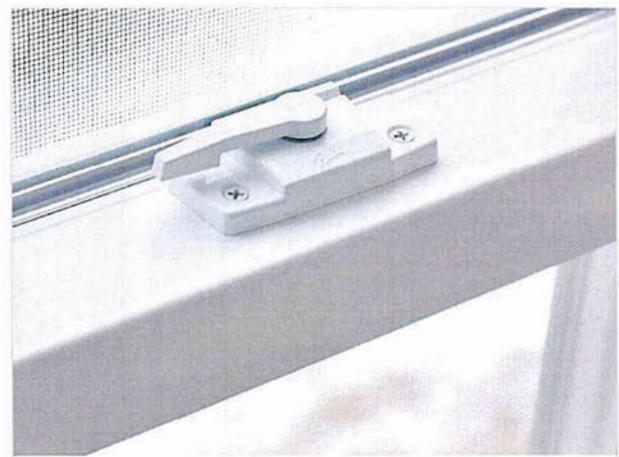
**Custom Crafted Wood E With Integrated Rolscree**

**Window Screen by Material**

**Screens for Fiberglass Windows**



**Screens for Vinyl Windows**



**All Window Screens**

## Window Screens

Maximize natural light, fresh air and the view while keeping bugs out with revolutionary screen innovations.



### An Industry Leader in Window Screen Innovation



Window screens are in our DNA. In 1925, Pella was founded on the Rolscreen® retractable screen. Nearly 100 years later, it is still one of our most popular innovations. We've been building on that legacy, continuing to create innovative window screen solutions to make our customers' lives easier. And we continue to reimagine window screens.

### Innovation Options for Every Home



Screens for Wood Windows



Screens for Fiberglass Windows



Screens for Vinyl Windows

### There are window screens and then there are Pella window screens.

Explore innovative screen options for wood, fiberglass and vinyl windows.

Hidden Screen	Integrated Rolscreen®	Rolscreen® Retractable Screen	InView™ Screen
PELLA EXCLUSIVE INNOVATION	PELLA EXCLUSIVE INNOVATION	PELLA EXCLUSIVE INNOVATION	

#### InView™ Screen

Pella's standard high-transparency flat window screen.

Our standard InView high-transparency screen lets in more air and 14% more light than conventional fiberglass screens.<sup>4</sup> Similar to conventional fiberglass screens, our InView screen is a flat screen, meaning the screen is always visible unless it is removed for seasonal storage.

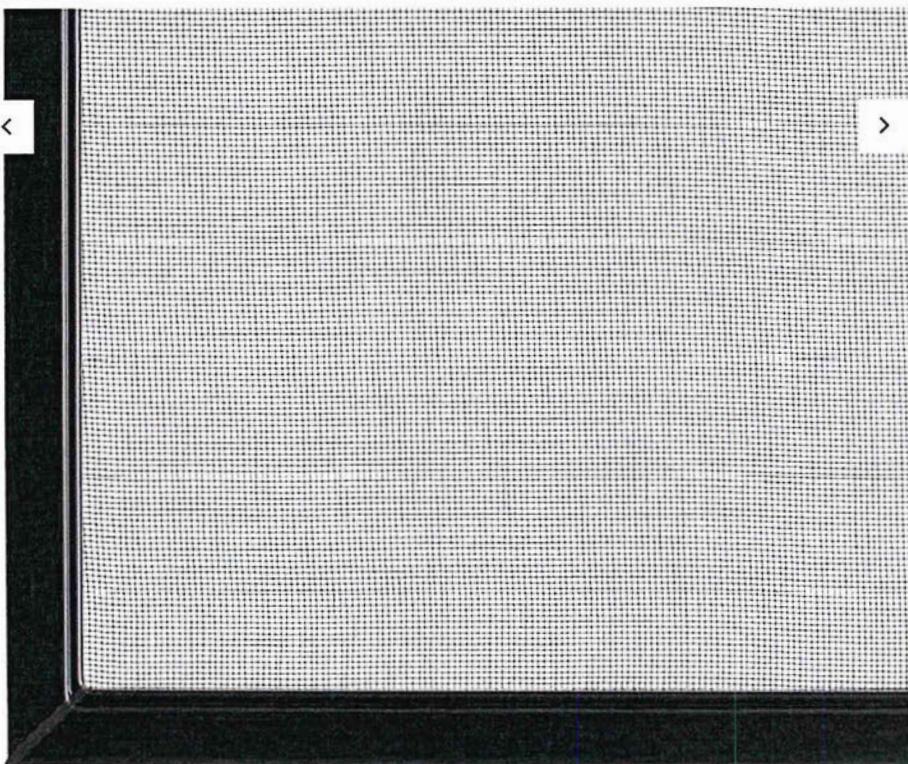
#### Why InView Screen



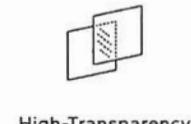
Flat Screen

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Let's chat



○ ○



High-Transparency



Standard

## Expect Exceptional Performance

We have a long-standing history of testing beyond industry requirements, so homeowners can feel confident in their investment. We back our screens with some of the strongest warranties in the industry.

[SEE THE PELLA DIFFERENCE](#)
[BUY WINDOW SCREENS](#)
[VIEW CURRENT OFFERS](#)

## Awards and Certifications

Pella's Integrated Rolscreen® retractable screen was named Winner of the 2019 Most Innovative Window from Window and Door Magazine.



TOP

## Window Screen Inspiration



Custom Crafted Wood Bay Windows with Integrated Rolscreen®



Energy-Efficient Vinyl Windows Create Comfortable Bedroom

# Product Disclosures

1. Some Pella products may not meet ENERGY STAR® guidelines in Canada. For more information, contact your local Pella sales representative or go to <https://natural-resources.canada.ca>.
2. Available on pine products only.
3. Warning: Use caution when children or pets are around open windows and doors. Screens are not designed to retain children or pets.
4. Improved airflow is based on calculated screen cloth openness. Screen cloth transmittance was measured using an integrated sphere spectrophotometer.
5. Optional high-altitude Low-E insulating glass does not contain argon in most products. Please see your local Pella sales representative for more information.
6. Improved window energy efficiency calculated in a computer simulation using RESFEN 5.0 default parameters for a 2,000-square-foot existing single-story home when comparing a Pella 350 Series vinyl window with InsulShield Advanced Low-E triple-pane glass with argon to a single-pane wood or vinyl window. For more details see [pella.com/methodology](http://pella.com/methodology).
7. Improved window energy efficiency calculated in a computer simulation using RESFEN 5.0 default parameters for a 2,000-square-foot existing single-story home when comparing a Pella 250 Series vinyl window with InsulShield Advanced Low-E triple-pane glass with argon to a single-pane wood or vinyl window. For more details see [pella.com/methodology](http://pella.com/methodology).
8. Based on the force required to bend a window frame profile.
9. Pella's proprietary fiberglass material has displayed superior strength over wood, vinyl, aluminum, wood/plastic composites, and other fiberglass materials used by leading national brands in tensile and 3-point bend tests performed in accordance with ASTM D638 and D790 testing standards.
10. West Region only.
11. East Region only.
12. Building codes vary depending on your location. Refer to your local codes for specific details.
13. Consult your insurance company for more information and/or discount availability.
14. Requires connection to a compatible home automation system and smart device.
15. Pella Impervia windows and patio doors have a performance grade of LC or higher. For information on product ratings see [www.pella.com/performance](http://www.pella.com/performance)
16. Performance solutions offering an unbeatable combination of energy efficiency, sound control and value, require upgrades to triple-pane, AdvancedComfort Low-E and mixed glass thickness. Based on comparing product quotes and published STC/OITC and U-Factor ratings of leading national wood window and patio door brands.
17. Window energy efficiency calculated in a computer simulation using RESFEN 6.0 default parameters for a 2000 sq. foot new construction single-story home when Pella Lifestyle Series windows with the respective performance package are compared to a single-pane wood or vinyl window. The energy efficiency and actual savings will vary by location. The average window energy efficiency is based on a national average of 94 modeled cities across the country and weighting based on population. For more details see [pella.com/methodology](http://pella.com/methodology).
18. Reduction in sound based on OITC ratings of Pella Lifestyle Series windows with respective performance package compared to a single-pane wood or vinyl window with an OITC of 19. Calculated by using the sound transmission loss

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20. Performance solutions require upgrades to triple-pane and mixed glass thickness. Reduction in sound based on OITC ratings of Pella Lifestyle Series windows to a single-pane wood or vinyl window with an OITC of 19. Double-hung windows are not available with triple-pane glass. Calculated by using the sound transmission loss values in the 80 to 4000 Hz range as measured in accordance with ASTM E-90(09). Actual results may vary.

21. To achieve a Grade 40 rating on ASTM F842, a test for forced entry excluding glass breakage, the optional footbolt must be installed and engaged.

22. Bureau of Transportation Statistics, 2017.

23. Neitzel FL, Gershon RR, McAlexander TP, Mgda LA, Pearson JM. Exposures to transit and other sources of noise among New York City residents. *Environ Sci Technol*. 2012;46:500-508.

24. Study of homeowner perceptions of leading national brands. Study commissioned by Pella, 2023.

25. The Quiet Mark Certification applies to select products only.

26. The highest exterior coating standard for painted aluminum exteriors is the AAMA 2605 standard. EnduraClad Plus protective finish is not available with all colors. See your local Pella sales representative for availability.

27. Impact testing performance based on testing 10 samples of each material using ASTM D256, Method C.

28. No additional preparation needed to comply with most local impact requirements.

29. See written limited warranties for complete details, including exceptions and limitations, at [pella.com/support/warranties/](https://pella.com/support/warranties/), or contact Pella Customer Service at 877-473-5527.

30. Performance solutions require upgrades to triple-pane and AdvancedComfort Low-E. Window energy efficiency calculated in a computer simulation using RESFEN 6.0 default parameters for a 2,000-square-foot new construction single-story home when comparing Pella® Lifestyle Series windows to a single-pane wood or vinyl window. Double-hung windows are not available with triple-pane glass. The energy efficiency and actual savings will vary by location. The average window energy efficiency is based on a national average of 94 modeled cities across the country with weighting based on population. For more details, see [pella.com/methodology](https://pella.com/methodology).

31. Ratings are contingent on product configurations. Certain, low volume options may have lower ratings than what is listed.

32. In testing performed in accordance with ASTM testing standards, Pella's fiberglass has displayed excellent performance in strength, durability, and ability to withstand extreme heat and cold. Special shape windows are made from a fiberglass resin material.

33. 3-point bend testing performance based on testing 10 samples of each material using ASTM D790 test methodology.

34. Tensile testing performance based on testing 5 samples of each material using ASTM D638 test methodology.

35. Impact testing performance based on testing 7 samples of each material using ASTM D256, Method A.

36. 3-point bend testing performance based on testing 7 samples of each material using ASTM D790 test methodology.

37. Tensile testing performance based on testing 7 samples of each material using ASTM D638 test methodology.

38. Only applies to Pella® Lifestyle Series and Encompass by Pella™ product available for purchase on [pella.com](https://pella.com). Custom is defined as made-to-order product within our standard product offering.

39. Based on the force to slide open testing defined in ASTM F842.

40. Based on Impervia standard sill vs. the average sill height of sliding door sills of leading national brands.

41. Pella Impervia sliding patio door sill height is lower than the standard sill heights of all leading national brands. High performance refers to air, water and structural performance.

42. Product availability varies by location. Please contact your local Pella rep for details.

43. See your local Pella representative for availability.

44. Based on calculated screen cloth openness.

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47. Compared to leading national wood window brands recommended installation methods for new construction windows.

48. Compared to the average of the leading national wood window brands installation methods for new construction windows when installing standard size window (29x59) into 2nd story application.

49. Compared to the average installation time of national leading wood window brands installation methods for new construction windows.

50. Compared to leading national wood window brands installation methods when installing average size window (29x59). Larger size Steady Set windows may require 2nd person for lifting window into rough opening.

51. When installing standard size window (29x59) into 2nd story application.

52. Based on a 2024 survey of leading window brands among homeowners.

53. Calculated by measuring the weight of dirt and debris collected on test units opened 60 minutes/day for 90 days.

54. All trademarks are property of their respective owners.

55. Based on the composite results of a 5-panel strength analysis comparing TuffScreen and standard screening.

56. Applies to Pella Impervia, wood and aluminum-clad wood products.

[Energy Methodology](#) [Privacy Policy](#) [Terms of Use](#)  
[Product Performance](#) [Website Accessibility Statement](#)  
[California Supply Chain Act](#) [California Rights Policy](#)  
[California Collection Notice](#) [Pella Individual Rights Request](#)  
[Manage Email Preferences](#)

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

November 18, 2025 3:30PM

**Members Present:**

Jeff Davis, Chair

Gib Backlund

Ruth Boldin

Cynthia Browne

Michael Busey

Stacey Graham

Mike Panesi

**Members Absent:**

Deborah Belchor, Vice Chair

Bryan Prince

**1. Call to Order and Determination of a Quorum:**

Chair Jeff Davis called the meeting to order and determined that a quorum was present.

**2. Public Comments:**

None

**3. Consideration of Minutes:**

Mr. Mike Panesi motioned to approve the minutes of the August 19, 2025 Historic Zoning Commission meeting; the motion was seconded by Ms. Ruth Boldin and was carried by the following vote:

Aye: Gib Backlund

Ruth Boldin

Cynthia Browne

# MURFREESBORO HISTORIC ZONING COMMISSION MINUTES

## November 18, 2025

Michael Busey

Jeff Davis, Chair

Stacey Graham

Mike Panesi

Nay: None

### 4. New Business:

#### a. Application [H-25-016] 746 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 Mr. Jonathan Harmon were present to answer questions.

##### 1. Replace dormer siding with 7" James Hardie lap siding.

Chair Davis asked how old the siding was. Mr. Chavis estimated around thirty years.

Mr. Mike Panesi inquired about the 7" spacing of the siding. Mr. Chavis replied that that is what is current and what they want to go back with.

Mr. Michael Busey motioned to approve the request ; the motion was seconded by Ms. Stacey Graham and was carried by the following vote:

Aye: Gib Backlund

Ruth Boldin

Cynthia Browne

Michael Busey

Jeff Davis, Chair

Stacey Graham

Mike Panesi

Nay: None

##### 2. Replace existing wood dormer trim with red grandis wood.

Chair Davis inquired about the red grandis wood. Mr. Chavis explained why he is proposing to use that material. Ms. Graham asked about the track record for this product. Mr. Chavis responded that in his experience it holds up.

# MURFREESBORO HISTORIC ZONING COMMISSION MINUTES

## November 18, 2025

Ms. Browne inquired about the state of the current trim. Mr. Chavis replied that it has deteriorated so much that they would not be able to use it.

Ms. Cynthia Browne motioned to approve the request ; the motion was seconded by Ms. Ruth Bouldin and was carried by the following vote:

Aye: Gib Backlund

Ruth Boldin

Cynthia Browne

Michael Busey

Jeff Davis, Chair

Stacey Graham

Mike Panesi

Nay: None

**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.**

Ms. Browne inquired about the condition of the current windows. Mr. Chavis responded that the muntins are deteriorated and would not be able to be restored. Ms. Graham asked if the muntins in the new windows would be the same size as the ones in the current windows. Mr. Chavis replied that they would.

Ms. Stacey Graham motioned to approve the request ; the motion was seconded by Mr. Michael Busey and was carried by the following vote:

Aye: Gib Backlund

Ruth Boldin

Cynthia Browne

Michael Busey

Jeff Davis, Chair

Stacey Graham

Mike Panesi

Nay: None

# MURFREESBORO HISTORIC ZONING COMMISSION MINUTES

November 18, 2025

4. Replace the lower rectangular window units on the front gables and the side windows with Window World windows. They would be vinyl frames with fixed glass and simulated divided lights arranged to match the existing windows.

Mr. Busey inquired about the current windows. Mr. Chavis responded that they are wood with individual panes.

Mr. Busey asked if wooden Pella windows were considered. Mr. Chavis replied that they have been considered but the cost is considerably greater. Mr. Panesi asked what the cost difference is between the vinyl windows and the wooden ones. Mr. Chavis responded that the Pella windows would be 300% more.

Chair Davis asked if the current windows could be salvaged. Mr. Chavis stated that restoring the windows would cost around the same as replacing them with the Pella windows.

Ms. Browne stated that she would like the applicants to do more research on restoring the windows that are there due to their significance to the composition of the house.

Ms. Cynthia Browne motioned to defer the request; the motion was seconded by Mr. Michael Busey and was carried by the following vote:

Aye: Gib Backlund

Ruth Boldin

Cynthia Browne

Michael Busey

Jeff Davis, Chair

Stacey Graham

Mike Panesi

Nay: None

## 5. Staff Reports and Other Business:

### a. 2026 Historic Zoning Commission Calendar

Ms. Amelia Kerr presented the proposed 2026 Historic Zoning Commission Calendar.

Mr. Gib Backlund motioned to approve the 2026 calendar ; the motion was seconded by Ms. Cynthia Browne and was carried by the following vote:

Aye: Gib Backlund

Ruth Boldin

# MURFREESBORO HISTORIC ZONING COMMISSION MINUTES

## November 18, 2025

Cynthia Browne

Michael Busey

Jeff Davis, Chair

Stacey Graham

Mike Panesi

Nay: None

**b. Commissioners review and prepare for discussion of HZC guidelines for alterations, additions and demolitions and Q&A with Assistant City Attorney**

The Commission and Staff discussed HZC guidelines and Robert's Rules.

Mr. Ben Newman suggested having a workshop meeting. The Commission agreed and made suggestions for discussion.

**c. Ms. Kerr provided information for an administrative approval for 933 East Main Street.**

**6. Adjourn**

There being no further business, Chair Davis adjourned the meeting at 4:35pm.

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CHAIRMAN OR VICE-CHAIRMAN

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SECRETARY