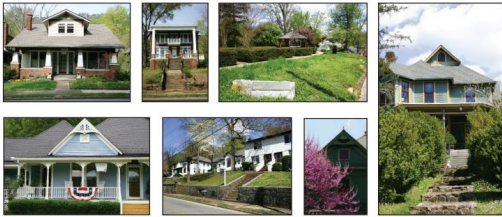


Historic Zoning Commission

February 20, 2025

St. Elmo

Historic District Guidelines



Fort Wood

Historic District Guidelines



Ferber Place

Historic District Guidelines



Battery Place

Historic District Guidelines



Rules of Procedure

The order of business for hearing will be as follows:

1. **Staff Presentation**
 - a. Application description of proposed project
 - b. Note if the site/structure is historic and/or listed as contributing to the character of the district.
 - c. Location of proposed project
 - d. Explanation of proposed project
 - e. Project photographs and plans
2. **Applicant Presentation** (10 minutes maximum)
3. **Comments by Other Persons** (limited to 5 minutes)
 - a. Opponents, proponents, and other
4. **Applicant Response** (5 minute maximum)
5. **Historic Zoning Commission Discussion**
6. **Motion and Vote**

A Certificate of Appropriateness will be issued within a week of the hearing.

If you defer your case OR if you have conditional items to bring back before the Commission, you **MUST** contact staff and ask to be added to the agenda for that meeting. You will NOT automatically be added to the agenda.

Please note that this meeting is being recorded.

Additional Rules of Procedure

- **Swearing In & Sign In:** If you plan to speak you must be sworn in and sign in at the podium.
- **Laser Pointer:** Use the laser pointer to indicate what areas you are modifying when presenting.
- **Applicant Deferring Case:** If you would like to defer your case to be heard at a later date, a deferral must be requested by the applicant prior to the statement of the case's motion.
 - The application must be updated (in its entirety) by the applicant and submitted one week after the meeting date.
- **Exiting During the Meeting:** If you leave the meeting, please wait until exiting to wooden doors to speak.
- **COA Information:**
 - All construction work must meet the Certificate of Appropriateness (COA) and Design Guidelines as approved by the Chattanooga Historic Zoning Commission or CHZC Staff. If plans change, a new application will be required. If work is not started within 6 months of issue date, a new COA will need to be issued.
 - A COA is NOT a building permit or a land disturbing permit. Please contact the Land Disturbing Office or the Building Permit Office prior to starting the project.
 - The COA must be posted in a visible location or on file on the property until the project is completed.

Agenda

1. Roll Call

2. Swearing In

3. Rules of Procedure. Order of Business

4. Approve Minutes of Prior Meetings

6. Old Business:

I. HZ-24-128: 4705 St. Elmo Ave.: Front Porch, Windows + Parking

7. New Business:

a. **Listing of Staff Reviews**

b. **Commission Cases to review**

I. HZ-24-13: 5410 St. Elmo Ave.: Correction Notice, Exterior Rehabilitation

II. HZ-25-4: 1614 W. 55th St.: Shed

III. HZ-25-6: 4415 Seneca Ave.: Addition + Fence

8. Other Business: None

9. Announcements: Next meeting date: March 20, 2025 (application deadline – February 21, 2025 at 4 p.m.)

10. Adjourn

Staff Reviews

- I. **HZ-25-3: 5416 St. Elmo Ave.: COA Renewal**
- II. **HZ-25-5: 4705 St. Elmo Ave.: Exterior Rehabilitation**
- III. **HZ-25-7: 4626 St. Elmo Ave.: Siding Replacement**
- IV. **HZ-25-8: 101 Morningside Dr.: Fence**



Old Business

Case # HZ-24-128

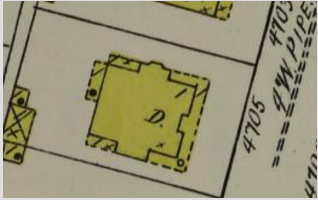
4705 St. Elmo Avenue

Neighborhood: St. Elmo

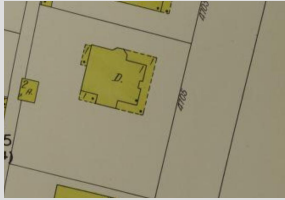
Historic Structure: Yes, ca. 1895

Description of proposed project: Reconstruct Front Porch, Windows, + Parking

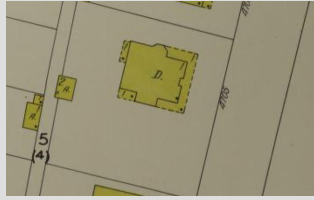
(157) 4705 St. Elmo Ave. (Between 1889-04): Rectangular, 1½ stories, frame, hipped and gabled roof, transom and sidelights at door.



1917



1930



1955



Historic Zoning History:

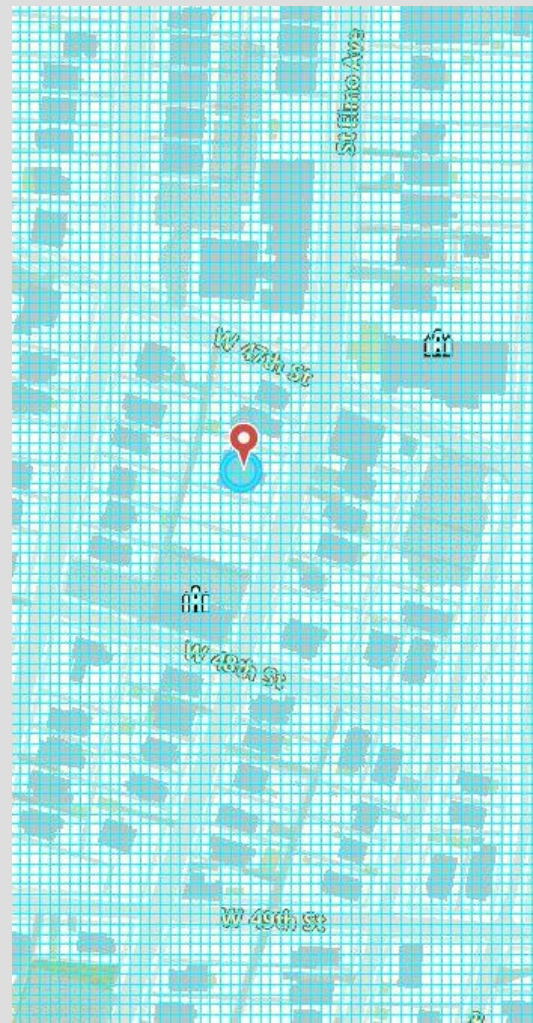
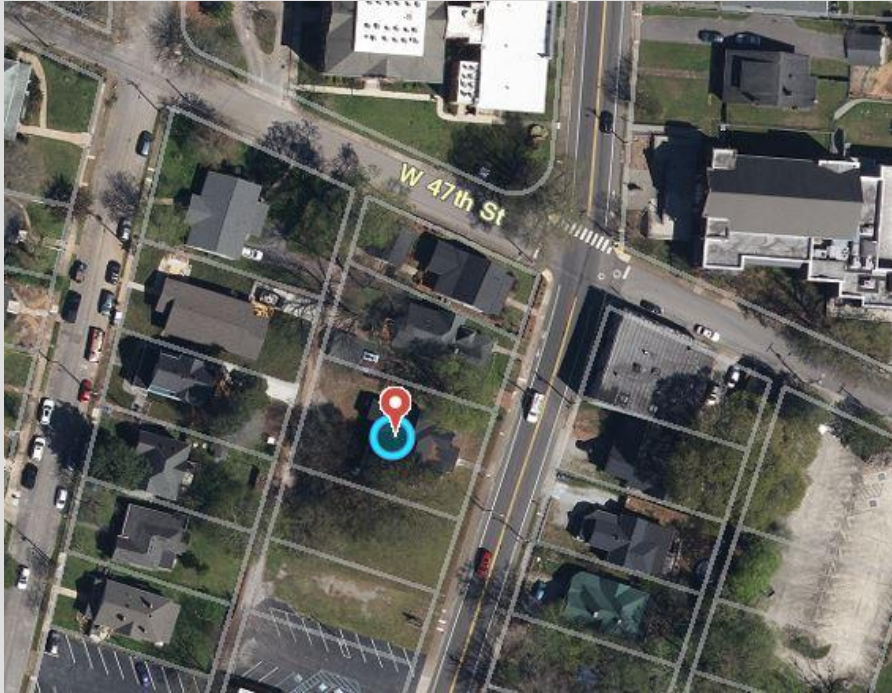
HZ-13-0096: Install temporary ADA ramp.

HZ-24-128: Addition/Dormer

Map Location

Case # HZ-24-128

4705 St. Elmo Ave.



Property Photos

Case # HZ-24-128
4705 St. Elmo Ave.



Property Photos

Case # HZ-24-128
4705 St. Elmo Ave.



Property Photos

Case # HZ-24-128
4705 St. Elmo Ave.



Property Photos

Case # HZ-24-128
4705 St. Elmo Ave.



Property Photos

Case # HZ-24-128
4705 St. Elmo Ave.



Property Photos

Case # HZ-24-128
4705 St. Elmo Ave.



Property Photos

Case # HZ-24-128
4705 St. Elmo Ave.



Neighboring Property Photos

Case # HZ-24-128
4705 St. Elmo Ave.



Neighboring Property Photos

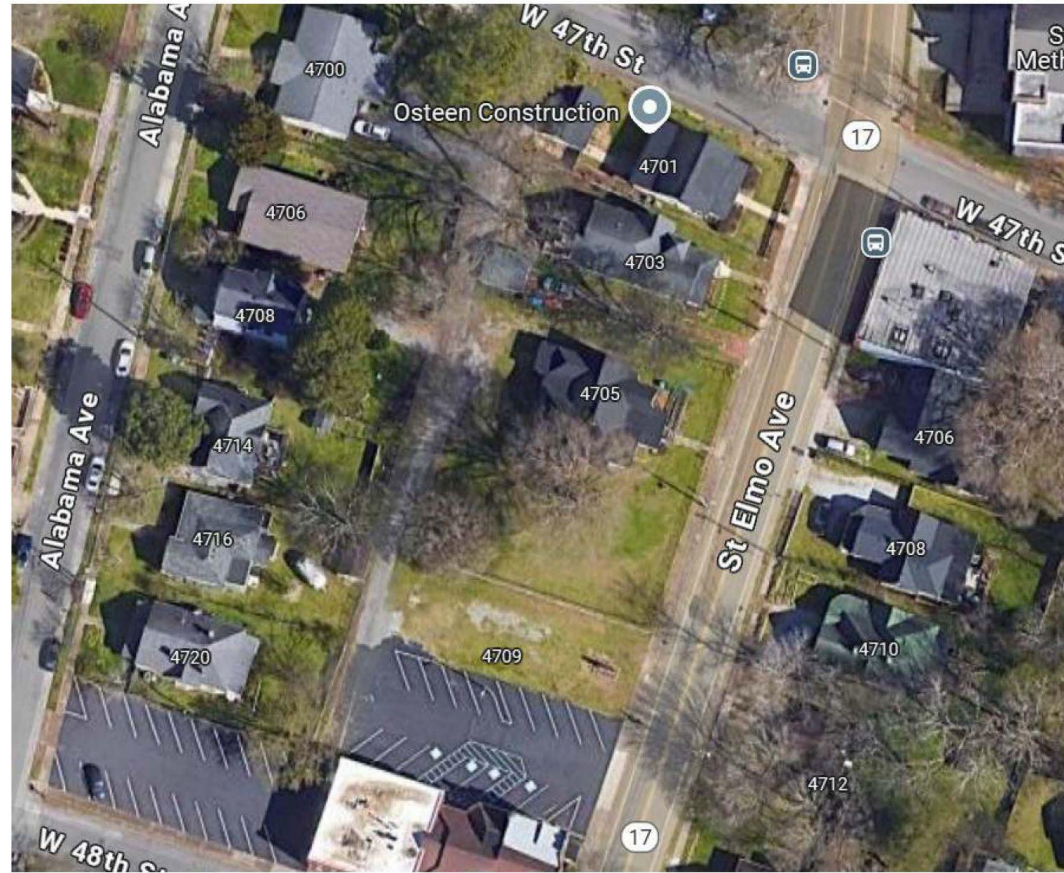
Case # HZ-24-128

4705 St. Elmo Ave.



Application Information

Case # HZ-24-128
4705 St. Elmo Ave.



4705 ST ELMO AVENUE



TRUE NORTH

Application Information

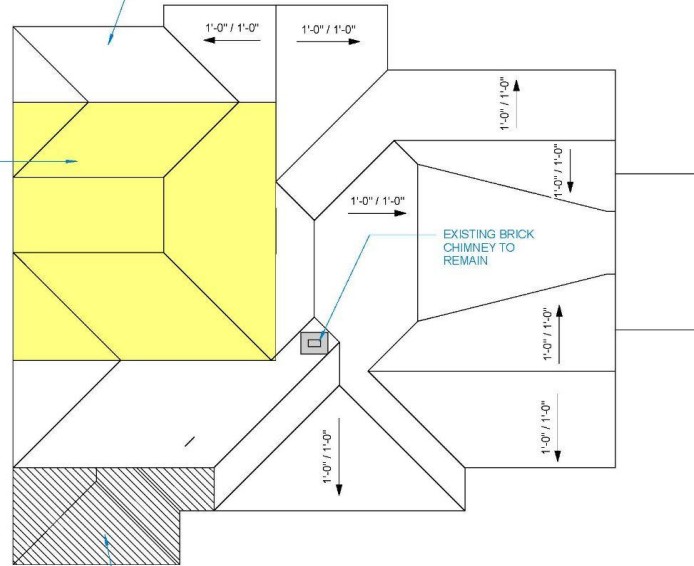
Case # HZ-24-128
4705 St. Elmo Ave.

Previous
Request

ALLEY

YELLOW INDICATES AREA
OF MODIFICATIONS TO
ROOF FOR NEW 2ND
FLOOR ADDITION

MAINTAINING ORIGINAL ROOFLINE MAKES ADDITION
AT REAR LARGELY HIDDEN FROM FRONT CORNER
OF HOUSE



ST ELMO AVENUE

① EXISTING ROOF PLAN
1/8" = 1'-0"

4705 ST ELMO AVENUE



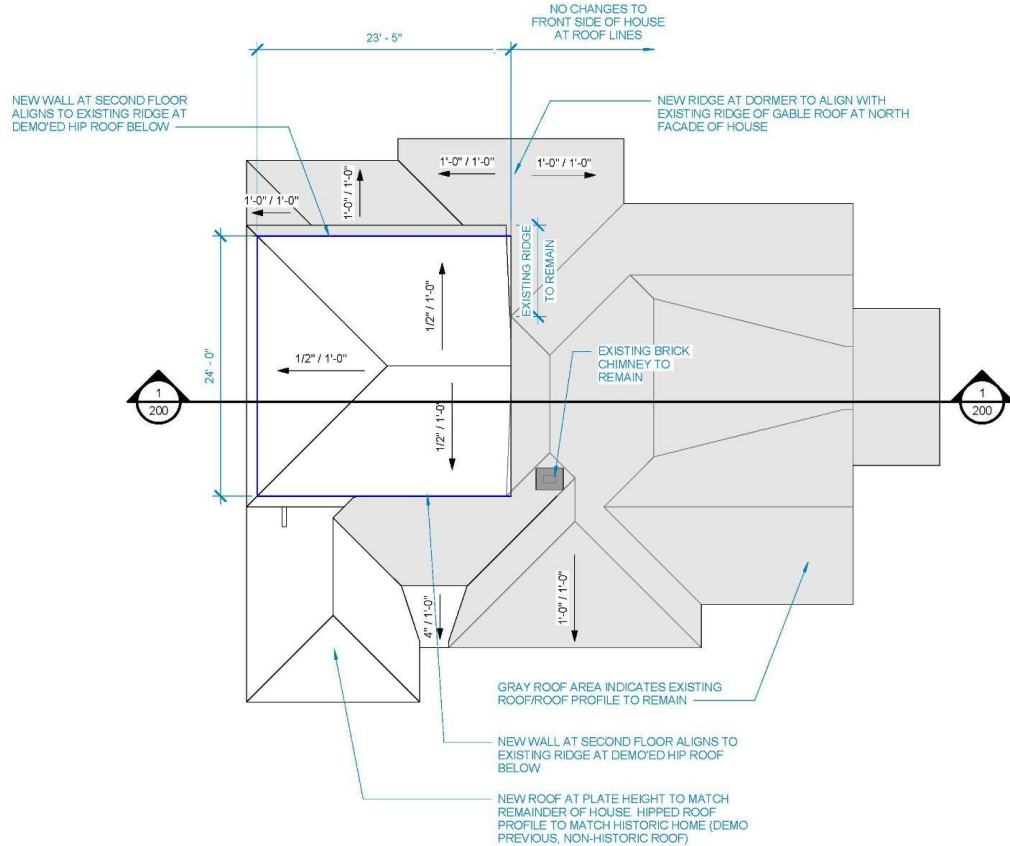
Application Information

Case # HZ-24-128
4705 St. Elmo Ave.

Previous Request

ALLEY

ST ELMO AVENUE



1 ROOF PLAN
1/8" = 1'-0"

4705 ST ELMO AVENUE



Application Information

Case # HZ-24-128

4705 St. Elmo Ave.

Material list

Pressure treated framing/railings with 2 inch spindles

Exterior tongue and groove decking boards

Exterior tongue and groove ceiling

Exterior grade columns, and trim work

Architectural shingles to match existing shingles for roof



Application Information

Case # HZ-24-128
4705 St. Elmo Ave.

Proposed 30'
long parking
spot with 4'
strips made
of concrete
pea gravel



Application Information

Case # HZ-24-128
4705 St. Elmo Ave.



Material List

Case # HZ-24-128
4705 St. Elmo Ave.



Relevant Saint Elmo Guidelines:

Case # HZ-24-128, 4705 St. Elmo Ave.

6.9 Driveways + Paving, Page 41

6.25 Porches, Porch Columns and Railings, Page 59

6.41 Windows, Page 74

Staff Report

9. Driveways & Paving

Access to the buildings in St. Elmo is generally from rear alleys and new driveways for buildings should also be added at the rear of the lot. The popularity of the Craftsman/Bungalow style coincided with the rise in automobile ownership and many of these dwellings have side lot driveways and original garages. Within the district historic driveway materials such as concrete should be preserved and new driveways should be designed with traditional materials and placement.

A. And their original designs, materials, and placement should be preserved.

B. Which are new, should be located at the rear with access from the alley. **The applicant is proposing a new parking area in the front yard off St. Elmo Avenue. There is existing alley access to the rear of the property.**

C. In the front or side yards should be of gravel (white or pea gravel), concrete, or concrete tracks (narrow strips). Blacktop or asphalt driveways may be approved but this material is not traditional to the neighborhood and should be avoided. **The applicant is proposing concrete, pea gravel parking strips in the front yard.**

D. Should have their parking areas located in the rear yard nearer the alley than the building and screened with hedges, shrubs, or fences where noticeable from the street. **The applicant is proposing a new parking area in the front yard off St. Elmo Avenue. There is existing alley access to the rear of the property.**

E. Of semi-circular design should not be sited in front yards.

F. Requiring new curb cuts to access driveways and parking lots should be kept to a minimum. The addition of curb cuts usually results in the removal of historic sidewalk materials, curbs, and retaining walls. Access through rear alleys is better than adding new curb cuts. Traditional paving materials for driveways include gravel and concrete which are more appropriate materials than aggregate or asphalt. Textured concrete designed to look like brick pavers is also an appropriate material. **The applicant is proposing a new parking area in the front yard off St. Elmo Avenue. There is existing alley access to the rear of the property. While you can pull into the property from St. Elmo Avenue, there is not an existing curb cut. The applicant is proposing concrete, pea gravel.**

Staff Report

Case # HZ-24-128, 4705 St. Elmo Ave.

25. Porches, Porch Columns and Railings

Porches are one of the most important defining characteristics of a pre-1945 building. Original porches should be repaired and maintained. Those on the fronts of buildings should not be enclosed with wood or glass panels. The screening of porches on the fronts of buildings is appropriate. If replacement of porch elements is required, use materials to closely match those which exist. **If the original porch is missing, construct a new porch based upon photographic or physical evidence, or base the design upon historic porches of district buildings built at the same period and in similar architectural style. The applicant is proposing constructing a new porch to match the original footprint of the wrap around porch shown on the Sanborn Maps. Applicant to confirm dimensions of depth and height of the proposed porch.** In some cases turn of the century dwellings had their original porches removed and replaced with Craftsman/Bungalow style porches in the 1920s and 1930s. If desired, these Craftsman/Bungalow porches may be replaced with porches in keeping with the original design.

- A. On front and side facades should be maintained in their original configuration and with original materials and detailing.
- B. Should not be removed if original. **The existing front porch is not original based on the Sanborn maps. The original wrap around porch was shown until at least 1955.**
- C. And their details should be retained intact with repair work and replacement of missing parts, such as columns, posts, railings, balusters, decorative molding and trim work, to match the original in design, materials, scale, and placement.
- D. On the fronts of dwellings should not be enclosed.
- E. On the rear and sides of dwellings may be enclosed when not readily visible from the street and if the height and shape of the porch roof is maintained.
- F. Should have wood steps, not brick or concrete, for buildings with wood porch floors. Although not as appropriate, brick or pre-cast concrete steps may be added to front porches. **Applicant to confirm materials for steps.**
- G. May be screened if the structural framework for the screen panels is minimal and the open appearance of the porch is maintained. Wood Framing for the screen panels is preferred; however, anodized or baked enamel aluminum frames are also acceptable. The use of “raw” or silver aluminum framing is not appropriate.
- J. Should have wood tongue and groove flooring running perpendicular to the façade (unless the original floor is concrete). **Applicant is proposing tongue and groove flooring. Applicant to confirm if flooring will run perpendicular to the facade.**
- K. Should not have brick floors or steps.

Staff Report

Case # HZ-24-128, 4705 St. Elmo Ave.

25. Porches, Porch Columns and Railings Cont...

Historic porch columns and railings should be retained and repaired with materials to match the original. If the original porch columns and railings are missing, replacement porch columns and railings should be appropriate for the dwelling's architectural style and period.

Applicant noted the porch will have pressure treated framing and railings with 2" spindles. Application did not provide a specification of the 2" spindles. Applicant noted the porch will have exterior grade columns and trim work. No further details were provided.

A. Should be preserved and maintained. If repair is required, use materials to match the original in dimensions and detailing.

B. Often deteriorate first at the bottom next to the porch floor. If this is the case, consider sawing off the deteriorated area and replacing this section rather than replacing the entire column.

C. Of aluminum, wrought iron, or other modern materials are not appropriate for front porches. These types of columns are not preferred but are acceptable for porches at the rear of a dwelling or for side porches which are not readily visible from the street.

D. On front porches should be rebuilt in historic designs if the original columns and railings are missing. For Queen Anne and Folk Victorian styles of the turn of the century, milled porch columns are appropriate and are readily available from wholesale companies. These porch columns are generally 8' in height and have widths and depths of 4". **Applicant to confirm proposed column style and size.** For Craftsman/Bungalow porches round, square, or tapered square wood columns are best. Although generally not available at wholesale hardware stores, they can be ordered from milling companies. These columns should fit the porch height and if round, have diameters of no less than 6" and no more than 10". Square columns or tapered square columns should be a minimum of 8" and a maximum of 10" in depth and width.

E. On front porches may require new newel posts. Porch newel posts in historic designs are readily available and are generally 4' high and measure 4" in width and depth. The "ball top" newel post is best for Queen Anne or Folk Victorian porches. The "V-Groove" post is acceptable for Queen Anne, Folk Victorian, and Craftsman/Bungalow dwellings. **Applicant to confirm design of new newel posts.** Avoid the "French Gothic" post which is not as appropriate for the houses in St. Elmo.

F. On front porches may require new balusters for the railing. Porch balusters (also called spindles) are readily available in historic designs from wholesale hardware stores. The milled spindles measuring 3' high and 2" in diameter are best for Queen Anne and Folk Victorian Dwellings. **Applicant proposed 2" spindles, but did not provide height dimensions of the balustrade.** Square balusters which are 3' high and 2" in width and depth are best for Craftsman/Bungalow dwellings. The "jumbo" balusters or spindles which measure 3"x3" or 4"x4" are too large and should not be added to front porches or porches readily visible from the street.

Staff Report


Case # HZ-24-128, 4705 St. Elmo Ave.

6.41 Windows

St. Elmo boasts a wide variety of historic wood windows in various sash designs and sizes. Windows should be maintained or repaired to match the original design. If windows are deteriorated beyond repair, the installation of new wood windows to match the original designs is best. Vinyl clad windows or windows of anodized aluminum are also acceptable but these are more appropriate at the rear or sides of dwellings which are not readily visible from the street. If only one or two windows on the front of the house are deteriorated, consider removing good condition windows from the rear or sides of the house to add in their place.

Original window openings should not be covered or concealed. They should also not be enclosed for the addition of smaller windows. New windows should not be added on the fronts of dwellings but may be added at the rear or sides if not readily visible from the street. The addition of window screens to historic windows is fine as long as the screens are full-view design or have a central meeting rail to match the historic window.

- A. Should be preserved in their original location, size, and design and with their original materials and number of panes.
- B. Should not be added to primary facades or to secondary facades where readily visible.
- C. Should be repaired rather than replaced, but if replacement is necessary due to severe deterioration, the replacement should be in-kind to match the originals in material and design. The applicant would like to replace windows along the sides of the dwelling to match the front 1/1 historic windows. The existing historic windows on the sides are not deteriorated beyond repair and should not be replaced.**
- D. Of steel or other metal designs should be preserved and maintained, or replaced with new metal windows which are similar in appearance and materials.
- E. Should not have snap-on or flush muntins. These muntins are much thinner than the muntins on historic windows and don't look real.
- F. Screens and/or storms should be wood or baked-on or anodized aluminum and fit within the window frames, not overlap the frames.
- G. Should not have shutters unless they are of louvered wood construction and are designed to fit the window opening (so that if closed, they would cover the window opening).
- H. Should not have security bars where visible from the street.




Case # HZ-24-128
4705 St. Elmo Ave.

Applicant Presentation (10 minutes maximum)

Case # HZ-24-128
4705 St. Elmo Ave.

Community Comments & Comments by Other Persons
(3 minutes maximum per person)





Case # HZ-24-128
4705 St. Elmo Ave.

Applicant Response (5 minute maximum)

**Historic Zoning Commission Discussion
Motion and Vote**



New Business

Case # HZ-24-13

5410 St. Elmo Ave.

Neighborhood: St. Elmo

Historic Structure: Yes, ca. 1935

Description of proposed project: Correction Notice



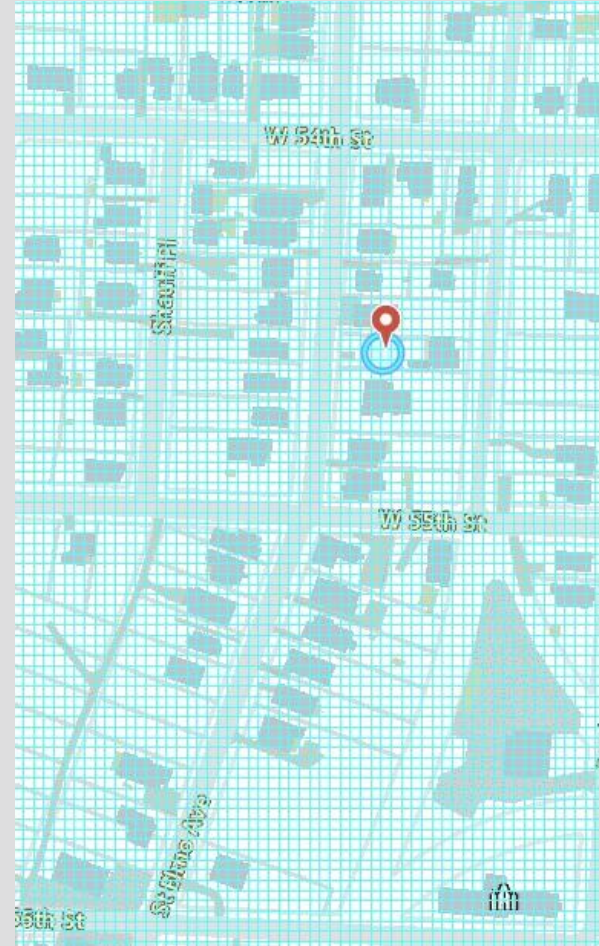
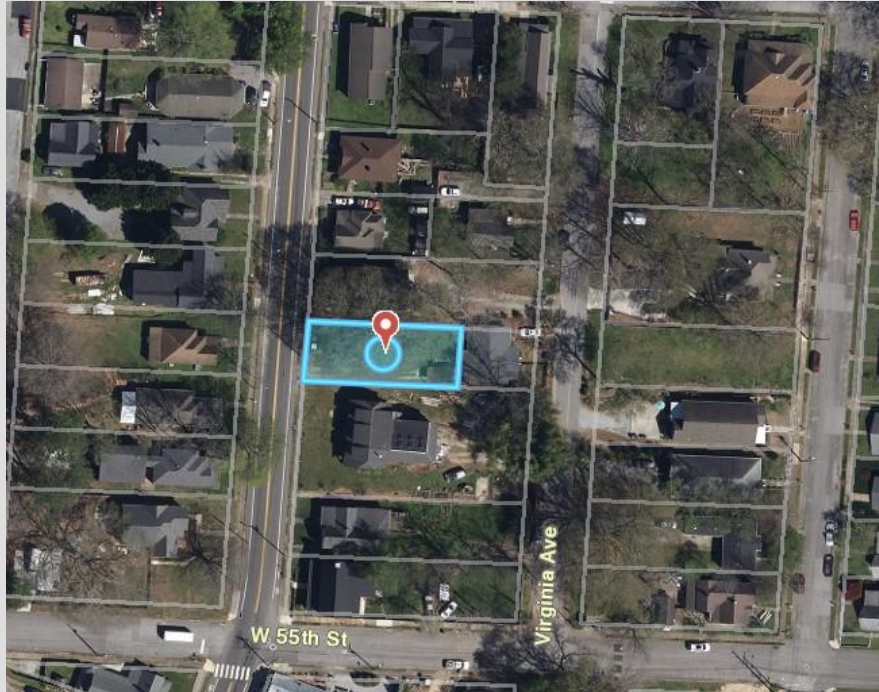
Historic Zoning History:

None

Map Location

Case # HZ-24-13

5410 St. Elmo Ave.



Property Photos

Case # HZ-24-13
5410 St. Elmo Ave.



Property Photos

Case # HZ-24-13
5410 St. Elmo Ave.



Property Photos

Case # HZ-24-13
5410 St. Elmo Ave.



Property Photos

Case # HZ-24-13
5410 St. Elmo Ave.



Property Photos

Case # HZ-24-13

5410 St. Elmo Ave.



Neighboring Property Photos

Case # HZ-24-13
5410 St. Elmo Ave.



Neighboring Property Photos

Case # HZ-24-13
5410 St. Elmo Ave.



Application Information

Case # HZ-24-13
5410 St. Elmo Ave.

Original Scope of Work provided to staff. Staff COA was approved based on this scope.

Proposed Renovations

Windows

There will be no proposed changes to any of the existing window openings or the actual windows. The windows are currently boarded up and are 4/1 and we will restore these existing windows.

Siding & Trim

The siding on the house today is a mixture of materials. Underneath of the various materials there is the original lap siding (this siding is exposed on the south side of the house. We will remove any of the layers and restore the existing siding.

Any siding or trim that needs replacing due to age and/or condition will be replaced with matching wood trim, and a matching pine lap wood siding with the current reveal can be sourced from Evan Lumber. I have used this siding on other houses in St. Elmo.

We will not be making any changes to the existing house/structure and will be able to save all of the original porch features and doors.

Application Information

Case # HZ-24-13

5410 St. Elmo Ave.

Response to final inspection.

We passed our final building inspection on October 29th but when Cassie came to the house on November 7th she made the following comments:

The scope of work you provided stated that the existing, historic wood siding would be revealed and painted and all windows would be repaired and retained. The house has new siding, windows have been replaced and added where they previously did not exist, a new porch/stair was added to the rear, a new front door added, the brick foundation was painted, and a gravel parking area.

These are the three new windows in question per Cassie's comments. The house was boarded up when we submitted our original COA and we knew that our intention was to save all of the existing windows. These three window openings were missing the windows completely once we removed the OSB from the outside and inside of the house and I will do my best to show in pictures where these windows were nonexistent but the openings were still intact. We did not add windows where they previously did not exist per Cassie's comments.



Application Information

Case # HZ-24-13

5410 St. Elmo Ave.



Original picture from exterior:



The windows in question are the rear two.

I do not have a picture showing where the middle window in the rear was missing but I do have this to show that the rear window was missing.

Application Information

Case # HZ-24-13
5410 St. Elmo Ave.



As you can see in this picture that still has the OSB there is no original window for us to repair so we replaced with an all wood (aluminum wrapped) Lincoln window. We have used these windows on other projects. We chose a 4/1 to match the original windows. You will note that on the new window we had to drop it back down to the original height from the floor because this is a bedroom so we had to do that for egress.

The third window in question is the one towards the rear of the house.

Application Information

Case # HZ-24-13

5410 St. Elmo Ave.



As you can see in this picture that still has the OSB there is no original window for us to repair so we replaced with an all wood (aluminum wrapped) Lincoln window. We have used these windows on other projects. We chose a 4/1 to match the original windows.

Application Information

Case # HZ-24-13

5410 St. Elmo Ave.



The second item that Cassie mentioned was we did initially state that our intention was to reveal the original siding. Per pictures originally submitted the house we when aquired had a mix of siding. Three sides were sided in asbestos style and the rear had a mix of asbestos, wood siding and masonite. When we further inspected the siding we noticed that the one side of original siding that was exposed along the driveway was beyond repair. Because of this we made the decision to cover this one side with a new siding to match the other three sides of the house that were covered in the asbestos siding. We have also used this on other projects that have gone before the board.

Application Information

Case # HZ-24-13
5410 St. Elmo Ave.

Pictures showing the deterioration of the siding. Please notice the amount of daylight coming through.



The third item on Cassie's list was the rear porch stair. We did remove the metal stair because it was falling off of the house and was unsafe. We did follow all of the historic guidelines as we built this deck.

6. Decks

Application Information

Case # HZ-24-13

5410 St. Elmo Ave.

Outdoor wood decks are popular additions and can usually work well with older buildings. As in the case of adding rooms, wood decks should be only built at the rear of buildings. Decks on the sides of buildings are also fine if they are not readily visible from the street.

A. Should be located at the rear of buildings. If built on the side of a building the deck should be screened from street view with fencing and/or native evergreen plants and shrubs.

B. Should be stained or painted to match or blend with the colors of the building if readily visible from a street view.

C. Should be simple rather than ornate in design. If readily visible from the street, wood decks are recommended to have square wood balusters set no more than three inches apart. Balusters should be no more than 2" in width and depth.



Application Information

Case # HZ-24-13
5410 St. Elmo Ave.

Cassie also mentioned that the brick foundation was painted. We did paint this to match the rest of the block foundation so that it would all be the same color. The brick foundation is only visible from the south side of the house.

Per the guidelines:

E. Of brick may be painted or stuccoed if the brick and/or mortar is mismatched or inappropriately repaired. Dark reds, browns or other traditional brick colors are appropriate paint colors for foundations.

We also did add a small white/gray gravel "turnaround/parking" in the rear of the home off of the existing driveway.

Per the guidelines:

C. In the front or side yards should be of gravel (white or pea gravel), concrete, or concrete tracks (narrow strips). Blacktop or asphalt driveways may be approved but this material is not traditional to the neighborhood and should be avoided.

D. Should have their parking areas located in the rear yard nearer the alley than the building and screened with hedges, shrubs, or fences where noticeable from the street.

Finally, after removing the chainlink fence from the front of the house we chose at the last minute to add a wood picket style fence and did follow all of the guidelines when doing this.

Application Information

Case # HZ-24-13
5410 St. Elmo Ave.



Per the guidelines:

C. Of wood pickets are fine for front or rear yards, generally following property lines, and should be painted or stained light, pale white or beige tones. Wood fences should be no taller than three feet, have pickets no wider than four inches and set no farther apart than three inches. Wire fences should also not be more than three feet tall.

Relevant Saint Elmo Guidelines:

Case # HZ-24-13, 5410 St. Elmo Ave.

6.6 Decks, Page 38

6.9 Driveways + Paving, Page 41

6.11 Fences, Page 43

6.13 Foundations, Page 45

6.33 Siding, Page 70

6.41 Windows, Page 74

Staff Report

6. Decks

Outdoor wood decks are popular additions and can usually work well with older buildings. As in the case of adding rooms, wood decks should be only built at the rear of buildings. Decks on the sides of buildings are also fine if they are not readily visible from the street.

- A. Should be located at the rear of buildings. If built on the side of a building the deck should be screened from street view with fencing and/or native evergreen plants and shrubs. **The applicant installed a small deck and stair at the rear of the dwelling.**
- B. Should be stained or painted to match or blend with the colors of the building if readily visible from a street view.
- C. Should be simple rather than ornate in design. If readily visible from the street, wood decks are recommended to have square wood balusters set no more than three inches apart. Balusters should be no more than 2" in width and depth. **The balusters appear to be 2"x2". Applicant to confirm.**

Staff Report

Case # HZ-24-13, 5410 St. Elmo Ave.

9. Driveways & Paving

Access to the buildings in St. Elmo is generally from rear alleys and new driveways for buildings should also be added at the rear of the lot. The popularity of the Craftsman/Bungalow style coincided with the rise in automobile ownership and many of these dwellings have side lot driveways and original garages. Within the district historic driveway materials such as concrete should be preserved and new driveways should be designed with traditional materials and placement.

- A. And their original designs, materials, and placement should be preserved.
- B. Which are new, should be located at the rear with access from the alley.
- C. In the front or side yards should be of gravel (white or pea gravel), concrete, or concrete tracks (narrow strips). Blacktop or asphalt driveways may be approved but this material is not traditional to the neighborhood and should be avoided.
- D. Should have their parking areas located in the rear yard nearer the alley than the building and screened with hedges, shrubs, or fences where noticeable from the street. The parking area is located to the rear of the dwelling.**
- E. Of semi-circular design should not be sited in front yards.
- F. Requiring new curb cuts to access driveways and parking lots should be kept to a minimum. The addition of curb cuts usually results in the removal of historic sidewalk materials, curbs, and retaining walls. Access through rear alleys is better than adding new curb cuts. **Traditional paving materials for driveways include gravel and concrete which are more appropriate materials than aggregate or asphalt. Textured concrete designed to look like brick pavers is also an appropriate material. The applicant installed a parking area to the rear of the dwelling off an existing driveway. The material is gravel.**

Staff Report

Case # HZ-24-13, 5410 St. Elmo Ave.

11. Fences

Wood fences were widely used in St. Elmo to separate lots and outline front yards. Cast iron, brick, stone, and wire fences were also used in the district. In recent decades chain link fences have been popular. Historic (pre-1945) fences should be preserved and maintained. The construction of new fences based upon historic designs and materials is also appropriate.

- A. Of cast iron, stone, metal (wire) or brick that are original to the building (or built before 1945) should be preserved, or if missing, may be reconstructed based on physical or pictorial evidence.
- B. Of cast iron may be added to buildings constructed in the late 19th and early 20th century. Cast iron fences are not appropriate for Bungalow/ Craftsman style dwellings or for other designs built after 1920.
- C. **Of wood pickets are fine for front or rear yards, generally following property lines, and should be painted or stained light, pale white or beige tones. Wood fences should be no taller than three feet, have pickets no wider than four inches and set no farther apart than three inches. Wire fences should also not be more than three feet tall. Applicant installed a wood picket fence around the front of the property. Applicant to confirm height and picket dimensions.**
- D. Of wood boards for privacy should be located in rear yards and generally be no taller than six feet (most pre-fab wood fence sections are 8' wide by 6' high). Privacy fences of this height should be at least half-way back from the front to the back walls on the side of the house. Privacy fences of flat boards in a single row are preferred to shadowbox (alternating boards) designs. Fences with flat tops, "dog ear", or Gothic (pointed tops) designs are all acceptable. "Stockade" designs are discouraged. Fences should be stained or painted to blend with the dwelling or building.
- E. Of free-standing brick or concrete walls are not appropriate in front yards but are acceptable at rear yards and side yards not readily visible from the street.
- F. Of chain link are not appropriate for front yards. Chain link is not a historic fence material and wood picket fences or wire fences are much better. Chain link fences are acceptable in rear yards or side yards, preferably where not readily visible from the street. The painting of visible sections of chain link fences in dark green or black colors is recommended. Plastic coatings for chain link fences in green and black colors are also available and are recommended. The screening of chain link fences with hedge, ivy, or other creeping cover is also encouraged.
- G. Of split or horizontal rails, and of railroad ties or timbers, whether freestanding or as retaining walls, are not appropriate for front yards but may be added at rear yards or non readily visible side yards.

Staff Report

Case # HZ-24-13, 5410 St. Elmo Ave.

13. Foundations

Many St. Elmo dwellings have finely crafted foundations of native stone and brick is also widely used as a foundation material. Repointing and repair of masonry foundations should follow masonry guidelines.

- A. Should be preserved and maintained in their original design and with original materials and detailing.
- B. Between existing piers should be filled in as traditional for the type and style of the house, generally with wood lattice framed panels; with brick of color, tooling, and mortar color appropriate for the period of the house, or with decorative vertical wood boards.
- C. Should not be concealed with concrete block, plywood panels, corrugated metal, or wood shingles.
- D. If masonry, should be cleaned, repaired, or repointed according to masonry guidelines.
- E. Of brick may be painted or stuccoed if the brick and/or mortar is mismatched or inappropriately repaired. Dark reds, browns or other traditional brick colors are appropriate paint colors for foundations. **The applicant painted the existing brick foundation white and gray.**

Staff Report

Case # HZ-24-13, 5410 St. Elmo Ave.

6.33 Siding

Exterior wood siding and shingles are essential components defining a building's architectural character. The concealment of original wood siding with vinyl, aluminum, or other synthetic sidings is not appropriate. These siding materials do not successfully imitate the original wood siding dimensions or texture. There are also potential structural problems inherent in the use of these materials on historic buildings.

Siding guidelines for St. Elmo are as follows:

- A. Wood siding original to the building should be repaired rather than replaced only where necessary due to deterioration.
 - B. Wall shingles original to the building should be preserved but if replacement is necessary the new shingles should match the original in size, placement, and design (this includes decorative wood shingles of Victorian buildings as well as wood or asphalt shingles of bungalow period houses).
 - C. The application of masonite over original wood siding is also not appropriate and is discouraged. Repair of original wood siding should be with wood siding to match the original. However, masonite may be used if the dimensions, texture, and color matches the original wood siding.
 - D. The removal of synthetic sidings such as aluminum, asbestos, and vinyl and the restoration of the original wood siding is highly encouraged. The applicant originally proposed to remove the existing asbestos siding and restore the existing wood lap siding underneath. The applicant installed new siding to match the existing masonite and asbestos siding.**
 - E. The application of synthetic or substitute materials such as vinyl or aluminum over original wood siding is not appropriate and their use is discouraged but not prohibited. To be approved, the application of these materials must not result in the concealment of or removal of original decorative detailing or trim. This includes the concealment of window and door surrounds. Synthetic siding materials should match the dimensions of the original wood siding as closely as possible. Care should be taken to have the synthetic sidings vented to the maximum extent possible.
- NOTE: The application of synthetic sidings is in violation of federal standards and such projects would not qualify for any federal tax credits.
- F. Consideration for determining the appropriateness of a change in siding will be based on the following criteria: what is the age of the building and is it contributing or significant to the district; where is the building located within the district, and; are the proposed changes visible from the street or on a primary façade?
 - G. Siding of particle board or pressboard is also not appropriate for the fronts of dwellings or sides which are readily visible from the street. Almost all frame dwellings in St. Elmo have horizontal siding forms. Vertical siding such as "T1-11" is not appropriate.
 - H. Asbestos shingles which are original to a dwelling should be kept stained or painted. If asbestos shingle siding is deteriorated or poses a health hazard, it may be enclosed or covered with other synthetic sidings such as vinyl or masonite.

Staff Report


Case # HZ-24-13, 5410 St. Elmo Ave.

6.41 Windows

St. Elmo boasts a wide variety of historic wood windows in various sash designs and sizes. Windows should be maintained or repaired to match the original design. If windows are deteriorated beyond repair, the installation of new wood windows to match the original designs is best. Vinyl clad windows or windows of anodized aluminum are also acceptable but these are more appropriate at the rear or sides of dwellings which are not readily visible from the street. If only one or two windows on the front of the house are deteriorated, consider removing good condition windows from the rear or sides of the house to add in their place.

Original window openings should not be covered or concealed. They should also not be enclosed for the addition of smaller windows. New windows should not be added on the fronts of dwellings but may be added at the rear or sides if not readily visible from the street. The addition of window screens to historic windows is fine as long as the screens are full-view design or have a central meeting rail to match the historic window.

- A. Should be preserved in their original location, size, and design and with their original materials and number of panes.
- B. Should not be added to primary facades or to secondary facades where readily visible.
- C. Should be repaired rather than replaced, but if replacement is necessary due to severe deterioration, the replacement should be in-kind to match the originals in material and design. **The applicant stated in their original proposal that windows would be retained and repaired. The applicant then later stated that the some of the windows were not in place on site to be restored and some openings were replaced with new windows.**
- D. Of steel or other metal designs should be preserved and maintained, or replaced with new metal windows which are similar in appearance and materials.
- E. Should not have snap-on or flush muntins. These muntins are much thinner than the muntins on historic windows and don't look real.
- F. Screens and/or storms should be wood or baked-on or anodized aluminum and fit within the window frames, not overlap the frames.
- G. Should not have shutters unless they are of louvered wood construction and are designed to fit the window opening (so that if closed, they would cover the window opening).
- H. Should not have security bars where visible from the street.




Case # HZ-24-13
5410 St. Elmo Ave.

Applicant Presentation (10 minutes maximum)

Case # HZ-24-13
5410 St. Elmo Ave.

Community Comments & Comments by Other Persons
(3 minutes maximum per person)





Case # HZ-24-13
5410 St. Elmo Ave.

Applicant Response (5 minute maximum)

**Historic Zoning Commission Discussion
Motion and Vote**

Case # HZ-25-4

1614 W. 55th St.

Neighborhood: St. Elmo

Historic Structure: Yes, ca. 1925

Description of proposed project: Shed



Historic Zoning History:

HZ-18-201: Remove and replace existing walls per HZ-18-90

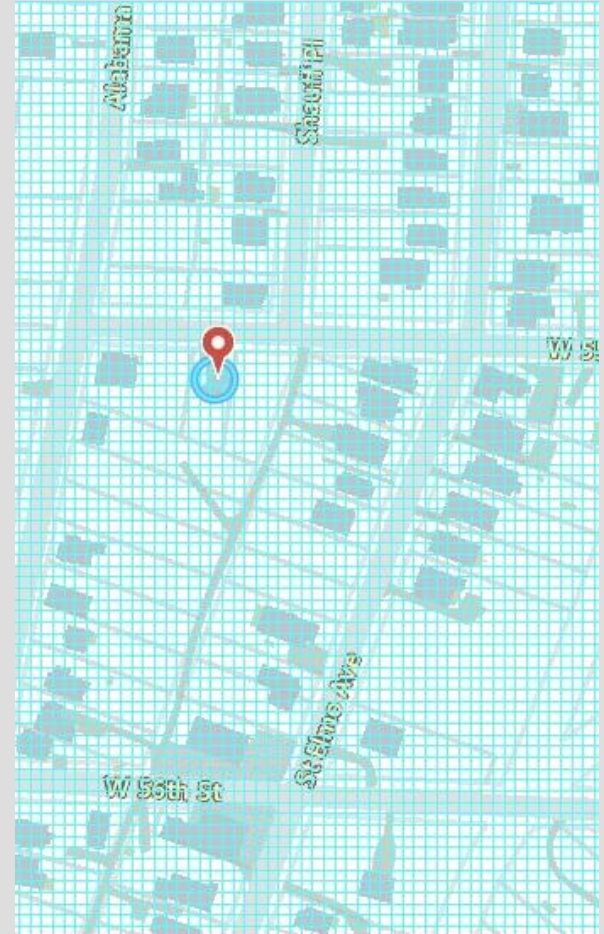
HZ-18-90: Exterior rehabilitation

HZ-17-100: Demolition

HZ-17-40: Demolition

Map Location

Case # HZ-25-4
1614 W. 55th St.



Property Photos

Case # HZ-25-4
1614 W. 55th St.



Property Photos

Case # HZ-25-4
1614 W. 55th St.



Neighboring Property Photos

Case # HZ-25-4
1614 W. 55th St.



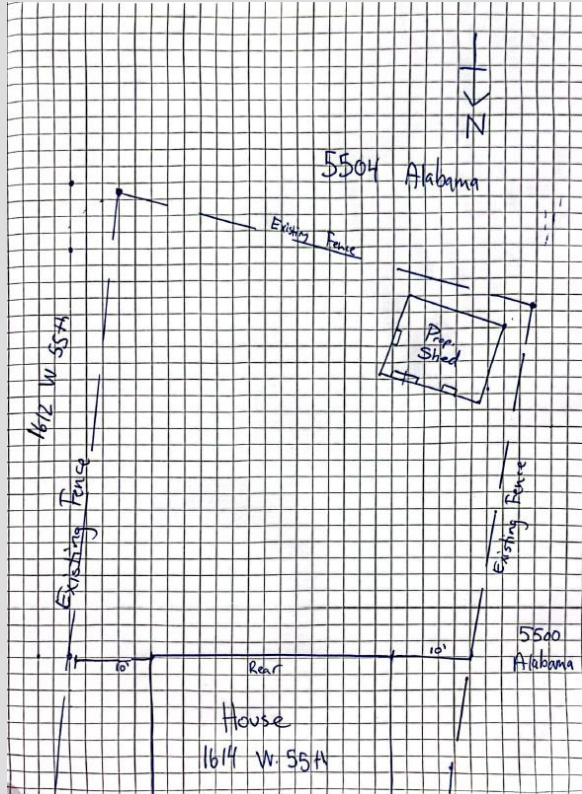
Neighboring Property Photos

Case # HZ-25-4
1614 W. 55th St.



Application Information

Case # HZ-25-4
1614 W. 55th St.



Application Information

Case # HZ-25-4
1614 W. 55th St.



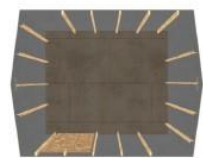
James Currie
1614 W 55th St
Chattanooga TN 37409
Q10155003-10125877



Wall D

Wall A

Wall C



Wall B

Base Details/Permit Details

- Building Size & Style**
Premier Ranch - 10' wide by 12' long
- Door**
4' x 6' 2" Single Shed Door, Left Hinge Placement, Crossbuck, Decorative Door Hardware, Security Package
- Paint Selection**
Base: Gray By Me, Trim: Delicate White
- Roof Selection**
Weathered Gray 3 Tab
- Drip Edge**
White
- Is a permit required for this job?
No! If local jurisdiction requires a permit, fees will be added before installation can take place.

Optional Details

- Windows**
3'x3" Insulated Horizontal Sliding Window
2'x2" Insulated Horizontal Sliding Window
- Roof**
20 Lin Ft 4" Gable EW Eave Upgrade
- Vents**
2 Es 16"x6" Wall Vent - White

Jobsite/Installer Details

- Do you plan to insulate this building after Tuff Shed installs it?
No
- Is there a power outlet within 100 feet of installation location?
Yes
- The building location must be level to properly install the building. How level is the install location?
Within 4" of level
- Will there be 18" of unobstructed workspace around the perimeter of all four walls?
Yes
- Can the installers park their pickup truck & trailer within approximately 200' of your installation site?
Yes
- Substrate Shed will be installed on?
Dirt/Gravel

**PR SHED UP TO 12' WIDE x UP TO 24' LONG
PREMIER SERIES**

1 BUILDING SECTION

REFER TO THE TRUSS DESIGN FOR LUMBER SIZE, PLATE SIZE, AND TRUSS SPACING

COLLAR TIE REQUIRED ONLY AT 12' WIDE SHEDS

DOUBLE TOP PLATES

TRUSS NAIL PLATES ARE: EAGLE METAL PLATES (ICC WERN-1002) RAFTER MANUFACTURED BY TUFF SHED

WALL FRAMING TO BE 2x4 16" STUD GRADE OR BETTER @ 16" O.C.

EARTH ANCHORS FOR THIS BUILDING ARE OPTIONAL. IF REQUIRED BY YOUR LOCAL MUNICIPALITY, ANCHORS ARE AVAILABLE AT TUFF SHED. SEE SALES PERSON FOR PRICING.

STEEL SHED BASE: SEE DETAIL 4

UP TO 12'-0" WIDE

9'-7" MAX. WALL HEIGHT

6'-0" 1/2"

4"

12"

DOUBLE TOP PLATE

1/2" PLYWOOD SPACER

HEADERS FOR OPENINGS UP TO 4'-0" USE (2) 2x4 HF #2

2x4 WINDOW SILL

TRIMMER

FLOOR DECKING

BASE PLATE

KING STUD

FOR OPENINGS UP TO 12'-0" ON PREMIER SERIES SIDE WALLS

DOUBLE TOP PLATE

HEADERS FOR OPENINGS UP TO 4'-0" USE (2) 2x4 HF #2

SEE DETAIL 2

TO 8'-0"

KING STUD

TRIMMER

BASE PLATE

FLOOR DECKING

FOR OPENINGS UP TO 6'-0" USE (1) 2x6 HF #2

FOR OPENINGS 6'-1" TO 8'-0" USE (2) 2x4 LVL

FOR OPENINGS UP TO 6'-0" USE (1) 2x6 HF #2

FOR OPENINGS 6'-1" TO 8'-0" USE (1) 2x6 LVL

FOR OPENINGS UP TO 8'-4" WIDE

2A WINDOW HEADER DETAIL FOR LOAD BEARING WALLS

2B DOOR HEADER DETAIL FOR LOAD BEARING WALLS

3 HEADER DETAIL FOR NON-LOAD BEARING WALLS

4 SHED BASE DETAIL

NOTES:

- BUILDING CODE: 2018 IBC AND 2018 IRC
- DESIGN LOADING:
WIND SPEED & EXPOSURE: 115C
ROOF LIVE LOAD: 30 PSF NO REDUCTION
ROOF DEAD LOAD: 10 PSF
- FOR SHEDS WHICH OTHERWISE MEET THE PRESCRIPTIVE REQUIREMENTS OF THE 2018 IBC AND 2018 IRC ALL SHEDS CONSTRUCTED ACCORDING TO STANDARD CONVENTIONAL CONSTRUCTION METHODS.

NAILING:

ROOF:
ATTACH 7/16" SILVERCREST OSB SHEATHING TO TRUSSES WITH:
8d NAILS @ 6" O.C. AT EDGES
8d NAILS @ 12" O.C. IN FIELD

WALLS:
ATTACH 3/8" SMARTSIDE WITH FOIL BACKING TO WALL FRAMING WITH:
8d NAILS @ 6" O.C. AT EDGES
8d NAILS @ 12" O.C. IN FIELD

HEADERS:
ATTACH HEADER TO STUD WITH:
4x4 TIE/NAIL OR 4x16 END NAIL DOUBLED HEADER-16d @ 16" STAGGERED FACE NAIL.

1. STEEL SHED FOUNDATION:
2" x 8"-18 GAUGE STEEL TRACKS G140 ZINC COATED
2" x 8"-16 GAUGE STEEL JOISTS G140 ZINC COATED @ 24" O.C. (SUPPLIER: ALLIED STUDCO (JOIST: 6068157-054 / TRACK: 607125-354) ICC ER-4848P)

2. 3/4" APA OR TECO RATED TONGUE AND GROOVE FLOOR DECKING. 24" MAX PANEL SPAN. STAGGER PANEL LAYOUT.

3. FASTEN FLOOR DECKING TO JOIST & TRACKS USING #6 x 1-5/8" MINIMUM LONG SELF-GRILLING SCREWS @ 12" O.C. NO BLOCKING REQUIRED. ALL EDGES SHALL LIE ON FLOOR JOISTS. STAGGER PANEL LAYOUT PER APA CONDITION 1.

4. FASTEN SOLE PLATE THROUGH FLOOR DECKING INTO JOISTS OR TRACKS WITH #6 x 3" GALVANIZED SELF-GRILLING SCREWS @ 24" O.C.

5. ALLOWABLE FLOOR LIVE LOAD: 75 PSF FOR STEEL JOISTS CONTINUOUSLY SUPPORTED. 50 PSF FOR JOISTS ON BLOCKS AS SHOWN.

6. USE OPTIONAL CONCRETE BLOCKS AS REQUIRED TO LEVEL BUILDING.

SUGGESTED SIZES: 2" x 6" x 16", 4" x 6" x 16", OR 6" x 6" x 16". BLOCKS UNDER TRACKS SPACED @ 4'-0" O.C. MAXIMUM.

#6 x 3" FLAT HEAD SELF-TAPPING SCREWS SPACED @ 24" O.C.

3/4" APA OR TECO RATED 7/6 FLOOR DECKING

2" x 6" STEEL JOISTS @ 24" O.C. (6068157-054)

#10 x 3/4" PAN-HEAD SELF-TAPPING SCREWS (2 PER TAB)

VENT HOLES @ 24" O.C.

OPTIONAL LEVELING BLOCKS

2" x 6" STEEL TRACK EACH END (607125-354)

DRAWINGS BY:
TUFF SHED, INC.

IN HOUSE DRAFTING DEPARTMENT
1775 S. HARRISON STREET
DENVER, COLORADO 80210
(303) 753-1370

TUFF SHED, INC. ASSUMES ALL RESPONSIBILITY FOR THE CORRECTNESS OF THESE DRAWINGS WITH THE EXCEPT OF TYPING ERRORS AND/OR OMISSIONS.

TITLE
BUILDING SECTIONS
SHED BASE DETAILS
HEADER FRAMING DETAILS

DRAWING NO.
PR-01

REV. LEVEL
01

SHEET
1

NOTES - 2018 IBC & IRC - 115C

PAGE 1 OF 1

Customer Signature: _____ Date: _____

Application Information

Case # HZ-25-4

1614 W. 55th St.



Material List

Case # HZ-25-4
1614 W. 55th St.



Location:	Denver #974 303-474-5510	Scheduled Date:	
Factory Location:	Doraville #560 (404) 602-9407	Created Date:	01/05/2025
Prepared by:	Jeremy Wilson (423) 275-2996 jwilson2@tuffshed.com	Customer:	James Currie p. (540) 624-3738 c. jcurrie07@gmail.com
Special Instructions:		IDE 50	
		SF Quote	Q-2971981
		Ship to Address	1614 W 55th St Chattanooga, TN 37409

Line Item Description	Sales Price	Quantity	Promo	Add'l Disc	Total Price
Premier Ranch 10 x 12	\$4,404.00	1.00	(\$0.00)	\$0.00	\$4,404.00
Full Service Paint Application	\$441.00	1.00	(\$0.00)	\$0.00	\$441.00
4" Gable EW Eave Upgrade	\$12.50	20.00	(\$0.00)	\$0.00	\$250.00
3'x3' Insulated Horizontal Sliding Window	\$259.00	1.00	(\$129.50)	\$0.00	\$129.50
2'x2' Insulated Horizontal Sliding Window	\$199.00	1.00	(\$99.50)	\$0.00	\$99.50
Security Package Black (single)	\$59.00	1.00	(\$29.50)	\$0.00	\$29.50
16"x8" Wall Vent - White	\$23.00	2.00	(\$11.50)	\$0.00	\$23.00
Black Door Hardware - Single Door	\$40.00	1.00	(\$20.00)	\$0.00	\$20.00
Door - Decorative Single Door Trim - Crossbuck	\$39.00	1.00	(\$19.50)	\$0.00	\$19.50
Leveling 0"-4"	\$0.00	1.00	(\$0.00)	\$0.00	\$0.00
4' x 6'2" Single Shed Door	\$0.00	1.00	(\$0.00)	\$0.00	\$0.00
Paint - Gray By Me	\$0.00	311.00	(\$0.00)	\$0.00	\$0.00
Paint - Delicate White	\$0.00	1.00	(\$0.00)	\$0.00	\$0.00
Weathered Gray 3 Tab	\$0.00	143.00	(\$0.00)	\$0.00	\$0.00
Delivery Fee	\$99.00	1.00	()	\$0.00	\$99.00

Gross Total	\$5,836.00
Discount	(\$321.00)
Net Total	\$5,515.00
Estimated Tax	\$491.07
Grand Total	\$6,006.07

The price quoted is valid through the expiration date of the promotion, but in no case shall be valid longer than seven days. Once an order has been placed, pricing is guaranteed for up to 6 months. If the installation is not completed within 6 months for any

Relevant Saint Elmo Guidelines:


Case # HZ-25-4, 1614 W. 55th St.

6.22.C New Construction, Page 52

Staff Report

C. Of secondary buildings such as garages, carports, and other outbuildings should be:

1. Smaller in scale than the primary building; **Yes.**
2. Simple in design but reflecting the general character of the primary building. For example, use gable roof forms if the main dwelling has a gable roof, hipped roof forms if the main dwelling has a hipped roof etc.; **The shed has a gable roof which matches the gable roof forms on the dwelling.**
3. Located as traditional for the street, near an alley or at the side of the dwelling, not close to or attached to the primary building; **The shed is proposed to the rear of the dwelling.**
4. Compatible in design, shape, materials, and roof shape to the main building. **Yes.**
5. Preferably of wood siding. However, if located along rear alleys or towards the rear of the lot, secondary buildings may have exterior siding materials such as masonite (preferred), aluminum, or vinyl. Along rear alleys or rear lot lines, standard prefabricated buildings are also acceptable. **The applicant is proposing a prefabricated shed to the rear of the dwelling. The shed is not visible from any right-of-way.**
6. If readily visible from the street, secondary buildings should have an emphasis on historic designs and detailing. For garages, wood paneled doors are more appropriate than paneled doors of vinyl, aluminum, or steel. Wood paneled overhead roll-up doors are widely available and are appropriate for new garages. **The applicant is proposing a prefabricated shed to the rear of the dwelling.**




Case # HZ-25-4
1614 W. 55th St.

Applicant Presentation (10 minutes maximum)

Case # HZ-25-4
1614 W. 55th St.

Community Comments & Comments by Other Persons
(3 minutes maximum per person)





Case # HZ-25-4
1614 W. 55th St.

Applicant Response (5 minute maximum)

**Historic Zoning Commission Discussion
Motion and Vote**

Case # HZ-25-6

4415 Seneca Ave.

Neighborhood: St. Elmo

Historic Structure: Yes, ca. 1940

Description of proposed project: Addition + Fence

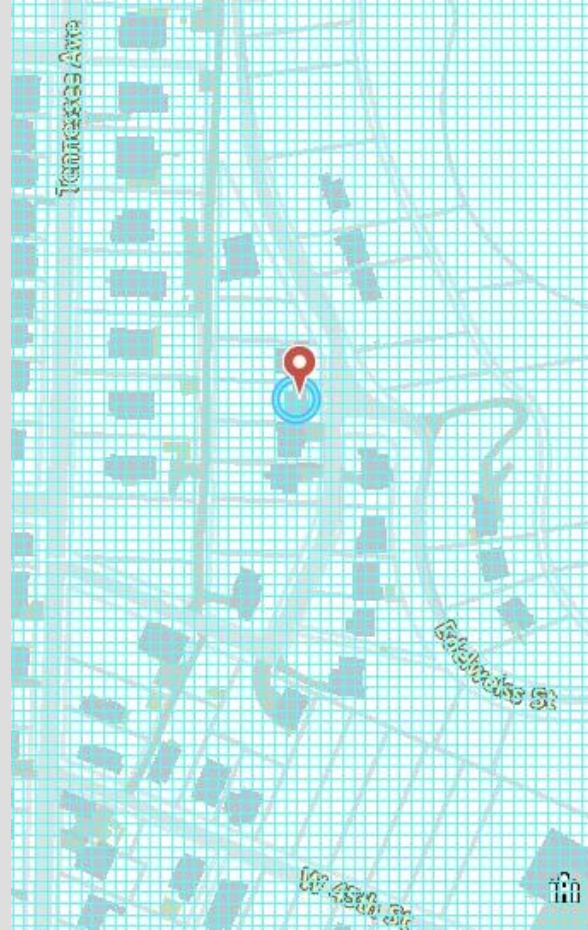
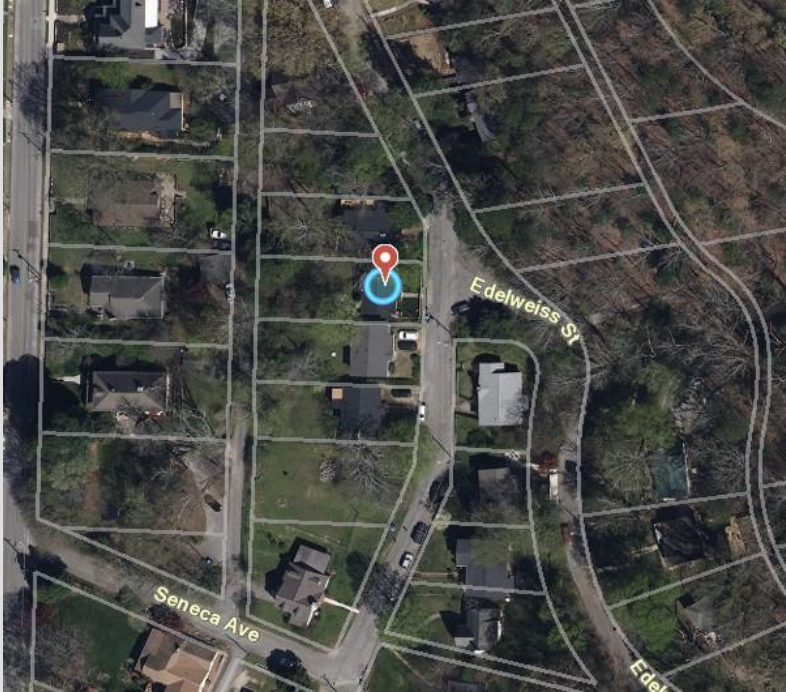


Historic Zoning History:

HZ-21-38: Demolition, Application Withdrawn

Map Location

Case # HZ-25-6
4415 Seneca Ave.



Property Photos

Case # HZ-25-6
4415 Seneca Ave.



Property Photos

Case # HZ-25-6
4415 Seneca Ave.



Neighboring Property Photos

Case # HZ-25-6
4415 Seneca Ave.



Neighboring Property Photos

Case # HZ-25-6

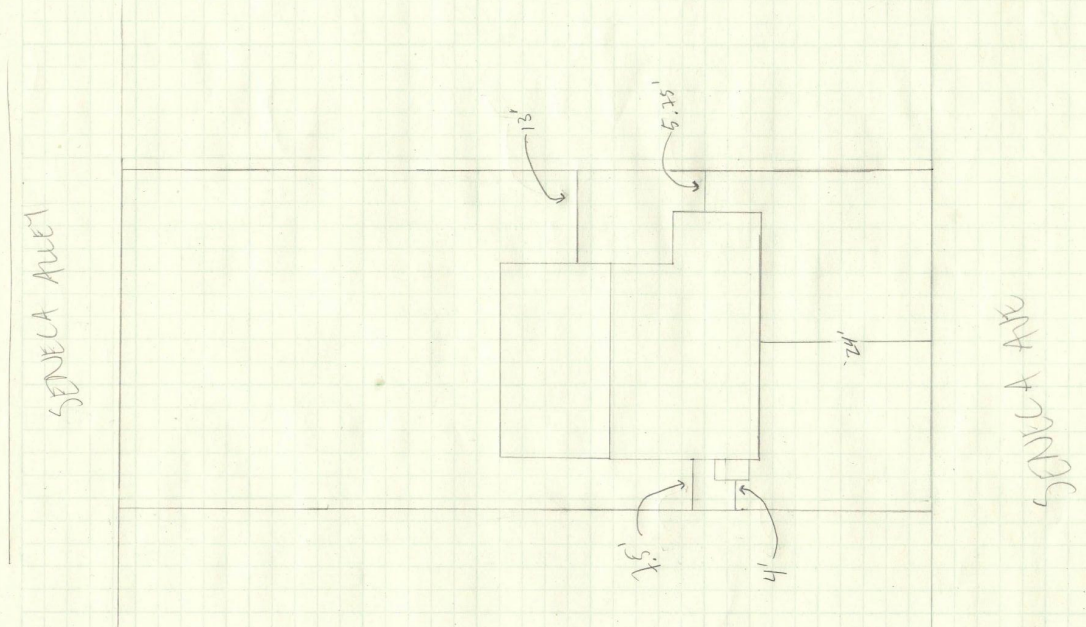
4415 Seneca Ave.



Application Information

Case # HZ-25-6

4415 Seneca Ave. .



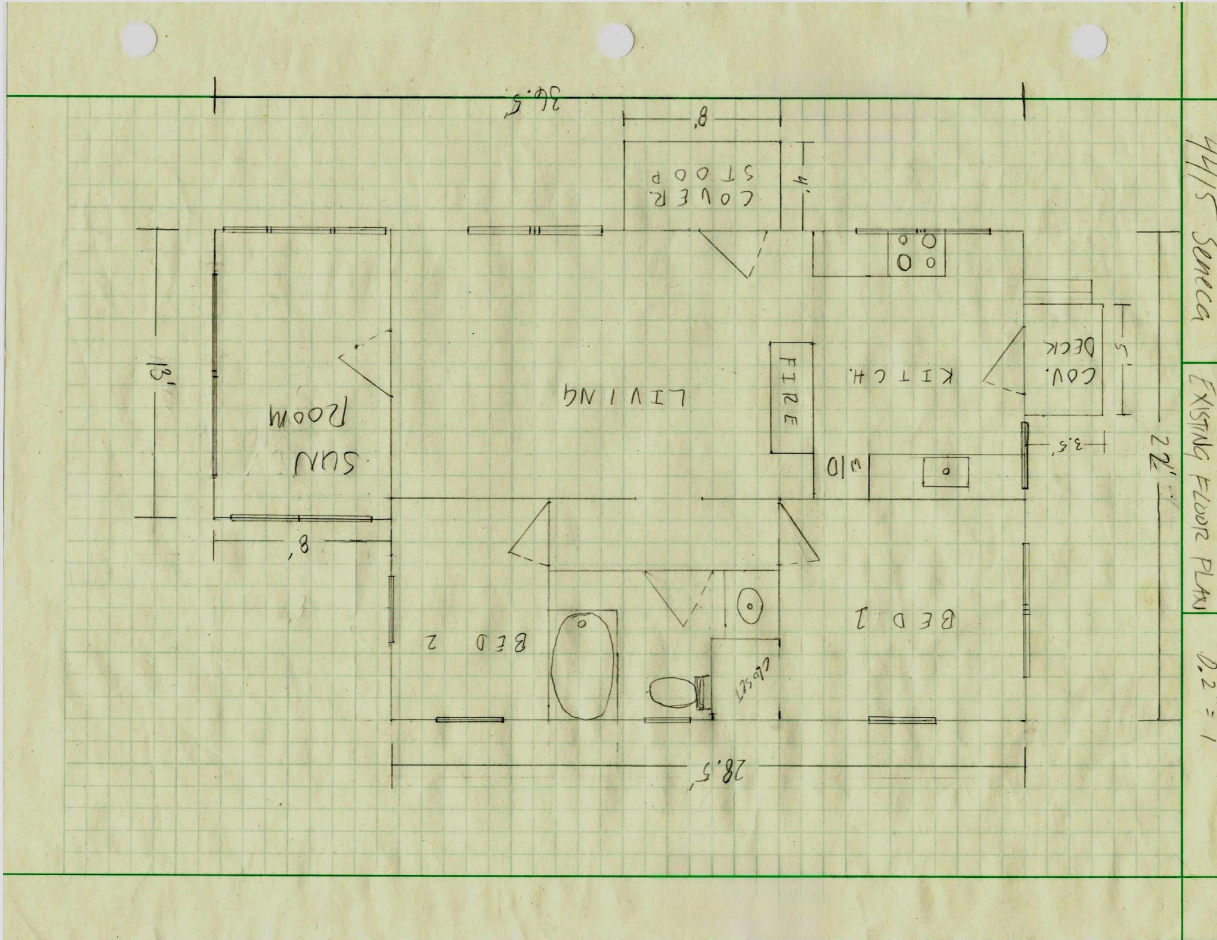
4415 SENECA AVE

LOT DRAWING

0.1" = 0.6' or 3" = 50'

Application Information

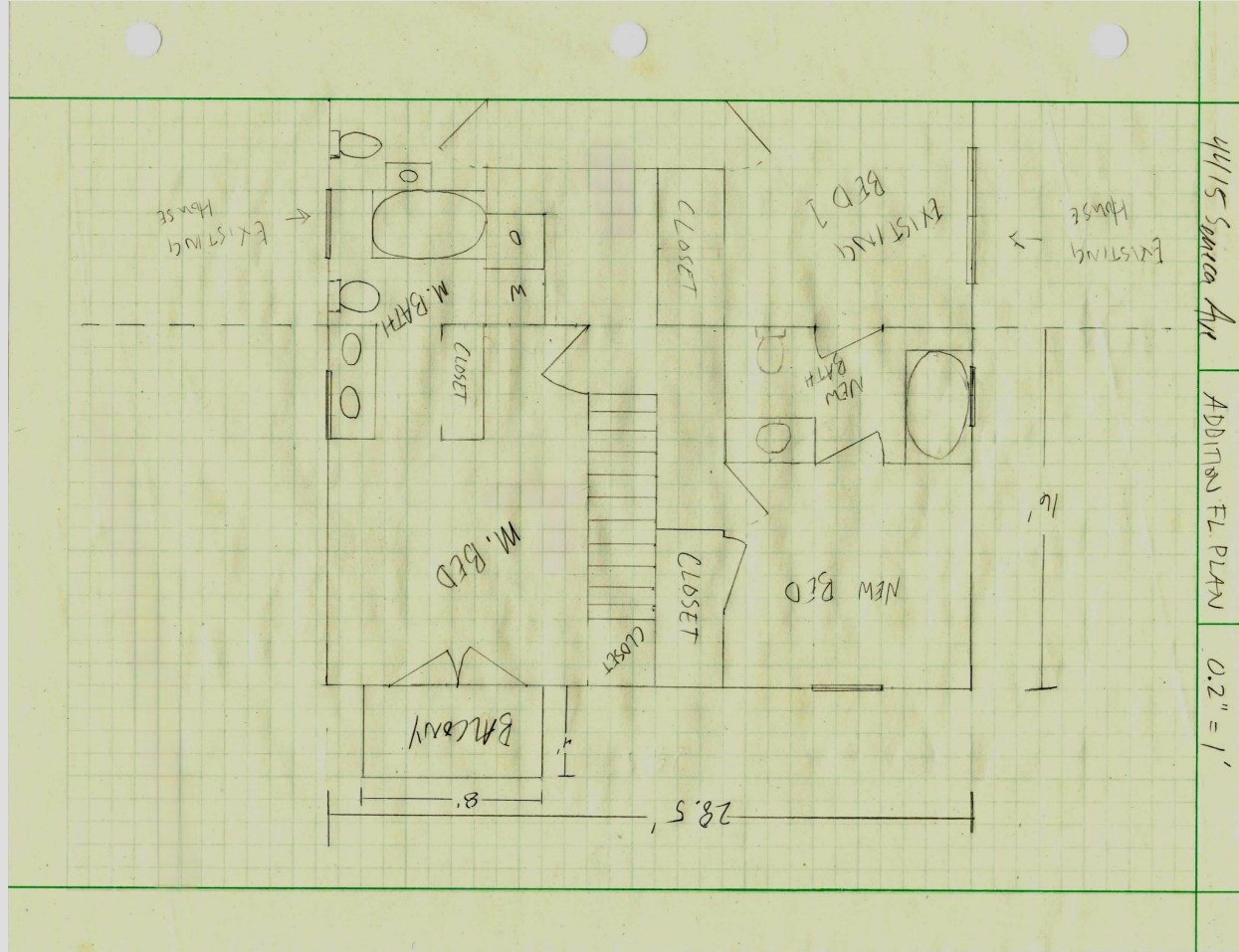
Case # HZ-25-6
4415 Seneca Ave.



Application Information

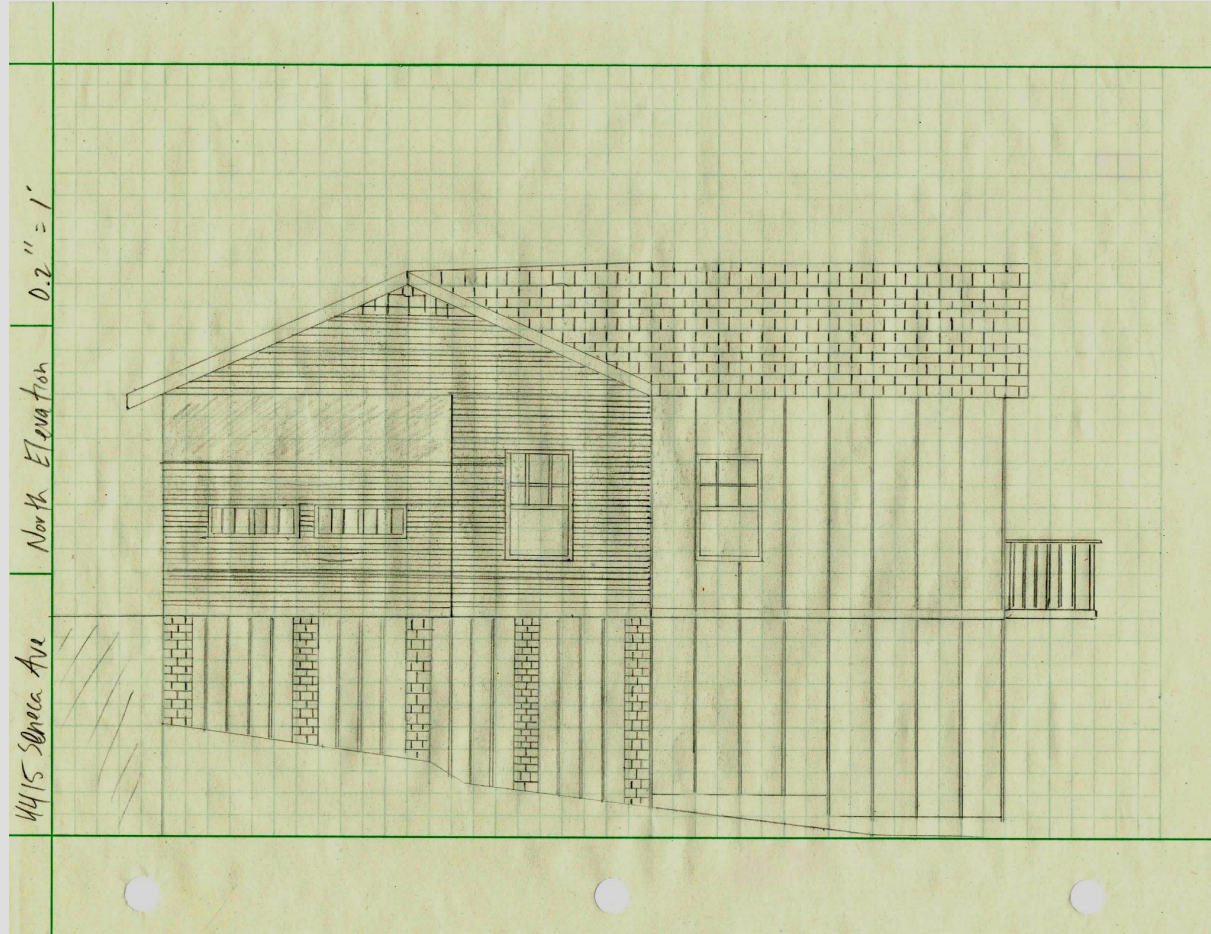
Case # HZ-25-6

4415 Seneca Ave.



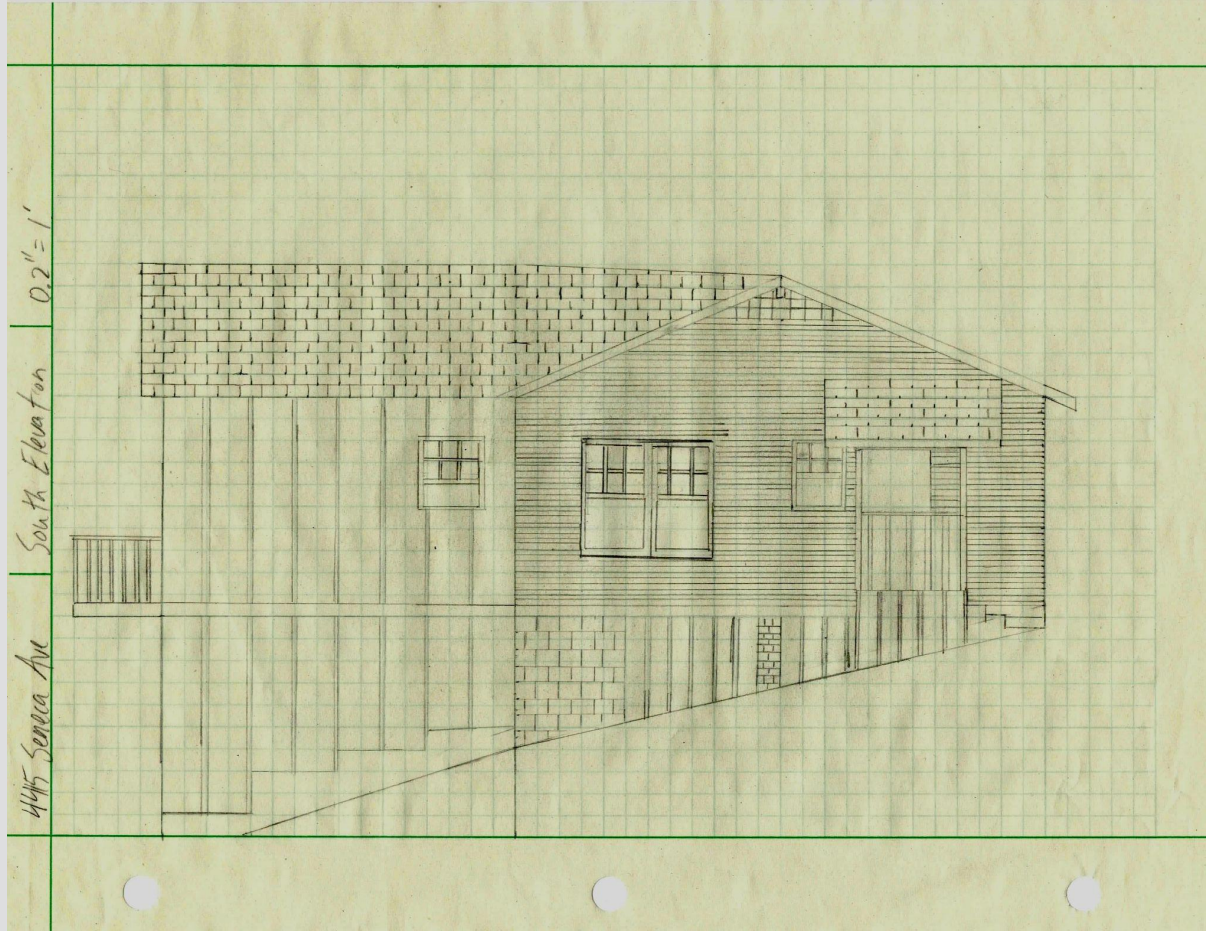
Application Information

Case # HZ-25-6
4415 Seneca Ave.



Application Information

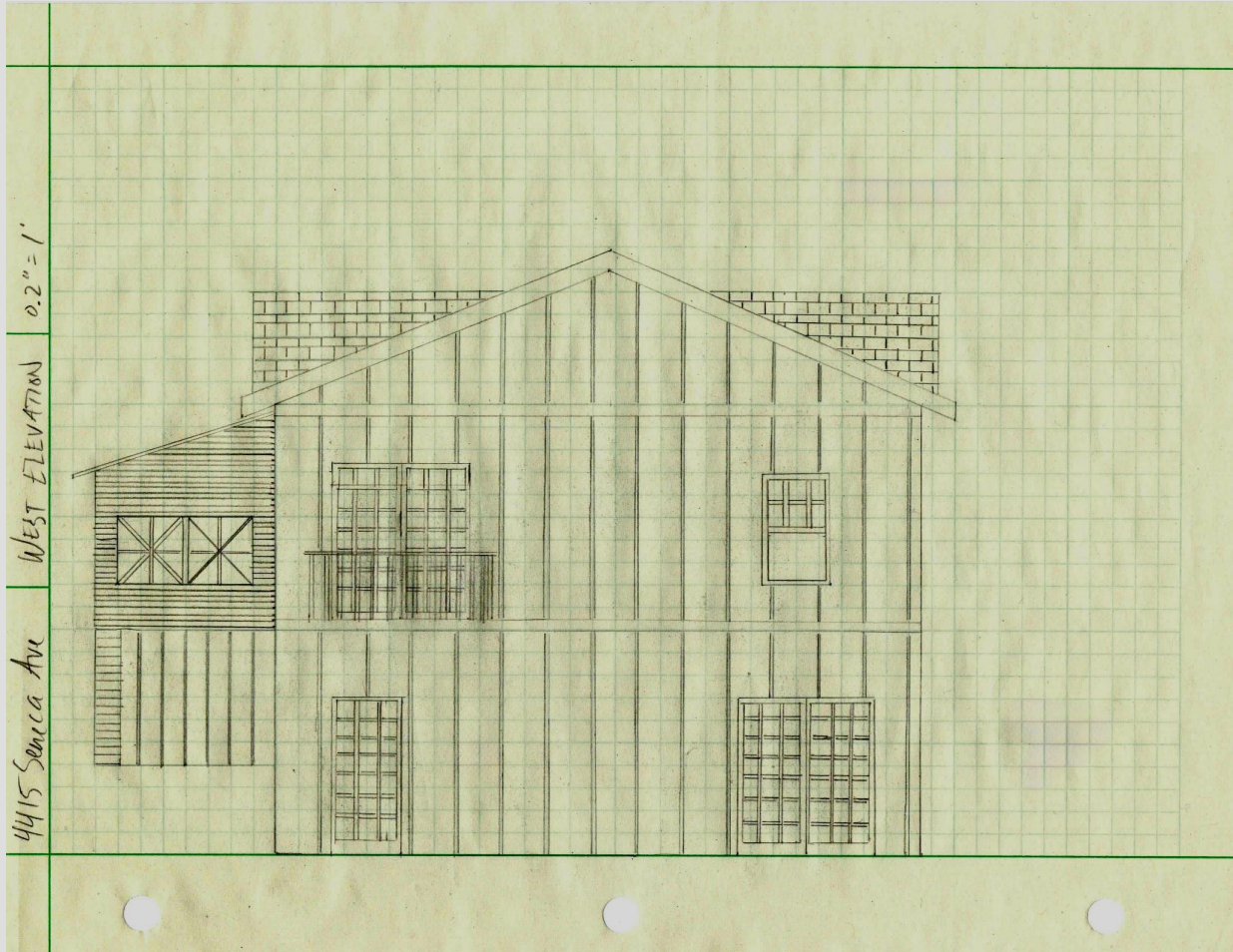
Case # HZ-25-6
4415 Seneca Ave.



Application Information

Case # HZ-25-6

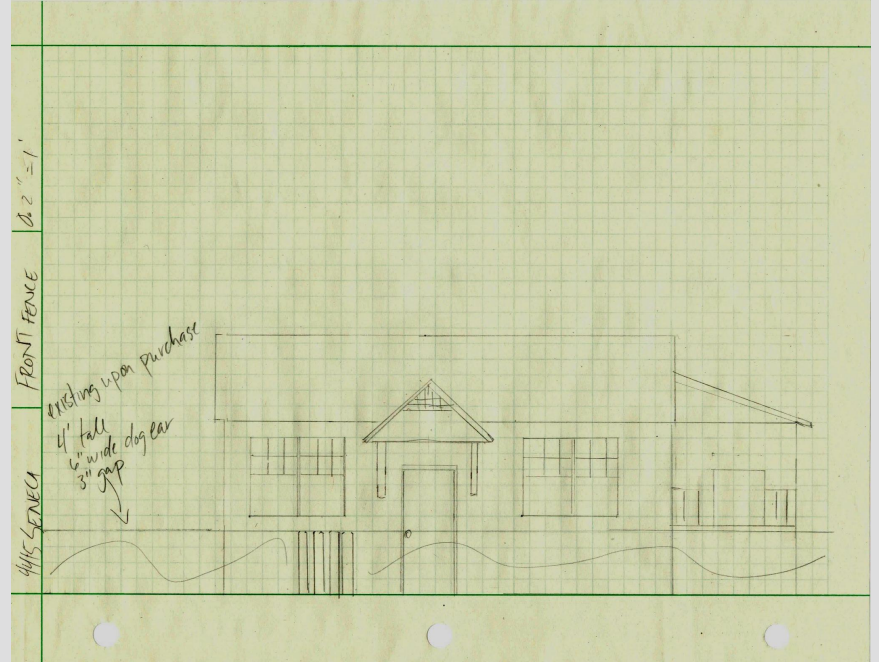
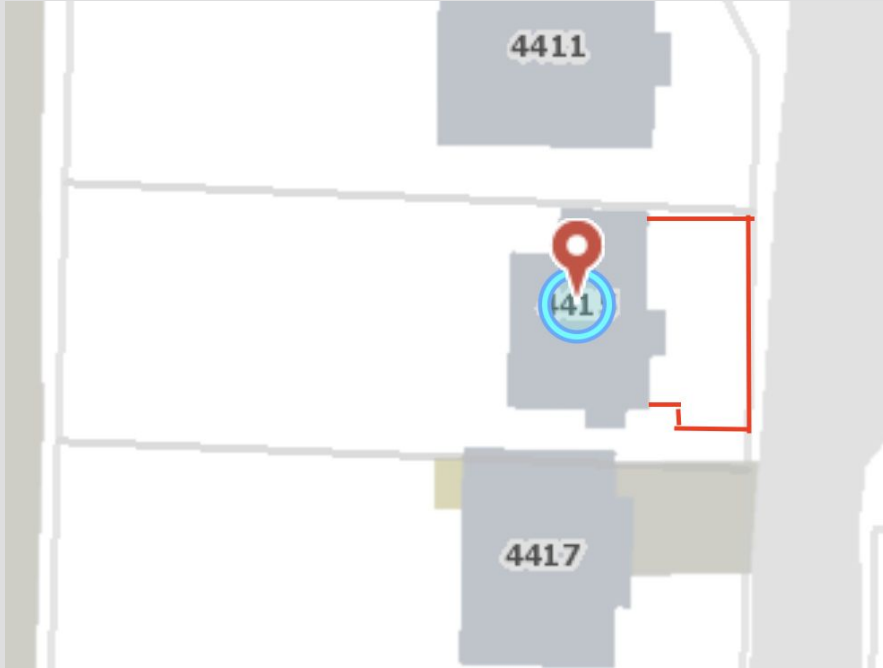
4415 Seneca Ave.



Application Information

Case # HZ-25-6

4415 Seneca Ave.



Material List

Case # HZ-25-6
4415 Seneca Ave.

Materials List

Foundation - concrete block, covered by board and batten with a 12 inch reveal on the bottom for water remediation

Siding - Existing Wood Lap Siding (3 inch reveal) exposed under existing aluminum and restored.

For the addition, board and batten look with fiber cement panels.

Trim - replace existing aluminum trim with wood trim and match across entire structure

Windows - reuse existing rear windows for all windows used in addition.

Doors - 2 sets of french doors to be added, and one single matching french door. All to rear of addition.

Roof - Asphalt Shingle to match existing

Gutters - Match Existing

Relevant Saint Elmo Guidelines:

Case # HZ-25-6, 4415 Seneca Ave.

6.1 Additions, Page 33

6.11 Fences, Page 43

Staff Report

6.1. Additions (New Rooms)

Buildings must be able to adapt to the needs of each generation of occupants and this may include adding additional living space. In planning additions the best approach is to site additions where they will not be readily visible from the street, or where they will have the least effect on the building's overall form and plan. The rears of buildings are the best locations for the addition of rooms, wings, porches, or decks.

- A. Should be located at the rear of buildings, not on the front or readily visible areas of the sides of buildings. **Yes, the addition is located at the rear.**
- B. Should be secondary (smaller and simpler) than the original buildings in scale, design, and placement. **Applicant to confirm the dimensions of the proposed addition. It looks like it may double the size of the existing dwelling.**
- C. Should be of a compatible design in keeping with the original building's design, roof shape, materials, color, and location of window, door, and cornice heights, etc. **The addition will have a gable roof like the existing dwelling. The window and door heights follow the existing building location.**
- D. Should not imitate an earlier historic style or architectural period. For example, a Victorian-era Queen Anne style rear porch addition would not be appropriate for a 1920s Craftsman/Bungalow house.
- E. Should appear distinguishable from the historic building, not an exact copy of it. Additions should be contemporary in design but compatible with the original building. **The applicant is proposing board and batten siding for the addition. Applicant to confirm if addition will have trim or inset distinguishing it from the existing dwelling.**
- F. Should be built in a manner that avoids extensive removal or loss of historic materials and which does not damage or destroy the main architectural features of the building. **The applicant is proposing to reuse existing windows along rear facade on addition.**
- G. Should keep the exterior walls of the original building alone and use existing door and window openings for connecting the addition to the building. **Application to confirm if openings that will be enclosed will be retained.**
- H. Should not be made through framing or glassing in the front porch or a prominent side porch.
- I. Additions should be made to the rear, not sides, of the house. **Addition is proposed at the rear.**

Staff Report

Case # HZ-25-6, 4415 Seneca Ave.

11. Fences

Wood fences were widely used in St. Elmo to separate lots and outline front yards. Cast iron, brick, stone, and wire fences were also used in the district. In recent decades chain link fences have been popular. Historic (pre-1945) fences should be preserved and maintained. The construction of new fences based upon historic designs and materials is also appropriate.

A. Of cast iron, stone, metal (wire) or brick that are original to the building (or built before 1945) should be preserved, or if missing, may be reconstructed based on physical or pictorial evidence.

B. Of cast iron may be added to buildings constructed in the late 19th and early 20th century. Cast iron fences are not appropriate for Bungalow/ Craftsman style dwellings or for other designs built after 1920.

C. Of wood pickets are fine for front or rear yards, generally following property lines, and should be painted or stained light, pale white or beige tones. Wood fences should be no taller than three feet, have pickets no wider than four inches and set no farther apart than three inches. Wire fences should also not be more than three feet tall. **The previous owner installed a 4' wooden fence with 6" pickets set 3" apart around the front yard of the property.**

D. Of wood boards for privacy should be located in rear yards and generally be no taller than six feet (most pre-fab wood fence sections are 8' wide by 6' high). Privacy fences of this height should be at least half-way back from the front to the back walls on the side of the house. Privacy fences of flat boards in a single row are preferred to shadowbox (alternating boards) designs. Fences with flat tops, "dog ear", or Gothic (pointed tops) designs are all acceptable. "Stockade" designs are discouraged. Fences should be stained or painted to blend with the dwelling or building.

E. Of free-standing brick or concrete walls are not appropriate in front yards but are acceptable at rear yards and side yards not readily visible from the street.

F. Of chain link are not appropriate for front yards. Chain link is not a historic fence material and wood picket fences or wire fences are much better. Chain link fences are acceptable in rear yards or side yards, preferably where not readily visible from the street. The painting of visible sections of chain link fences in dark green or black colors is recommended. Plastic coatings for chain link fences in green and black colors are also available and are recommended. The screening of chain link fences with hedge, ivy, or other creeping cover is also encouraged.

G. Of split or horizontal rails, and of railroad ties or timbers, whether freestanding or as retaining walls, are not appropriate for front yards but may be added at rear yards or non readily visible side yards.



Case # HZ-25-6
4415 Seneca Ave.

Applicant Presentation (10 minutes maximum)

Case # HZ-25-6
4415 Seneca Ave.

Community Comments & Comments by Other Persons
(3 minutes maximum per person)





Case # HZ-25-6
4415 Seneca Ave.

Applicant Response (5 minute maximum)

**Historic Zoning Commission Discussion
Motion and Vote**

Staff Updates:

Historic District Guidelines: Public Comment Period Open Until March 4th

Final Information:

A **Certificate of Appropriateness** will be issued for approved projects within a week of the hearing.

Next meeting date: March 20, 2025 (Application Deadline, February 21, 2025 by 4 p.m.)

If your case is deferred OR if you have conditional items to bring back before the Commission, you MUST contact staff and ask to be added to the agenda for that meeting. You will NOT automatically be added to the agenda.



Adjourn

Motion and Vote