

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

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

**JANUARY 18, 2022, 3:30 PM**

**Members Present:**

David Becker, Vice-Chair  
Gib Backlund  
Deborah Belcher  
Chase Salas  
Marimae White

**Staff Present:**

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

**Absent:**

Jim Thompson, Chairman  
Bill Jakes  
Linda Anderson  
Jeff Davis

**1. Call to order:**

Vice-Chair Becker called the meeting to order at 3:30 pm.

**2. Determination of a quorum:**

Vice-Chair Becker determined that a quorum was present.

**3. Consideration of Minutes:**

Vice-Chair Becker noted that the minutes show a typo listing Linda Anderson's name twice.

With there being no objection by any of the Board members, the minutes of the December 21, 2021, Historical Zoning Commission meeting was approved as submitted, apart from the typo.

**4. New Business:**

- a. Zoning application [2022-H-001] requesting to replace the existing slate roof with architectural shingles of an existing single-family residence at 2255 Middle Tennessee Boulevard. (Project Planner: Amelia Kerr):**

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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.

Fletcher Holland, general contractor of PO Box 12391, Murfreesboro, TN 37129 came to the podium to address questions from the Commission.

There being no further discussion, Chase Salas moved to approve the application, subject to all staff recommendations; The motion was seconded by Marimae White, and upon roll call the motion was approved by the following vote:

Aye: Gib Backlund  
Deborah Backlund  
Chase Salas  
Marimae White  
David Becker, Vice-Chair

Nay: None

**b. Zoning application [2022-H-002] requesting an exterior remodel of an existing single-family residence at 444 East College Street. (Project Planner: Amelia Kerr):**

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.

Brad Chambers, applicant of 444 East College St, Murfreesboro, TN 37129 came to the podium to address questions from the Commission.

The following changes were reviewed:

1. Remove previously installed second entry door (for duplex) and replace with a window in original location.
2. Remove existing aluminum siding, trim, soffit, gutter fascia and replace with white smooth LP Smartside engineered wood siding.
3. Add a red brick base of building around the house.
4. Replace gutters with 4" white gutters.
5. Replace roof with either white metal standing seam roof or black shingle as currently exists.

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- a. Applicant inquired about installing metal backing on the front of the home over the porch with the remaining of the home, black shingle.

Gib Backlund expressed the roof should be consistent with the whole structure having the same type of roof. Mr. Backlund stated that per the guidelines, the roof should match what was historically present. Mr. Backlund added that the hybrid shingle application is not likely historic. Specific colors are not a requirement, as the home was built in 1900 and the original color is unknown.

Then Mr. Chambers stated he has no issue installing all black shingles.

6. All existing window and door wooden casings are to remain.
7. Replace all windows with wood windows:
  - a. Amelia Kerr stated applicant will provide product information for administrative approval prior to issuance of building permit
8. Remove metal storm door and front wooden door is to remain.
9. Replace front columns with square tapered columns with bottom and top caps, these will be handmade (the product information in the file is for size and style reference only).
  - a. Brad Chambers stated he intends to add square columns, 9-12" in width & depth, with a slightly large cap. Mr. Chambers added that he'd like to add exterior MDF board and paint them white.
10. Add 2 hanging lighting fixtures and 2 fixtures attached on front porch.
11. Add concrete cap to existing steps and sidewalk to street sidewalk.
12. Wooden front porch floor to be pressure washed and stained.
13. Repair chimney brick and replace cap.

There being no further discussion, Marimae White moved to approve the application, subject to all staff recommendations; The motion was seconded by Chase Salas, and upon roll call the motion was approved by the following vote:

Aye: Gib Backlund  
Deborah Backlund  
Chase Salas  
Marimae White  
David Becker, Vice-Chair

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Nay: None

## 6. Staff Reports and Other Business:

None

## 7. Adjourn.

Gib Backlund 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 3:56 p.m. by the following vote:

Aye: Gib Backlund  
Deborah Backlund  
Chase Salas  
Marimae White  
David Becker, Vice-Chair

Nay: None