

MINUTES
OF THE CITY OF MURFREESBORO
HISTORIC ZONING COMMISSION
City Hall, 111 W. Vine Street, Council Chambers

February 21, 2023 3:30PM

Members Present:

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

Members Absent:

Jim Thompson
Chase Salas

Staff Present:

Matthew Blomeley, Assistant Planning Director
Amelia Kerr, Planner
Holly Smyth, Principal Planner
Roman Hankins, Assistant City Attorney
Ashley Fulghum, Recording Assistant

1. Call to Order:

Chair Bill Jakes called the meeting to order and determined that a quorum was present.

2. Consideration of Minutes:

Vice-Chair Jeff Davis moved to approve the minutes of the June 21, 2022 Historic Zoning Commission meeting as submitted; the motion was seconded by Mr. David Becker and was carried by the following vote:

Aye: Linda Anderson
Gib Backlund
David Becker
Deborah Belcher

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Vice-Chair Jeff Davis

Chair Bill Jakes

Marimae White

3. New Business:

a. Application [H-23-001] 429 East College Street, Michael & Lynn Parkinson- Requesting review for exterior remodel and conversion of an existing tri-plex to a single-family residence.

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.

Mr. Michael Parkinson and Ms. Lynn Parkinson were present to answer questions.

1. Remove existing clapboard siding, trim, soffits on all elevations excluding front porch areas and replace with white smooth Hardie Plank Cement Board or Cedar Mill Hardie Plank Cement Board with a 4 1/2" reveal.

Chair Jakes inquired if the current reveal is 4 1/2". Mr. Parkinson responded that it varies from 4 3/4" to 4 1/2".

Mr. David Becker moved to approve the request. The motion was seconded by Ms. Marimae White and carried by the following vote:

Aye: Linda Anderson

Gib Backlund

David Becker

Deborah Belcher

Vice-Chair Jeff Davis

Chair Bill Jakes

Marimae White

Nay: None

2. Replace front door with wood door and sidelights.

Chair Jakes inquired if the original door had sidelights. Mr. Parkinson responded that it did not.

Chair Jakes inquired if the width of the opening is such that it would require sidelights. Mr. Parkinson responded that he likes the sidelights and there are no lights in the hallway.

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Vice-Chair Davis moved to approve the request. The motion was seconded by Mr. Becker and carried by the following vote:

Aye: Linda Anderson

David Becker

Vice-Chair Jeff Davis

Marimae White

Nay: Gib Backlund

Deborah Belcher

Chair Bill Jakes

3. Fencing rear yard with Eastern cedar wood, maximum height is 92" and minimum height is 72" based on terrain of the property.

Chair Jakes asked Ms. Kerr if there were any issues with height, as far as Codes is concerned. Ms. Kerr responded no.

Chair Jakes commented that the fence was already up. Ms. Kerr stated to the Commission that Mr. Parkinson went through the correct channels to obtain a permit. The residence being in the Historic District was overlooked.

Ms. Linda Anderson moved to approve the request. The motion was seconded by Mr. Becker and carried by the following vote:

Aye: Linda Anderson

Gib Backlund

David Becker

Deborah Belcher

Vice-Chair Jeff Davis

Chair Bill Jakes

Marimae White

Nay: None

4. Install gutters with steel or galvanized half round gutters and round downspouts.

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Mr. Parkinson stated that there are currently none on the home.

Chair Jakes inquired if the gutters would be wrapped around all sides. Mr. Parkinson responded that they would be on all sides and slopes.

Mr. Becker moved to approve the request. The motion was seconded by Vice-Chair Davis and carried by the following vote:

Aye: Linda Anderson

Gib Backlund

David Becker

Deborah Belcher

Vice-Chair Jeff Davis

Chair Bill Jakes

Marimae White

Nay: None

- 5. Add cement/stucco foundation around the house base, except around front porch. Add wood pickets around the foundation of front porch to mimic new porch railings.**

Modifications #5 and #8 were discussed together.

Mr. Parkinson stated that he would like to stucco or cement the foundation of the home. At the base of the front porch, he would like to add wood pickets.

Mr. Gib Backlund inquired about the material of the pickets. Mr. Parkinson stated that they would be hardwood.

Ms. Anderson inquired about the sides and the back. Mr. Parkinson stated that there would be a skim coat around the cement blocks with a smooth finish.

Mr. Becker moved to approve the request. The motion was seconded by Ms. Anderson and carried by the following vote:

Aye: Linda Anderson

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Gib Backlund

David Becker

Deborah Belcher

Vice-Chair Jeff Davis

Chair Bill Jakes

Marimae White

Nay: None

6. Remove existing concrete porch steps and replace with wood stairs and handrails.

Mr. Parkinson submitted multiple images of porches. Ms. Kerr clarified which features from each of those images Mr. Parkinson intends to use.

Mr. Becker asked if the current floor of the porch is wood. Mr. Parkinson responded that it is.

Vice-Chair Davis moved to approve the request. The motion was seconded by Ms. White and carried by the following vote:

Aye: Linda Anderson

Gib Backlund

David Becker

Deborah Belcher

Vice-Chair Jeff Davis

Chair Bill Jakes

Marimae White

Nay: None

7. Add porch railings for code compliance. Strip, clean and repair existing round porch columns and add new bottom square column bases.

Modifications #7 and #9 were discussed together.

Chair Jakes inquired about the code's regulations for the porch railings. Ms. Kerr responded that anything 30 inches above the ground must have railings.

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Chair Jakes inquired if the railings were an original feature. Mr. Parkinson responded that it was not.

The Commission, staff and Mr. Parkinson discussed how the columns and the railing would interact. Mr. Parkinson intends to cut 30 inches off the bottom of the columns. Each column would sit on top of a 14-inch square box. The part of the column, above the railing, would have a 10-inch collar around the base.

Vice-Chair Davis moved to approve the request. The motion was seconded by Ms. White and carried by the following vote:

Aye: Linda Anderson

Gib Backlund

David Becker

Deborah Belcher

Vice-Chair Jeff Davis

Chair Bill Jakes

Marimae White

Nay: None

8. Remove and replace porch floorboards with hardwood.

The commission, staff and Mr. Parkinson discussed the floorboards.

Vice-Chair Davis moved to approve the request. The motion was seconded by Ms. Anderson and carried by the following vote:

Aye: Linda Anderson

Gib Backlund

David Becker

Deborah Belcher

Vice-Chair Jeff Davis

Chair Bill Jakes

Marimae White

Nay: None

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9. Replacing decorative front porch lighting fixtures with copper Bevolo hanging or wall mounted fixture and several recessed ceiling lights.

The Commission, staff and Mr. Parkinson discussed the front porch lighting.

Ms. Deborah Belcher moved to approve the copper Bevolo hanging fixture. The motion was seconded by Ms. Anderson and carried by the following vote:

Aye: Linda Anderson

Gib Backlund

David Becker

Deborah Belcher

Vice-Chair Jeff Davis

Chair Bill Jakes

Marimae White

Nay: None

10. Remove existing front concrete walkway and replace with brick from sidewalk to base of wooden steps.

Ms. Kerr stated that the sidewalk will be removed and replaced by the City of Murfreesboro. Mr. Parkinson intends to reuse the bricks from that sidewalk for the walkway.

Mr. Becker moved to approve the request. The motion was seconded by Vice-Chair Davis and carried by the following vote:

Aye: Linda Anderson

Gib Backlund

David Becker

Deborah Belcher

Vice-Chair Jeff Davis

Chair Bill Jakes

Marimae White

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Nay: None

11. All existing windows wooden casings are to remain, replacing storm windows with "Invisible" windows.

Ms. Anderson moved to approve the request. The motion was seconded by Mr. Backlund and carried by the following vote:

Aye: Linda Anderson

Gib Backlund

David Becker

Deborah Belcher

Vice-Chair Jeff Davis

Chair Bill Jakes

Marimae White

Nay: None

12. Light/Power pole to be relocated and underground electric installed by MTE.

Chair Jakes inquired about the placement of the existing electrical box. Mr. Parkinson stated that it is on the driveway side of the house. Chair Jakes inquired about the placement of the new electrical box. Mr. Parkinson responded that it will be moved 10 or 15 feet towards the backyard.

Mr. Becker moved to approve the request. The motion was seconded by Mr. Backlund and carried by the following vote:

Aye: Linda Anderson

Gib Backlund

David Becker

Deborah Belcher

Vice-Chair Jeff Davis

Chair Bill Jakes

Marimae White

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Nay: None

4. Staff Reports and Other Business

a. Approve the proposed 2023 Historic Zoning Commission calendar.

Ms. Kerr presented the 2023 Historic Zoning Commission calendar.

Ms. Anderson moved to approve the 2023 Historic Zoning Commission calendar. The motion was seconded by Mr. Backlund and carried by the following vote:

Aye: Linda Anderson

Gib Backlund

David Becker

Deborah Belcher

Vice-Chair Jeff Davis

Chair Bill Jakes

Marimae White

Nay: None

b. Update on information gathering for new property owners in the Historic District from Rutherford County Property Assessor's office.

Ms. Kerr informed the Commission that the Rutherford County Property Assessor's office can run a report, at the end of the month, for when homes are sold in the Historic District. The Planning Department will be sending out information to new homeowners in the area.

Mr. Backlund inquired if the information will just be going to the new owners. Ms. Kerr stated that there would be a mailout for all homeowners.

Ms. Kerr also informed the Commission that Channel 3 ran a piece on the Historic District.

5. Adjourn

Mr. Backlund motioned to adjourn the meeting; the motion was seconded by Mr. Becker and was carried by the following vote:

Aye: Linda Anderson

Gib Backlund

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David Becker

Deborah Belcher

Vice-Chair Jeff Davis

Chair Bill Jakes

Marimae White

Nay: None

CHAIRMAN

SECRETARY