

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

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

**FEBRUARY 24, 2021, 3:30 PM**

**Members Present:**

Jim Thompson, Chairman  
David Becker, Vice-Chairman  
Jeff Davis  
Chase Salas  
Bill Jakes  
Deborah Belcher (via Zoom)  
Gib Backlund (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 two members (Deborah Belcher and Gib Backlund) 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. Approve minutes of the November 17, 2020 Historic Zoning Commission meeting:**

Vice-chair David Becker moved to approve the Minutes of the November 17, 2020, meeting; the motion was seconded by Chase Salas; there being no discussion upon roll call the Minutes were approved by the following vote:

Aye: Gib Backlund  
Deborah Belcher  
David Becker  
Jeff Davis  
Chase Salas  
Bill Jakes  
Chairman Jim Thompson

Nay: None

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## 4. New Business:

- a. **Zoning application [2021-002] for 451 East College Street, requesting final design review of a previously approved new single-family residence currently under construction and approval of an accessory building. (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 changes to be presented.

Terry Bates, architect of 1705 19<sup>th</sup> Avenue So, Nashville, TN came to the podium to address questions from the Commission.

Chairman Thompson and Commission recommended itemizing approvals for discussion and motions.

### **Diamond Grid Windows – Front and West Elevation**

Mr. Bates confirmed it is only a decorative feature window present on front of house within the porch; **not** installed on west of house; changed for decorative purposes.

Chairman Thompson addressed frequent plan changes and lack of communication regarding them.

Bill Jakes moved to approve the decorative diamond window; the motion was seconded by David Becker; there being no discussion upon roll call the decorative diamond window was approved by the following vote:

Aye: Bill Jakes  
Chase Salas  
Jeff Davis  
Gib Backlund  
Deborah Belcher  
David Becker  
Chairman Jim Thompson

Nay: None

Chairman Thompson requested clarification of front elevation drawing, showing custom stone column by owner though detail shows wood column.

Mr. Bates stated a custom cut stone or marble stone column on front.

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Chairman Thompson requested that administration be notified, as drawings do not coordinate.

## **Retaining wall, with 6' fence atop extended to include the east boundary**

Mr. Bates reviewed fence placement & heights.

### East boundary

1. Upon beginning sitework, the retaining wall is necessary due to grading to get positive drainage from backyard to the front.
2. Would like to change top detail of fence to match backyard fence of neighbor, arch cut with square top cap detail on side fence.

### West boundary

Originally Thomas Jenkins granted approval for fence installation along property line. Currently reviewing drainage resolution for both properties. Jenkins' & Fewell's both prefer to have the retaining wall, pending proper draining and room for screening. Added to enclose the pool.

Confirmed not installing preexisting dog-ear fence, as shown in rear neighbor's property. Plan to install flat board topped fence on east and west side to compliment architecture.

Chairman Thompson requested clarification of fence height. 8' fence shown on elevations. 6' fence assumed for remaining, though not marked.

Mr. Bates confirmed an 8' foot fence on west side only adjacent to back porch. Trellis section adjacent to living room backing up to Jenkins' porch. Rustic trellis with greenery proposed to offer both homeowners privacy.

Chairman Thompson asked if City of Murfreesboro will allow 8' fence on property; Amelia Kerr confirmed.

Trellis structure will be planted on Fewell's side on the west.

5' easement on both Fewell and Jenkins' property.

David Becker requested verification that fence will be atop retaining wall, on the east side.

Mr. Bates confirmed 6" of concrete will be visible on the east side, acting as a curb base for fence. On the Fewell's rear of property, approximately 2' of the retaining wall will be visible. 6' fence atop 2' retaining wall will bring, less than 6' visible by neighbor.

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Bill Jakes reviewed and confirmed that western side fence landscaping will be on Fewell side.

Bill Jakes moved to approve the fences and associate landscaping with trellis'; the motion was seconded by David Becker; there being no discussion upon roll call the fences and associate landscaping was approved by the following vote:

Aye:

Gib Backlund  
Deborah Belcher  
David Becker  
Bill Jakes  
Chase Salas  
Jeff Davis  
Chairman Jim Thompson

Nay: None

## **Paving Selection**

Mr. Bates address that checkerboard, broom swept concrete will be used for all of driveway. There will be no material change.

## **Pool**

Per Chairman Thompson, the pool is at ground level, enclosed by fence, and not visible. No approval needed.

## **Gardening Building**

Mr. Bates described that the gardening building will follow the same pitch of house. Front will be covered with a material similar to hardie board siding with lattice strips. Building will be painted same as house. Roofing will be same as house. Top ridgeline of building may be visible from west side due to the amount of driveway space between properties.

Rear and west side on placed setback. Greenery will be added to trellis'.

David Becker moved to approve the gardening building; the motion was seconded by Jeff Davis; there being no discussion upon roll call the gardening building was approved by the following vote:

Aye:

Gib Backlund  
Deborah Belcher  
David Becker

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Bill Jakes  
Chase Salas  
Jeff Davis  
Chairman Jim Thompson

Nay: None

## 5. Staff Reports and Other Business:

- a. Amelia Kerr introduced Talley Floyd of Middle Tennessee Electric, who informed Commission of upcoming work on Main Street corridor, which may include tree trimming & line repair. No action needed of Commission.

Tree trimmings will be conducted by four crews. Monday thru Thursday, 7:30 a.m. – 5:00 p.m. Any questions may be directed to Middle Tennessee Electric Vegetation Department 877-414-7685

- b. Amelia Kerr introduced Serena Harris, successor of Brenda Davis, Historical Zoning Commission Recording Assistant.

## 7. Adjourn.

Vice-chair David Becker moved to adjourn the meeting; the motion was seconded by Chase Salas; there being no further discussion upon roll call, the meeting was adjourned at 4:12 p.m. by the following vote:

Aye:

Gib Backlund  
Deborah Belcher  
David Becker  
Bill Jakes  
Chase Salas  
Jeff Davis  
Chairman Jim Thompson

Nay: None