

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

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

**FEBRUARY 15, 2022, 3:30 PM**

**Members Present:**

David Becker, Vice-Chair  
Gib Backlund  
Deborah Belcher  
Jeff Davis  
Marimae White  
Bill Jakes

**Staff Present:**

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

**Absent:**

Jim Thompson, Chairman  
Linda Anderson  
Chase Salas

**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:**

With there being no objection by any of the Board members, the minutes of the January 18, 2022 Historical Zoning Commission meeting were approved as submitted.

**4. New Business:**

- a. Zoning application [2022-H-003] requesting to replace the existing roof with designer architectural shingles and to replace existing rubber material over the veranda with standing seam metal roofing, of an existing single-family residence at 119 Cherry Lane (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.

# MURFREESBORO HISTORIC ZONING COMMISSION MINUTES

February 15, 2022

Page 2

Melinda Haines, homeowner of 119 Cherry Lane, Murfreesboro, TN 37129 came to the podium to address questions from the Commission.

Ms. Haines stated that her home was built in 1880, not 1870.

Bill Jakes inquired if the original roof was metal.

Ms. Haines responded that she does not know. She has the MTSU provided report of the survey completed in the 1990's, but it has no mention of a metal roof. Upon occupancy of the home, Ms. Haines stated it was a rolled roof.

Bill Jakes inquired if the roof on the tower portion would be replaced with shingles.

Ms. Haines confirmed and added the tower portion of the roof would be replaced with shingles, as will the remainder of the roof, except for the veranda, which will be replaced with standing seam metal roofing.

Ms. Haines held up roofing samples for the board and added there's been quite a bit of damage, including hail damage over the last 20 years, emphasizing it needs to be replaced.

Vice-Chair David Becker asked if the contractor believes there will be enough pitch on the veranda roof for the water to flow with the metal.

Ms. Haines replied yes and that the veranda roof will extend slightly beyond the edge of the roof.

There being no further discussion, Gib Backlund moved to approve the application, subject to all staff recommendations; The motion was seconded by Deborah Belcher, and upon roll call the motion was approved by the following vote:

Aye: Gib Backlund  
Deborah Belcher  
Jeff Davis  
Marimae White  
Bill Jakes  
David Becker, Vice-Chair

Nay: None

## 5. Staff Reports and Other Business:

None

## 6. Adjourn.

# **MURFREESBORO HISTORIC ZONING COMMISSION MINUTES**

**February 15, 2022**

**Page 3**

Vice-Chair Becker 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 3:38 p.m. by the following vote:

Aye: Gib Backlund  
Deborah Belcher  
Jeff Davis  
Marimae White  
Bill Jakes  
David Becker, Vice-Chair

Nay: None