

**MINUTES  
OF THE CITY OF MURFREESBORO  
HISTORIC ZONING COMMISSION**

**City Hall, 111 W. Vine Street, Council Chambers**

**MARCH 16, 2021, 3:30 PM**

**Members Present:**

Jim Thompson, Chairman  
Linda Anderson  
Jeff Davis  
Bill Jakes  
Deborah Belcher (via Zoom)

**Staff Present:**

Amelia Kerr, *Planner*  
Matthew Blomeley, *Assistant Planning Director*  
Katie Driver, *Staff Attorney*  
Serena Harris, *Recording Assistant*

**1. Call to order:**

Chairman Thompson called the meeting to order at 3:30 pm and announced that in accord with the Executive Order of the Governor one member (Deborah Belcher) would be participating electronically and all votes would be conducted by roll call.

**2. Determination of a quorum:**

Chairman Thompson determined that a quorum was present.

**3. New Business:**

**a. Zoning application [2021-001] for 400 East College Street, requesting review of new privacy fence and driveway access gate for an existing single-family residence. (Project Planner: Amelia Kerr):**

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.

Chairman Thompson requested representatives to come forward to answer questions from the commission.

Chris Tilton of 400 East College Street came forward to address questions from the Commission. Mr. Tilton confirmed that the description of the proposed six-foot wooden fence and access gate style, steel powder-coated gray to match house trim color, is accurate.

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Linda Anderson asked if the backside of the fence will be adjacent to the neighbor's property line and if the existing fence with the pergola will be removed. Mr. Tilton stated that there will be distance between the structure and the property line. Mr. Tilton also confirmed that the existing fence will be removed.

Bill Jakes asked if the fence stops at the carport and does not run along the western property line. Mr. Tilton confirmed the fence placement and stated that the fence will not obstruct the site line.

Mr. Jakes asked if there intends to be a powered automatic gate opener for the gate system.

Mr. Tilton stated it was not submitted with the current application, but documents would be updated, should the automatic opener be considered in the future and the hardware would be placed on the inside of the gate.

Linda Anderson requested further clarification of fence placement. Mr. Tilton confirmed that the fence will not go beyond the gate opening, will be behind the masonry wing wall with inward gate access and will not obstruct the architectural view from the front or side of the home.

Bill Jakes moved to approve the fence and gate; the motion was seconded by Linda Anderson; there being no discussion upon roll call the fence and gate were approved by the following vote:

Aye: Deborah Belcher  
Bill Jakes  
Jeff Davis  
Linda Anderson  
Chairman Jim Thompson

Nay: None

**b. Zoning application [2021-003] for 220 North Highland Avenue, requesting review top replace existing asphalt shingle roof with a metal roof for an existing single-family residence. (Project Planner: Amelia Kerr):**

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.

Chairman Thompson requested representatives to come forward to answer questions from the commission.

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Will Riner, homeowner, of 220 North Highland Avenue and Rodney Bogle, contractor with Bogle Roofing & More, of 4730 Burnt Knob Road came forward to address questions from the Commission.

Mr. Riner confirmed the intent of replacing the existing asphalt roof shingles with charcoal gray standing seam metal roofing. He stated that the roof has reached its end of life. It is leaking causing interior damage to the home. Mr. Riner stated he intends on residing in the home long-term and was interested in a product with a longer life span that's also aesthetically pleasing and historically accurate for the style of home.

Linda Anderson requested to view the roofing panel sample and expressed the shiny roof would not fit in the neighborhood. She also inquired about importance of roof strength as a standing seam roof.

Mr. Bogle insisted that it's 100-year roof, with hidden screw system and offered maintenance comparisons of screw down roofs.

Mr. Riner stated it is the most expensive, reliable, and complimentary roof option.

Chairman Thompson requested clarification of proposed fence style and color based on samples presented by Mr. Bogle, and for oil canning to be defined.

Bill Jakes offered comments regarding original metal roofing of comparable home.

Chairman Thompson inquired if gutters and downspouts would be replaced. Mr. Bogle responded they will be presented in a future submission to the Commission.

Jeff Davis moved to approve the roof; the motion was seconded by Bill Jakes; there being no discussion upon roll call the roof was approved by the following vote:

Aye:

Deborah Belcher  
Bill Jakes  
Jeff Davis  
Linda Anderson  
Chairman Jim Thompson

Nay: None

## 4. Staff Reports and Other Business:

- a. Amelia Kerr presented info regarding available virtual training by the Tennessee Historical Committee on Thursday, April 1, 2021 at 3:00 p.m. and referred committee to their e-mail for registration information.

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- b. Amelia Kerr addressed that Marimae White is absent due to father passing away unexpectedly today and offered condolences on the Commission's behalf.

## 7. Adjourn.

Linda Anderson moved to adjourn the meeting; the motion was seconded by Bill Jakes; there being no further discussion upon roll call, the meeting was adjourned at 3:57 p.m. by the following vote:

Aye:

Deborah Belcher  
Bill Jakes  
Jeff Davis  
Linda Anderson  
Chairman Jim Thompson

Nay: None