HISTORIC ZONING COMMISSION

November 3, 2010
Work Session

SUB-COMMITTEE MEMBERS PRESENT:
Jim Thompson, *Chairman*
Paul Cross
David Becker

STAFF PRESENT:
Robert Lewis, *Planner*
David Ives, *Assistant City Attorney*
Brenda Davis, *Recording Assistant*

Chairman Thompson welcomed everyone to the meeting to discuss Guidelines for Alterations, Demolitions and Removals for the East Main Historical District. He called the meeting to order at 3:35 p.m.

Ms. Davis called the attendance roll and determined there was a quorum for the meeting to proceed. The three members of the Sub-Committee are Chairman Jim Thompson, Mr. Paul Cross and Mr. David Becker.

Mr. Lewis stated Joseph Aydelott, Planning Director attended the August 17, 2010 Regular Historic Zoning Commission Meeting and reviewed the 25-year history of the Murfreesboro Historic Zone. Mr. Aydelott suggested a review of the 25-year history and make any necessary changes. Mr. Lewis said the Historic Zoning Committee decided to form a Sub-Committee to discuss the next 25 years. Mr. Lewis said the Sub-Committee should determine if the Historic Zoning Commission (1) would like to continue using the current Guidelines? (2) likes the current way of functioning? (3) would like to make changes? (4) would like to add districts? (5) would like to see an inventory of historic properties?

Mr. Lewis announced that Dr. Van West is scheduled to attend the November 16, 2010 Historic Zoning Commission Meeting to discuss ideas for Murfreesboro. Dr. West does a lot of work for Historic Preservation and has provided this type of work for the state and all over the country. The Work Sessions will be open for informal discussion to provide ideas to the Historic Zoning Commission.

Chairman Thompson stated there are many issues the Sub-Committee needs to deal with but specifically would like to determine if the procedures in the Guidelines adequately address the current and future needs of the Historic District.

Chairman Thompson, Mr. Becker, and Mr. Cross questioned the following documents, wanting to know if they are still being utilized:

- Enforcement of Historic Zoning Ordinance (2-page document)
- Rules of Procedure
- Welcome letter
- Map of the Historic Zoning District
- Brochures

Chairman Thompson suggested all applicable documents be provided to all the Historic Zoning Commission Members so everyone will have a base line to start the review / revision process. The following documents were deemed necessary for review.

- Historic Zoning Commission Members Contact Sheet
- Map of East Main Street Historic Areas
- Murfreesboro Historic Zoning Commission Rules of Procedure
- Article IV.H-1, Historic District (found in Murfreesboro Zoning Ordinance)
- East Main Historic Zone Guidelines for Alterations, Demolitions, and Removals
- Architectural Review Brochure
- Questions and Answers about Historic Zoning Brochure
- Web-site for the U.S. Department of the Interior National Park Service, The Secretary of the Interior's Standards for Rehabilitation

Mr. Cross verified that prior to the time a district is proposed by the Planning Commission, a set of guidelines need to be submitted for that particular district. Mr. Ives agreed. Mr. Cross said The East Main Street Historic Zone are the only guidelines the Historic Zoning Commission has for a new set of guidelines. Since Dr. West will be attending the November 16, 2010 regular scheduled meeting, we should have some sense of what we want to recommend to the Commission pertaining to a wide survey.

Mr. Lewis said that Mr. Aydelott suggested the inventory consist of the Murfreesboro city limits and into the Urban Growth Boundary. The Urban Growth Boundary is the area the city could annex into within the next 20 years. Mr. Lewis said if we get a good base for what is out there then that would help document what we are annexing.

There was discussion about past surveys questioning if the surveys were thorough, complete and how many took place. It was determined that Dr. Van West would be able to provide information to the Historic Zoning Commission.

Mr. Lewis suggested "getting our house in order" before informing people what we would like to do. Chairman Thompson agreed the HZC needs to get our documents in order. He suggested getting MTSU involved now to start the inventory process while the HZC is doing internal "clean-up". Chairman Thompson suggested:

- Public PR regarding the process
- Update the database
- Hold Public Hearings
- Hold Neighborhood Meetings
- Determine surveys per Dr. West

Other questions that came up during the work session:

- Is there any way to quantify that structures in the Historic District have improved property values?
- Why is the downtown area not in the Historic District?
- How are other Commissions functioning around the country?

Determination was made at the end of the meeting to send out the following documents to all Historic Zoning Members to be utilized for review and changes.

- Historic Zoning Commission Members Contact Sheet
- Map of East Main Street Historic Areas
- Murfreesboro Historic Zoning Commission Rules of Procedure
- Article IV.H-1, Historic District (found in Murfreesboro Zoning Ordinance)
- East Main Historic Zone Guidelines for Alterations, Demolitions, and Removals
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Chairman Thompson suggested all of the above documents be reviewed line-by-line at monthly Work Session meetings. Mr. Cross and Mr. Becker agreed. The next Work Session meeting is scheduled for Wednesday, December 8, 2010 at 3:30 PM in Conference Room 218.

The meeting adjourned at 4:30 PM.

CHAIRMAN

SECRETARY