

CITY OF MURFREESBORO HISTORIC ZONING COMMISSION

Regular Meeting February 17, 2026
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 December 16, 2025
- IV. Old Business
 - a. **H-25-009: 443 East College Street- Brad Chambers- Update on status of remodel of an existing multi-family dwelling structure that was approved by the HZC on April 16, 2025.**
- V. Staff Reports and Other Business
- VI. Adjourn

**City of Murfreesboro
Historic Zoning Commission
Staff Comments
Regular meeting: February 17, 2026**

Old Business:

a. **H-25-007: 443 East College Street- Brad Chambers- Update on status of remodel of an existing multi-family dwelling structure that was approved by the HZC on April 16, 2025.**

This property is located on the north side of East College Street about halfway between North Highland Avenue and North Maney Avenue. This house was a 1 ½ story Vernacular, clapboard style house with a front shed dormer, steep gabled roof, and a wraparound porch. The subject property contains approximately 0.27 acres and was developed with a legally non-conforming multi-family use in a single-family zone. The property is zoned RS-8 (Single-Family Residential District 8) and the local H-1 (Historic Zoning Overlay District). It is also located in the CCO (City Core Overlay) district. The craftsman style house was a contributing structure and was constructed circa 1925.



The Historic Zoning Commission (HZC) reviewed and approved a Certificate of Appropriateness with twenty-five (25) conditions for renovations to this property at its regularly scheduled meeting on April 16, 2025.

On September 29, 2025, Building & Codes notified Mr. Chambers that construction work was occurring without a valid permit. Subsequently, Mr. Chambers applied for a building permit to convert the structure into a single-family residence rather than restoring the original four (4) apartment units.

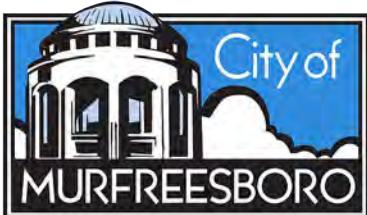
On September 30, 2025, Planning approved the building permit with the requirement that an additional Certificate of Appropriateness be obtained through an Administrative Approval process. This approval was to address the restoration of the enclosed right-side portion of the wraparound porch to its original configuration and to incorporate all HZC-approved conditions and specified materials.

On January 30, 2026, it was determined that the applicant was not complying with the approved conditions established by the HZC. As a result, Building & Codes issued a stop-work order. Below is a list of the conditions of approval that the applicant has failed to comply with:

1. Replace the front dormer window with wood window. Dormer must retain window size.
2. The brick piers are to remain and be accentuated from brick skirting.
3. Replace the front door with a wood single door with flat transom. The style of door must be similar to the existing door with the long window to be tempered glass and meet code. Door must be administratively approved by Staff.
4. West side of the wraparound porch to remain.
5. Rectangular stained-glass window on front porch to remain.
6. Rear shed dormer may be expanded to within 3 feet from each side.
7. Replace the dormer 3-tab asphalt shingle roofing with 26-gauge galvalume steel standing seam roof. No change in roof pitch.
8. Remove front entry concrete steps and cheek walls and replace with brick, must match existing size and style. Introduce brick skirting around the porch and highlight brick piers.

The applicant will attend the meeting to address any questions the Commission may have regarding the unmet conditions.

Documentation in this staff report includes photos of the previous and current condition of the home, initial submittal to HZC, confirmation letter and minutes from the April 15, 2025 meeting.



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: 443 E Ccollege _____ **Date:** 01/06/2025

Applicant: Brad Chambers _____ **Phone:** _____

Mailing Address: 444 E college _____ **Email:** _____

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

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

Mailing Address: _____ **Email:** _____

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

Architect: _____ **Email:** _____

Address: _____ **Phone:** _____

Contractor: _____ **Email:** _____

Address: _____ **Phone:** _____

Who will represent the owner at the Historic Zoning Commission meeting? (if other than owner)

Note: The representative needs to be present at the meeting to answer questions and should have the authority to commit the owner to make changes suggested or required by the Historic Zoning Commission.

Name: _____ **Phone:** _____

Address: _____

Title or Relationship to Owner: _____

TYPE OF WORK: New Const. Demolition Alterations Other
 Exterior Repairs/Maintenance, **no** appearance changes (Administrative)

NEW CONSTRUCTION (Additions are considered new construction)

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

DEMOLITION

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

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

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

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

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 \$300,000

Signature (owner)	<i>Brad Chambers</i>	dotloop verified 01/06/25 1:57 PM CST ISXU-UEZX-ESOQ-RFBP
Signature (applicant)	<i>Brad Chambers</i>	dotloop verified 01/06/25 1:57 PM CST SAD1-YGVI-XM17-YSEY

********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 _____



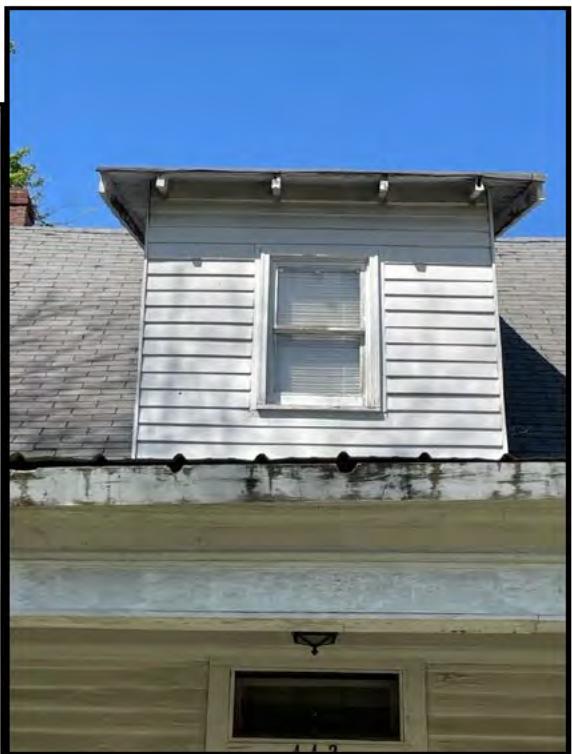
Drawing submitted reflecting requested renovations



Original Home



Current front of home











**City of Murfreesboro
Historic Zoning Commission
Staff Comments
Regular meeting: April 15, 2025**

New Business:

b. H-25-007: 443 East College Street- Brad Chambers- Requesting review for remodel of an existing multi-family dwelling unit.

This property is located on the north side of East College Street about halfway between Highland Avenue and Maney Avenue. This house is a 1 ½ story Vernacular, clapboard style house with a front shed dormer, steep gabled roof and a wraparound porch. The subject property contains approximately .27 acres and is developed with a legally non-conforming multi-family use in a single-family zone. The property is zoned RS-8 (Single-Family Residential District 8), and the local H-1 (Historic Zoning Overlay District). It is also located in the CCO (City Core Overlay) district. The craftsman style house is a contributing structure and was constructed circa 1925.



A presentation from the applicant, photographs of the home as it exists today, proposed alterations with product information, and Historic Guidelines for alterations are included in the agenda package for this project.

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





The applicant is proposing to remodel the existing 2,975 square foot, 4 plex structure introducing changes with general maintenance.

1. Replace existing 5" reveal wood siding with LP smart board wood siding with a 7" reveal.
2. Replace 2 wood windows under the porch with Marvin wood windows.



MARVIN  **Exterior Finish.** For projects that call for the natural or historic beauty of wood, exteriors, we offer a selection of high-quality exterior wood options, including Pine, Vertical Grain Douglas Fir, Mahogany and Primed Pine that have been factory-treated with a carefully tested wood preservative to help protect against moisture and the elements.



Pine

3. Remove the existing metal staircase on the east side of the house.
4. Remove the door from the 2nd floor on the east side and replace it with a vinyl window.
5. Remove the existing door and steps on the east side first floor.
6. Introducing a brick water table around the base of the house.
7. Install 6" wide gutters and downspouts at the corners of the porch.



8. Remove the window on the front right side under the porch and cover with LP smart board wood siding.





The Spectra 6 in. K-Style Aluminum Gutter is made from professional grade aluminum and features a baked-on enamel finish. The gutter is used to control large amounts of roof water run-off and will help protect walls, foundations and landscaping. The gutter is convenient and is ideal for repairs, replacement and as an add-on to existing gutter systems.

- K-style gutters to compliment the exterior of your home
- Made from rust free, professional grade aluminum construction
- Accommodates 60% more rainwater than traditional gutter systems
- Offered in a variety of custom colors
- 6 in. (width) x 4.75 in. (height) x 8 ft. (length)
- A professional aluminum construction of durable 0.019 aluminum for longevity
- Easy do it yourself for quick and easy installation

9. Replace the front door with wood double front door with transom.



10. Replace the 3-tab asphalt shingle roofing with asphalt architectural shingles on the main house.
11. Front dormer to remain the same size and retain window size and remove roof rafters.
12. Replace the existing metal roof over the porch with 26-gauge galvalume steel standing seam roof.
13. Replace the dormer 3-tab asphalt shingle roofing with 26-gauge galvalume steel standing seam roof.





A great value, architecturally stylish, but practically priced — with a Lifetime Limited Warranty (see GAF shingle and accessory limited warranty for complete coverage and restrictions)

New StrikeZone™ nailing area is the largest nail zone designed for high visibility, ease of installation, and maximum accuracy

Proprietary LayerLock™ Technology mechanically fastens the common bond, allowing for a larger nailing area, up to 600% larger nailing target (compared to Timberline HD® Shingles)

Highest roofing fire rating - UL Class A, Listed to ANSI/UL 790

Dura Grip™ adhesive seals each shingle tightly and reduces the risk of shingle blow-off

Shingles are warranted to withstand winds up to 130 mph (209 km/h).2

Lifetime limited transferable warranty with smart choice® protection (non-prorated material and installation labor coverage) for the first ten years

American Roofing Products - Panel

All panel is roll formed to length - see your sales representative about stocking programs.

Ameri-Standing Seam



Standard Specifications

- 26 GA Galvalume steel substrate
- 50 ksi minimum yield strength
- 18 standard colors (see color chart)
- 16" cover width
- 1" rib height
- Installs over solid substrate
- 3:12 recommended minimum roof pitch
- Standard lengths to 48'

Options

- Concealed and exposed fastener trims (with color-matched fasteners)
- Inquire about custom trims and colors
- Inquire about nonstandard lengths
- Inquire about custom detailing

Typical Applications

- Residential
- Commercial
- Institutional

Advantages

- Noncombustible
- Accommodates solar panels
- Long life with low maintenance
- Optimized for color retention and longevity
- Optimized for solar reflectance and thermal emissivity



The difference in our Products is our Service

14. Porch remodel

- a. Remove the west side of the wraparound porch to introduce a driveway in the future.
- b. The west side wood window under the existing side porch to be removed and changed to a double hung vinyl window.
- c. Remove the door on the west side under the porch and cover with LP smart board wood siding.



d. Remove rectangular stained-glass window on the front porch and cover with LP smart board wood siding.



e. Remove front entry concrete steps and replace them with widened brick steps.



- f. Removing the 2 concrete balusters on the front steps.
- g. Introducing brick skirting around the porch.



- h. Replace existing 12" x 12" square wooden decorative columns with handmade 12" x 12" MDF smooth columns and 1"x 6" trim at the top and bottom of columns.



- i. Replace the existing 5" wide porch wood floorboards with 5.5" Trex composite deck board or concrete



- Trex's eco-friendly composite deck board is made of 95% reclaimed wood and recycled plastic film, offering a low-maintenance alternative to wood that won't rot, warp, or splinter
- Backed by the Trex 25-year Limited Residential Warranty and the Trex 25-year Limited Residential Fade and Stain Warranty to provide peace of mind for years to come
- 0.94-in Height x 5.5-in Width x 12-ft Length are the actual dimensions for this Trex composite deck board
- Protective outer shell for durability that cleans easily with soap and water
- Toasted Sand is a tawny seashell brown with subtle dark-brown splashes, featuring a low-maintenance, wood-like grain pattern
- Trex's grooved-edge composite deck boards paired with Trex hidden fasteners leaves a clean surface free of screw holes
- This board features a scalloped profile for lightweight, easy handling
- Trex recommended Hidden Fastener Item Number: 1438102
- Find the Toasted Sand sample using Item Number: 1289408



j. Pine bead board porch ceiling to be replaced with 4" tongue and groove wood.



k. Install electric front porch lights: mounted on both sides of the front door and 2 hanging lights from the ceiling, and 4 can lights in soffits.

Porch Lights

Mounted



Hanging



Sofit lights



Specifications

Mount Style	100% Handmade
Baseplate/Assembly Style	Wrought Iron
Finish Style	US Craftsmanship
Color	Copper Plated
Delivery	Freightless Standard Freight Available
Dimensions	N/A
Includes Outdoor	N/A
Material	100% Iron

Finish Style	100% Handmade
Number of Light	1
Safety Rating	Wet
Weight	5 lbs
Mount	Wall
Color	Brass
Material	Cast
Accessories	Mounting hardware

Product Details

- Product Dimensions: 10 inches wide, 2 inches tall, 3 pounds in weight.
- Uses integrated LED type bulbs.
- ABRA Button 4.5" Slim Disc Wet Location is produced by Abra Lighting Corporation.

1. Replace the 16" fascia board and soffits around the porch.
- m. Replace 6" trim board at roofline



15. House maintenance

- a. Replace existing windows on sides and rear of the home with vinyl double hung windows.

Double-Hung Window Features and Benefits

- **Fusion Welded Frame and Sash:** Provides an impenetrable barrier to air and water penetration and the utmost in strength and integrity.
- **Unique Cove Mold Look:** Offers a more traditional wood window exterior appearance.
- **5" Positive Sloped Sill:** Provides water runoff, even in driving rain.
- **Deeply Pocketed Head:** With weather stripping to resist air infiltration.
- **Heavy Welded Construction:** For increased strength and stability.
- **Constant Force Balance System:** Provides smooth and maintenance free operation of sash.
- **New soft curved sash design:** Looks more like traditional wood window sash.
- **Attractive Integral Lift rail:** Provides easy sash operation.
- **Dual Tilt In Sashes:** Both sashes tilt in for easy cleaning.
- **Recessed-in Tilt Latches:** Color matched low profile latches for a neat appearance.
- **Sunshield® Vinyl:** An advanced vinyl window material with a proven weather beating formula.

U-Value .27

3/4" Insulating Glass system: For maximum regional thermal efficiency. Optional low-E coating or low-E with Argon for additional energy savings.

• **Warm Edge Technology:** Non-Conductive spacer provides barrier to heat transfer in insulating glass unit.

• **Interlocking Meeting Rail:** Integral interlock provides additional security and has passed AAMA Forced Entry Resistance Test*.

• **Die Cast Cam Lock and Keeper:** Cam action actually draws sash closer together for positive lock.

• **Double Night Vent Latches:** Allow for ventilation with security. Has passed AAMA Forced Entry Resistance Testing*.

• **Two Layers of Weather Stripping:** With double mylar fins for resistance to air and water infiltration.

• **Non-Corrosive Hardware:** Years of trouble free performance, no matter what the environment.

• **AAMA Certified, NFRC Rated, and Energy Star Approved.**

*Limited Lifetime

appearance while allowing maximum glass viewing. The engineered channels allow for dual layers of weather stripping to minimize air infiltration. Efficient "Warm Edge" insulated glass maximizes

energy performance and minimizes unwanted sound transmission, reducing not only heating and cooling bills, but also outside noise. And finally add the natural beauty of the maintenance free finish of Sunshield® vinyl, which retains its sheen year

Page 10 / 19

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- b. Remove and replace both brick chimneys.
- c. Rear dormer proposed to be expanded.



Exhibit 1

Summary email from Tennessee Historical Commission about survey completed in April 2024

We believe that there is justification to increase the boundaries of the East Main Street Historic District to include the surveyed areas on Bilbro Avenue, Cherry Lane, Park Circle, Middle Tennessee Boulevard, and the portion of East Lytle Street near the aforementioned street areas. Central Magnet School at 701 East Main Street and JR's Foodland at 323 East Main Street could be added to the East Main Street Historic District. The property at 923-925 Vine Street could not be added to the district because it has not reached fifty years of age. The buildings associated with St. Paul's Episcopal Church could not be added because the church is less than fifty years of age, and there does not appear to be sufficient reason to include the associated buildings without the church.

For the most part, we agree with the consultant's Contributing and Non-Contributing recommendations, with three exceptions. First, 444 East College Street should be considered Non Contributing due to a lack of integrity. Alterations to the building includes new doors, siding, windows, and columns.



443 E College St

HZC Renovation 4/25

HZC Purpose

- 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.
- 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. -HZC Guidelines

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

- Our project preserves and protects the historical and architectural value of this house by renovating it rather than tearing it down, ensuring its original 1925 character remains intact. We're stabilizing the structure, removing non-original features like additional doors and exterior staircase, and restoring its authentic design. This not only safeguards its heritage but also enhances its value and beauty for the community to enjoy.

To regulate exterior design, arrangement, texture, and other materials proposed to be used within the Historic District to ensure compatibility.

- As part of this restoration, we propose the removal of doors, staircases, and other features that diverge significantly from the house's original design.

To create an appearance which complements the historic buildings or other structures.

- We're revitalizing this run-down house by working with its existing framework and core structure—keeping the bones intact while breathing new life into it.

To stabilize and improve property values.

- Renovating this historic house not only stabilizes its physical structure—securing it against further deterioration—but also enhances its value, both as a cultural asset and a tangible property. By addressing critical repairs and restoring its original features, we're ensuring its longevity while elevating its significance and appeal within the community.
- Example 444 E College St

To foster civic beauty.

- This renovation stabilizes the house by addressing structural decay, enhances its value as a historical and economic asset, and fosters civic beauty. By restoring its original design and adding some modern additions, we're not only preserving its integrity but also creating a visually harmonious landmark that elevates the aesthetic character of our community.

To strengthen the local economy.

- By enhancing its appeal, we'll increase its value—lifting property values nearby—and draw professionals to the community, individuals who value both heritage and a vibrant, forward-looking neighborhood.

To promote the use of historic districts for the education, pleasure, and welfare of the present and future citizens of the City of Murfreesboro.

- By choosing to renovate this house rather than demolish it, we are preserving its historic value—an irreplaceable piece of our community's heritage. This effort stabilizes the structure against further decline, enhances its worth as both a cultural and economic asset, and fosters civic beauty. The community will directly benefit from and enjoy the results: a revitalized landmark that reflects its original 1925 character, made possible through our creative restoration work.

Foundation Repair By American Structural Inc.

American Structural & Foundation Repair Inc. Inspection Summary Client: March 30, 2025 Mr. Brad Chambers Inspection Address: 443 E. College Street, Murfreesboro, TN Inspection: March 21, 2025 Anecdotal information:

House was built in 1925. Mr. Chambers requested that this office inspect and determine the structural conditions of the property.

Findings: Foundation: The foundation of the home appears to be original. The foundation & foundation wall consists of stacked brick. In the areas in which we could see the bottom of the brick wall we found no permanent concrete footing. At some point after construction the crawl space was dug out make room for a furnace. Unfortunately on the rear left and much of the right foundation wall they excavated all the way to the brick foundation wall. The excavated area of the crawl space is at a lower grade than the bottom of the foundation. Over the years water entry has caused the soil to erode from under the bottom of the brick foundation wall in several areas. The exterior wall has dropped in these areas. Overall, the foundation is in poor condition and if renovation is desired this office recommends setting up temporary support to remove and replace the foundation wall. At a minimum 35 linear feet of the foundation requires replacement.

Framing: The flooring throughout the home slopes significantly. At the rear of the home near the pedestrian door the flooring is rotted and unsafe. The girders (load bearing beams) are also over spanned and poorly supported. This office is of the opinion that there are two options:

- The first option would be to demo all the flooring and sub-floor and completely re-frame (new joists, new girders). In the areas where the joists span 15' we recommend either installing mid- span beams to reduce the span or use 2x10 joists on 10" centers. This option is the best way to provide level floors.
- The second option would be to add mid-span supports, and additional piers along the main girder. This will better level the floors however lifting will not level the floor. The best option for the second floor would be removal and replacement of the flooring system. New joists, new sub-floor, and new floor coverings.

Foundation Repair By American Structural Inc.

Miscellaneous: Based on a visual inspection this office recommends the following items to be evaluated by an expert in the related trade:

1)HVAC ductwork appears to be in need of replacement.

2)Roof appears to be in need of replacement.

3)Exterior trims, gutters, and downspouts Conclusion: The homes foundation and framing require significant repair/replacement. Replacement of the framing/supports/floor coverings is recommended. Completely remove and replace. Approximately 35' of the foundation requires replacement and the remainder of the brick foundation could be replaced or at a minimum, add additional girders and piers just inside the foundation. This will transfer the exterior wall loads off the brick.

Foundation Repair By American Structural Inc.



Roofing and guttering in poor shape



Joists are over notched at girder, pulling away



Make shift supports



Failing brick wall



Poor attempts of support



Failing brick, poor supports



Failing brick wall



Erosion, failing brick foundation wall, no footing

Foundation Repair By American Structural Inc.



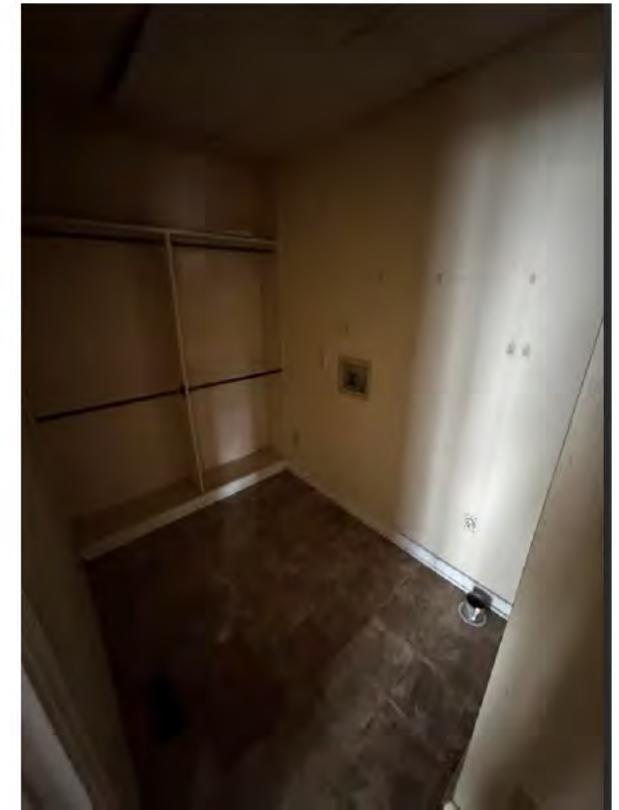
Undermined foundation



Undermined foundation

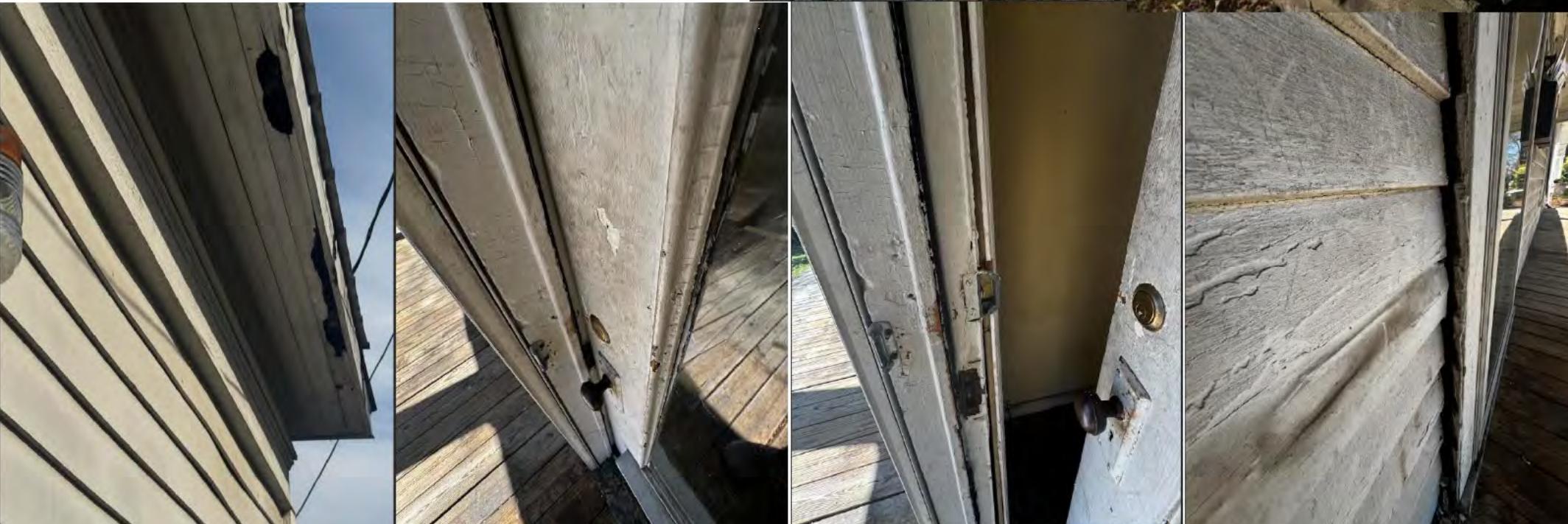
Interior Pictures

- Extremely rough shape
- Soft, falling floors
- Needs major renovation



Exterior Pictures

- Most Exterior doors do not shut properly
- Soffits and Facia boards are either missing or rotted
- Door frames pulling away from building
- Loose bricks, no mortar



Low Rent Housing Increases Neighborhood Crime

Response Date & Time	Master Incident Number	Problem	Case Number	Address
7/8/2023 17:43	MPPAT-23-0067226	45 Prop Damage Crash	NULL	443 E College St
8/7/2023 18:51	MPPAT-23-0077165	RH Road Hazard	NULL	443 E College St
1/28/2024 17:11	MPPAT-24-0008763	WC Welfare Check	NULL	443 E COLLEGE ST
2/16/2024 19:33	MPPAT-24-0015529	86-E Domestic-Emer	24-0003047	443 E College St
4/15/2024 11:12	MPPAT-24-0034684	86 Domestic	24-0006909	443 E College St
4/15/2024 15:34	MPPAT-24-0034778	86-E Domestic-Emer	NULL	443 E College St
5/19/2024 10:44	MPPAT-24-0046391	86-E Domestic-Emer	24-0009476	443 E College St
5/19/2024 20:20	MPPAT-24-0046559	86 Domestic	NULL	443 E College St
5/21/2024 20:29	MPPAT-24-0047145	86 Domestic	NULL	443 E COLLEGE ST
10/12/2024 14:23	MPPAT-24-0095287	86-E Domestic-Emer	NULL	443 E College St

Chambers Construction & Real Estate LLC

Recent Renovations



Hand-Drawn House Illustration – Revitalizing 443

- Remove all exterior doors visible from the road except main front door.
- Remove exterior stairs going to upstairs unit, house to look as a single family residence.
- Replace all siding with lp smart board.
- Replace all windows.
- New asphalt shingle roof.
- Add 6 inch gutters.
- Fix and support foundation, wrap exterior block with brick.
- Expand front steps
- Remove/Replace chimneys
- Expand rear dormer



Future Exterior Improvements to Porch

- Complete Renovation of front porch, new porch to end at both corners of existing house
- Replace Columns with exterior mdf wood, matching existing size (12x12 and 1x6 base)
- Replace Porch floor with composite board 6 inch wide.
- Replace all skirting under porch and stairs with brick (brick size $7\frac{1}{2} \times 3$) roll lock on top
- New metal roof
- Facia board 16 inch around porch
- Sofit lights
- (All Material Same Size as Original)





With over 20 years of exceptional performance as a full home siding solution, it's easy to see why LP® SmartSide® Trim & Siding has become the #1 brand of engineered wood siding. LP has redefined traditional building materials with treated engineered wood products that offer game-changing durability, workability and beauty.

THE DURABILITY DIFFERENCE



With four components of protection, the LP® SmartGuard® process adds strength and helps LP® SmartSide® products withstand impacts, damage from freeze/thaw cycles, high humidity, fungal decay and more. Alongside an industry-leading warranty, you can depend on LP SmartSide Trim & Siding for advanced durability.

- More resistant to impact than fiber cement
- Survives golf ball-sized hail and stands up to harsh weather in almost any climate
- Withstands up to 200 mph wind gusts and 78 mph fastballs
- Will stay attached to a home better than fiber cement during extreme weather events
- Holds its value over time with a 5/50-year limited warranty covering both labor and material replacement

WORKABILITY THAT SAVES TIME & RESOURCES



Our treated engineered wood siding cuts out the time you spend dealing with warped and split pieces when properly stored and applied. Virtually every piece leaves the mill straight and ready to use.

- LP SmartSide trim & lap siding were shown to install 30% faster than fiber cement
- Less prone to accidental breakage during handling and installation compared to fiber cement
- No special equipment needed for cutting or installing; works and cuts like traditional wood
- LP SmartSide lap siding weighs 45% less than fiber cement lap siding, making it

BEAUTY DESIGNED FOR PEACE OF MIND



LP SmartSide Trim & Siding has been the siding of choice for over 20 years for homeowners who want uncompromising quality and distinctive curb appeal. Our treated engineered wood siding can completely transform your home's look.

- Comes pre-primed for exceptional paint adhesion
- Realistic cedar-grain texture offers a striking natural appearance
- Smooth finish offers a clean, modern look
- Longer lengths allow for fewer seams on your home
- LP® SmartSide® ExpertFinish® Trim & Siding offers 16 versatile colors to fit any home's style



ADVANCED DURABILITY FOR LONGER LASTING BEAUTY*

Siding plays a big role in a home's curb appeal. That's why LP® SmartSide® Trim & Siding is built to last and designed to make any home's design vision come to life. Because of its engineered wood strand technology and variety of textures, styles and colors, LP SmartSide products elevate any structure, from traditional homes to modern masterpieces. LP SmartSide products are also available in ExpertFinish™ color to add another element of versatile design to your projects.



CEDAR TEXTURE LAP



SMOOTH FINISH LAP

Specifications: LP® SmartSide® ExpertFinish® Trim & Siding



SNOWSCAPE WHITE

American Roofing Products - Panel

All panel is roll formed to length - see your sales representative about stocking programs.

Ameri-Standing Seam



Advantages

- › Noncombustible
- › Accommodates solar panels
- › Long life with low maintenance
- › Optimized for color retention and longevity
- › Optimized for solar reflectance and thermal emissivity

Standard Specifications

- 26 GA Galvalume steel substrate
- 50 ksi minimum yield strength
- 18 standard colors (see color chart)
- 16" cover width
- 1" rib height
- Installs over solid substrate
- 3:12 recommended minimum roof pitch
- Standard lengths to 48"

Options

- › Concealed and exposed fastener trims (with color-matched fasteners)
- › Inquire about custom trims and colors
- › Inquire about nonstandard lengths
- › Inquire about custom detailing

Typical Applications

- › Residential
- › Commercial
- › Institutional



The difference in our Products is our Service

• All painted metal carries a 40 Year Warranty unless noted •



BLACK



BLUE



BRIGHT RED



BRIGHT WHITE



BROWN



BURGUNDY



BURNISHED SLATE



CHARCOAL



CLAY



COPPER PENNY



GALLERY BLUE



GREEN



IVORY



LIGHT GRAY



LIGHT STONE



RED



TAN



WHITE



ZINC GRAY



DARK RED

Options:

29 Gauge/40 Year
Warranty panel is
available in all colors.

26 Gauge/40 Year
Warranty Panel
available in:

Black	Green
Burnished Slate	Burgundy
Dark Red	White
Gallery Blue	Charcoal
Copper Penny	

Acrylic-Coated
Galvalume® is avail-
able in 29 and 26
Gauge. Galvalume®
carries a 20 Year
Warranty.



Condensstop® pan-
el backing prevents
dripping and keeps
building contents and
insulation dry.

Limited availability of
10 Year Warranty and
Non-Warranty Panel.

Inquire for availability
prior to ordering.

WWW.AMERICANROOFINGPRODUCTS.COM

Overlap

9"

Underlap

3/4"

Roofing Material



White

29 Gauge

40 Year Warranty Panel Available

• Black

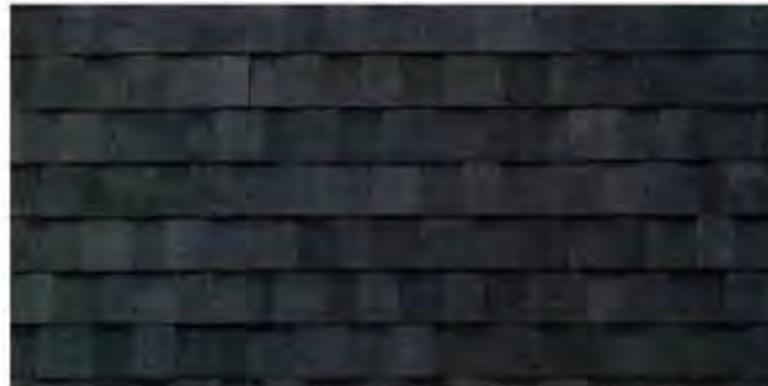
• Blue

• Bright Red

• Bright White

• Brown

• Burgundy



A great value, architecturally stylish, but practically priced — with a Lifetime Limited Warranty (see GAF shingle and accessory limited warranty for complete coverage and restrictions)

New StrikeZone™ nailing area is the largest nail zone designed for high visibility, ease of installation, and maximum accuracy

Proprietary LayerLock™ Technology mechanically fastens the common bond, allowing for a larger nailing area, up to 600% larger nailing target (compared to Timberline HD® Shingles)

Highest roofing fire rating - UL Class A, Listed to ANSI/UL 790

Dura Grip™ adhesive seals each shingle tightly and reduces the risk of shingle blow-off

Shingles are warranted to withstand winds up to 130 mph (209 km/h).²

Lifetime limited transferable warranty with smart choice® protection (non-prorated material and installation labor coverage) for the first ten years

Windows

HARMONY
143 Window Series



Slocumb
WINDOWS AND DOORS, INC.
Manufacturers of Quality Products

Custom Style
and Quality
Performance

Double-Hung Window Features and Benefits

- **Fusion Welded Frame and Sash:** Provides an impenetrable barrier to air and water penetration and the utmost in strength and integrity.
- **Unique Cove Mold Look:** Offers a more traditional wood window exterior appearance.
- **5° Positive Sloped Sill:** Provides water runoff, even in driving rain.
- **Deeply Pocketed Head:** With weather stripping to resist air infiltration.
- **Heavy Walled Construction:** For increased strength and stability.
- **Constant Force Balance System:** Provides smooth and maintenance-free operation of sash.
- **New soft curved sash design:** Looks more like traditional wood window sash.
- **Attractive Integral Lift rail:** Provides easy sash operation.
- **Dual Tilt In Sashes:** Both sashes tilt in for easy cleaning.
- **Recessed-in Tilt Latches:** Color matched low profile latches for a neat appearance.
- **Sunshield® Vinyl:** An advanced vinyl window material with a proven weather beating formula.



Limited Lifetime
Warranty



10 / 19



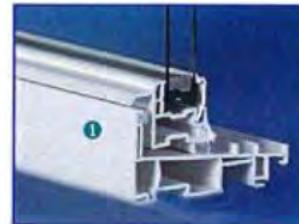
Limited Lifetime
Warranty



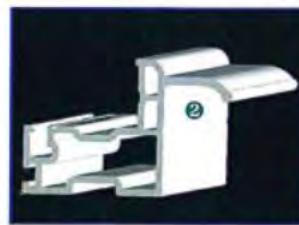
10 / 19

Efficiently Beautiful

The Harmony Series double hung window is designed to enhance your home's appearance while increasing its comfort level. The unique cove mold look of the welded master frame offers a more traditional wood window exterior appearance. ① The low profile sloped sill maximizes rain runoff. The new soft curved welded sash design provides a classic "wood like" interior



appearance ② while allowing maximum glass viewing. The engineered channels allow for dual layers of weather stripping to minimize air infiltration. Efficient "Warm Edge" insulated glass maximizes



energy performance and minimizes unwanted sound transmission, reducing not only heating and cooling bills, but also outside noise. And finally add the natural beauty of the maintenance free finish of Sunshield® vinyl, which retains its sheen year

THE HARMONY SERIES... A STATEMENT OF BEAUTY



Double-Hung and Transom Windows

Bring added height and light to any room setting



Slider Windows

A great choice when space is at a premium



2 & 3 Lite Sliders

Create a custom look for a special room



Combination Windows

Dramatically emphasize the living space



Sliding Patio Door

Create light and inspirational views in your living space



Picture Window Walls

Offers maximum viewing area and opens the room to the outside beauty

Custom Choices

Choose from a variety of styles that will add brightness and beauty to your home. Add side lights, custom transoms and decorative grids to express your unique taste and your homes' architectural style.

- Each window is custom made to fit specific window openings and decors.

Screen Options

- Half screen is standard

- Optional Full Screen: All full screens are FlexScreen technology a high performance spring steel frame that is captured in the screen track and can easily be removed from inside the home.



2 Lite & 3 Lite Sliders

- Sashes lift out for easy cleaning. But for added security, only lift out from the inside.

- Heavy duty tandem brass rollers allow for easy operation.
- Independent weep holes for excellent drainage.
- Sashes have equal-size glass for an appealing appearance. (2 lite only)

Color Choices

- Standard Creme White
- Optional Desert Tan





Exterior Finish

For projects that call for the natural or historic beauty of wood exteriors, we offer a selection of high-quality exterior wood options, including Pine, Vertical Grain Douglas Fir, Mahogany and Primed Pine that have been factory-treated with a carefully tested wood preservative to help protect against moisture and the elements.



Pine

Gutters



The Spectra 6 in. K-Style Aluminum Gutter is made from professional grade aluminum and features a baked-on enamel finish. The gutter is used to control large amounts of roof water run-off and will help protect walls, foundations and landscaping. The gutter is convenient and is ideal for repairs, replacement and as an add-on to existing gutter systems.

- K-style gutters to compliment the exterior of your home
- Made from rust free, professional grade aluminum construction
- Accommodates 60% more rainwater than traditional gutter systems
- Offered in a variety of custom colors
- 6 in. (width) x 4.75 in. (height) x 8 ft. (length)
- A professional aluminum construction of durable 0.019 aluminum for longevity
- Easy do it yourself for quick and easy installation

3/8" Non-Tapered Column Wraps**Semi-Assembled Economy Plain with Box Cap & Base**

- Will Make Columns with MDF Exterior wood to match existing width of 12x12

Shaft Width	Height	Semi-Assembled Economy Plain
6" (5 1/4" Actual) 3 1/2" Actual Inside Width	6' (72")	CWKT86063*
	8' (96")	CWKT86000
	9' (108")	CWKT86001
	10' (120")	CWKT86002
	12' (144")	CWKT86064*
8" (7 1/4" Actual) 5 1/2" Actual Inside Width	6' (72")	CWKT86065*
	8' (96")	CWKT86003
	9' (108")	CWKT86008
	10' (120")	CWKT86013
	12' (144")	CWKT86066*
10" (9 1/4" Actual) 7 1/2" Actual Inside Width	6' (72")	CWKT86067
	8' (96")	CWKT86017
	9' (108")	CWKT86021
	10' (120")	CWKT86025
	12' (144")	CWKT86068*
12" (11 1/4" Actual) 9 1/2" Actual Inside Width	6' (72")	CWKT86069*
	8' (96")	CWKT86029
	9' (108")	CWKT86032
	10' (120")	CWKT86034
	12' (144")	CWKT86070*

Part numbers marked with an asterisk (*) are special order.

Deck Board



- Trex's eco-friendly composite deck board is made of 95% reclaimed wood and recycled plastic film, offering a low-maintenance alternative to wood that won't rot, warp, or splinter
- Backed by the Trex 25-year Limited Residential Warranty and the Trex 25-year Limited Residential Fade and Stain Warranty to provide peace of mind for years to come
- 0.94-in Height x 5.5-in Width x 12-ft Length are the actual dimensions for this Trex composite deck board
- Protective outer shell for durability that cleans easily with soap and water
- Toasted Sand is a tawny seashell brown with subtle dark-brown splashes, featuring a low-maintenance, wood-like grain pattern
- Trex's grooved-edge composite deck boards paired with Trex hidden fasteners leaves a clean surface free of screw holes
- This board features a scalloped profile for lightweight, easy handling
- Trex recommended Hidden Fastener Item Number: 1438102
- Find the Toasted Sand sample using Item Number: 1289408

Porch Lights

Mounted



Specifications

Actual Size:	13.25" H x 6" W x 6" D
Backplate/Canopy Size:	Rectangular
Bulb Base:	US Candelabra-E12
Color:	Copper Patina
Collection:	Traditional Studded Framed Outdoor
Dimmable:	Yes
Indoor/Outdoor:	Yes
Material:	Aluminum

Hanging



Max Bulb Wattage:	60	Bracket Material	Copper
Number Of Lights:	1	Material	Copper
Safety Rating:	Wet	Mount	--- Chain Mount
Weight:	4	Sides	4 Sided
		Size	Medium (16.5"-19" tall), Large (20"-27" tall)
		Fuel	Electric - Two Bulbs, Electric - Three Bulbs
		About the Manufacturer	Primo lanterns offers the industry's most popular styles and offers quick delivery.
		Dimensions & Candelabra Count	19" x 9.5" x 2-light-candelabra 22" x 12.25" x 3-light-candelabra

Sofit lights



Product Details

- Product Dimensions: 1.0 inches wide, .2 inches tall, .9 pounds in weight.
- Uses Integrated LED type bulbs.
- ABRA Button 4.5" Slim Disc Wet Location is produced by Abra Lighting Corporation.



The properties at 802 East Main Street and 136 Park Circle should be considered Contributing. Though they are not currently fifty years of age, they are only a couple of years from reaching the fifty year threshold. Since they will likely reach fifty years before the next survey is completed, they should be considered contributing resources."

Please don't hesitate to reach out to me about anything moving forward. Our National Register staff can be reached at National.Register@tn.gov with any specific questions relating to their comments. Questions relating to the survey (questions relating to the report can be directed at me) can be directed to Peggy Nickell at Peggy.Nickell@tn.gov.

Sincerely,

Philip Staffelli-Suel



Philip M. Staffelli-Suel | Technical Preservation Coordinator
CLG Coordinator
Tennessee Historical Commission
State Historic Preservation Office
2941 Lebanon Pike, Nashville, TN 37124
p. 615-770-1088

Exhibit 2

Historic Guidelines for Alterations

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.

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 repainting 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.



April 21, 2025

Brad Chambers
444 East College Street
Murfreesboro, TN 37130

RE: H-25-009- 443 East College Street

Dear Mr. Chambers,

Please be advised that at its regular meeting held on April 15th, 2025, the Historic Zoning Commission voted to conditionally approve your request to make the following changes to the exterior of 443 East College Street:

1. Replace existing 5" reveal wood siding with LP smart board wood siding with a 5" reveal.
2. Replace 2 wood windows under the porch with Marvin wood windows. Windows must be one over one.
3. Replace the front dormer window with wood window. Dormer must retain window size.
4. Replace existing windows on sides and rear of the home with vinyl double hung windows.
5. Remove the door from the 2nd floor on the east side and replace with a double hung vinyl window.
6. Remove the window on the front right side under the porch and cover with LP smart board wood siding
7. The west side wood window under the existing side porch to be removed and changed to a double hung vinyl window.
8. Remove the door on the west side under the porch and cover with LP smart board wood siding.
9. Remove the existing metal staircase on the east side of the house.
10. Remove the existing door and steps on the east side of the first floor.
11. The brick piers are to remain and be accentuated from brick skirting.
12. Porch columns are to be square and fluted.
13. Replace the front door with a wood single door with flat transom. The style of door must be similar to the existing door with the long window to be tempered glass and meet code. Door must be administratively approved by Staff.
14. West side of the wraparound porch to remain.
15. Rectangular stained-glass window on front porch to remain.
16. Porch ceiling to remain pine wood bead board.
17. Porch floorboards to remain wood plank boards.
18. Traditional modern rectangular downspouts.
19. Rear shed dormer may be expanded to within 3 feet from each side.
20. Replace the dormer 3-tab asphalt shingle roofing with 26-gauge galvalume steel standing seam roof. No change in roof pitch.
21. Replace the 3-tab asphalt shingle roofing with asphalt architectural shingles on the main house.

22. Replace the existing metal roof over the porch with 26-gauge galvalume steel standing seam roof.
23. Remove and replace both brick chimneys with faux chimneys. Must be replaced with the same look and meet building codes.
24. Remove front entry concrete steps and cheek walls and replace with brick, must match existing size and style. Introduce brick skirting around the porch and highlight brick piers.
25. Install electric front porch lights: mounted on both sides of the front door and 2 hanging lights from the ceiling and 4 can lights in the soffits. Hanging lights must have 8 feet of clearance.

Please keep a copy of this letter as evidence of the Commission's action. 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,



Amelia Kerr
Planner

cc: Building and Codes Department

af

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

April 15, 2025 3:30PM

Members Present:

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

Staff Present:

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

Members Absent:

Gib Backlund

1. Call to Order:

Chair Jeff Davis called the meeting to order.

2. Determination of a quorum:

Chair Jeff Davis determined that a quorum was present.

3. Public Comments:

None

4. Consideration of Minutes:

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

Aye: Linda Anderson

MURFREESBORO HISTORIC ZONING COMMISSION MINUTES

April 15, 2025

David Becker

Deborah Belcher, Vice-Chair

Jeff Davis, Chair

Bill Jakes

Mike Panesi

Bryan Prince

Jim Thompson

Nay: None

5. New Business:

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

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

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

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

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

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

Aye: Linda Anderson

David Becker

Deborah Belcher, Vice-Chair

Jeff Davis, Chair

Bill Jakes

Mike Panesi

Bryan Prince

Jim Thompson

MURFREESBORO HISTORIC ZONING COMMISSION MINUTES

April 15, 2025

Nay: None

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

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

Mr. Brad Chambers was present to answer questions.

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

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

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

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

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

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

The Commission, Staff and applicant discussed demolishing the structure.

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

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

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

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

MURFREESBORO HISTORIC ZONING COMMISSION MINUTES

April 15, 2025

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

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

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

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

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

Aye: Linda Anderson

David Becker

Deborah Belcher, Vice-Chair

Jeff Davis, Chair

Bill Jakes

Mike Panesi

Bryan Prince

Jim Thompson

Nay: None

MURFREESBORO HISTORIC ZONING COMMISSION MINUTES

April 15, 2025

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

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

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

Aye: Linda Anderson

David Becker

Deborah Belcher, Vice-Chair

Jeff Davis, Chair

Bill Jakes

Mike Panesi

Bryan Prince

Jim Thompson

Nay: None

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

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

Aye: Linda Anderson

David Becker

Deborah Belcher, Vice-Chair

Jeff Davis, Chair

Bill Jakes

Mike Panesi

MURFREESBORO HISTORIC ZONING COMMISSION MINUTES

April 15, 2025

Bryan Prince

Jim Thompson

Nay: None

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

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

Aye: Linda Anderson

David Becker

Deborah Belcher, Vice-Chair

Jeff Davis, Chair

Bill Jakes

Mike Panesi

Bryan Prince

Jim Thompson

Nay: None

The Commission and applicant discussed the proposed lighting.

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

Aye: Linda Anderson

David Becker

Deborah Belcher, Vice-Chair

Jeff Davis, Chair

Bill Jakes

Mike Panesi

Bryan Prince

MURFREESBORO HISTORIC ZONING COMMISSION MINUTES

April 15, 2025

Jim Thompson

Nay: None

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

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

Aye: Linda Anderson

David Becker

Deborah Belcher, Vice-Chair

Jeff Davis, Chair

Bill Jakes

Mike Panesi

Bryan Prince

Jim Thompson

Nay: None

6. Staff Reports and Other Business:

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

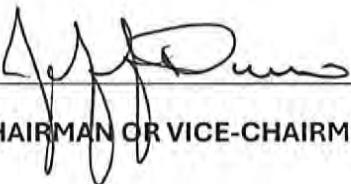
Ms. Kerr told the Commission that they should now be receiving emails from the NAPC about training opportunities.

7. Adjourn

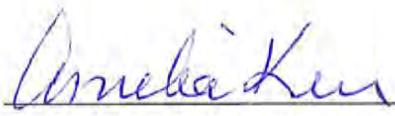
There being no further business, Chair Davis adjourned the meeting at 5:17pm.

MURFREESBORO HISTORIC ZONING COMMISSION MINUTES

April 15, 2025



CHAIRMAN OR VICE-CHAIRMAN



SECRETARY

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

December 16, 2025 3:30PM

Members Present:

Deborah Belcher, Vice Chair
Gib Backlund
Ruth Boldin
Cynthia Browne
Michael Busey

Staff Present:

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

Members Absent:

Jeff Davis, Chair
Stacey Graham
Mike Panesi
Bryan Prince

1. Call to Order and Determination of a Quorum:

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

2. Public Comments:

None

3. Consideration of Minutes:

Mr. Michael Busey motioned to approve the minutes of the November 18, 2025 Historic Zoning Commission meeting; the motion was seconded by Ms. Cynthia Browne and was carried by the following vote:

Aye: Gib Backlund

Deborah Belcher, Vice Chair

Ruth Boldin

MURFREESBORO HISTORIC ZONING COMMISSION MINUTES

December 16, 2025

Cynthia Browne

Michael Busey

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.

Mr. Chavis presented the Commission with a scope list for rebuilding and restoring the existing windows.

Mr. Chavis showed the Commission an example of the type of window he is proposing to replace the existing windows with. Mr. Busey asked if the panes would be like the ones on the existing windows. Mr. Chavis confirmed that they would.

Mr. Busey inquired about the overall size of the proposed windows. Mr. Chavis replied that the windows would be about the same size. The width would be within 2" of the current ones and the height would be the same size.

Ms. Cynthia Browne asked if the proposed windows would have the putty glaze. Mr. Chavis confirmed that they would.

Ms. Browne inquired about the estimated man hours to restore the existing windows. Mr. Chavis stated that those would be for his team and some others.

The Commission and the applicant discussed the condition of the current windows.

Mr. Busey asked about the cost to repair the existing windows. Mr. Chavis responded that it would cost around \$30,000 to repair all four windows.

Ms. Ruth Bouldin asked what the difference was between the currently proposed windows and the previously proposed windows. Mr. Chavis and Ms. Kerr clarified that the previously proposed ones were vinyl windows from Window World, and the currently proposed ones are wooden Pella windows.

Ms. Browne inquired about what would be done with the existing windows. Mr. Chavis stated that it is his intention to save the old windows.

Ms. Ruth Bouldin motioned to approve the request; the motion was seconded by Mr. Michel Busey and was carried by the following vote:

Aye: Gib Backlund

MURFREESBORO HISTORIC ZONING COMMISSION MINUTES

December 16, 2025

Deborah Belcher, Vice Chair

Ruth Boldin

Cynthia Browne

Michael Busey

Nay: None

Ms. Browne asked if the approval could be conditioned upon saving the original windows. Mr. John Tully stated that he does not believe that the approval can be conditioned upon saving the original windows due to that not being discussed in the Design Guidelines.

Mr. Gib Backlund inquired about repurposing the windows. Mr. Chavis stated that if the windows were to be repurposed in this house it would be on the interior.

Ms. Browne advised the homeowner to save the windows in case they are needed.

5. Staff Reports and Other Business:

None

6. Adjourn

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

CHAIRMAN OR VICE-CHAIRMAN

SECRETARY