

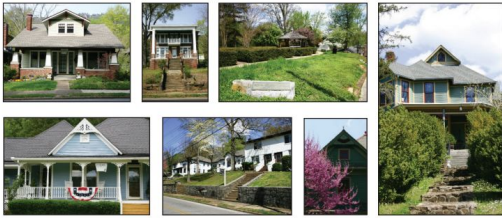
Historic Zoning Commission

April 17, 2025



St. Elmo

Historic District Guidelines



Fort Wood

Historic District Guidelines



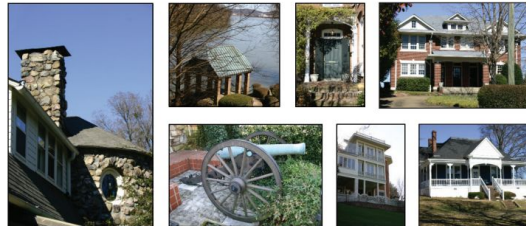
Ferger Place

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-23-139: 5413 Alabama Ave.: Retaining Walls + Windows
- II. HZ-23-150: 5406 Virginia Ave.: Fence + Front Porch As Built

7. New Business:

a. Listing of Staff Reviews

b. Commission Cases to review

- I. HZ-25-26: 5419 St. Elmo Ave.: Addition + ADU
- II. HZD-25-4: 5507 St. Elmo Ave. Primary Dwelling Demolition

8. Other Business: None

9. Announcements: Next meeting date: May 15, 2025 (application deadline – April 18, 2025 at 4 p.m.)

10. Adjourn

Staff Reviews

- I. HZ-25-24: 1607 W. 52nd St.: Fence
- II. HZ-25-27: 5101 Tennessee Ave.: COA Renewal
- III. HZ-25-28: 233 Eveningside Dr.: Retaining Wall + Stair Improvements
- IV. HZ-25-29: 4406 Alabama Ave.: In-Kind Soffit and Rafter Repairs, CMU Foundation Repair
- V. HZ-25-30: 846 Oak St.: Asphalt Roof Replacement, In-Kind Woodwork Repairs, Replace Cement Board Siding on Non-Historic Addition
- VI. HZ-25-31: 4016 St. Elmo Ave.: Asphalt Roof Replacement
- VII. HZ-25-33: 4713 Alabama Ave.: In-Kind Porch Baluster Repair/Replacement



Old Business

Case # HZ-23-139

5413 Alabama Avenue

Neighborhood: Saint Elmo

Historic Structure: No, vacant lot

Description of proposed project: Historic Retaining Wall Removal, New Retaining Wall,
+ Windows



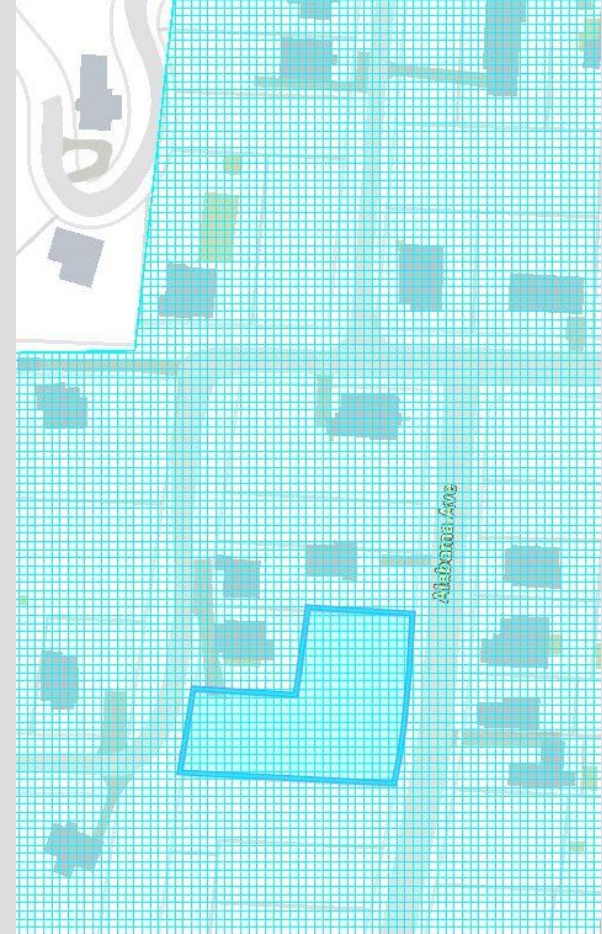
Historic Zoning History:

HZ-23-139: New Construction

Map Location

Case # HZ-23-139

5416 Alabama Ave.



Property Photos

Case # HZ-23-139

5413 Alabama Avenue



Property Photos

Case # HZ-23-139

5413 Alabama Avenue



Neighboring Property Photos

Case # HZ-23-139

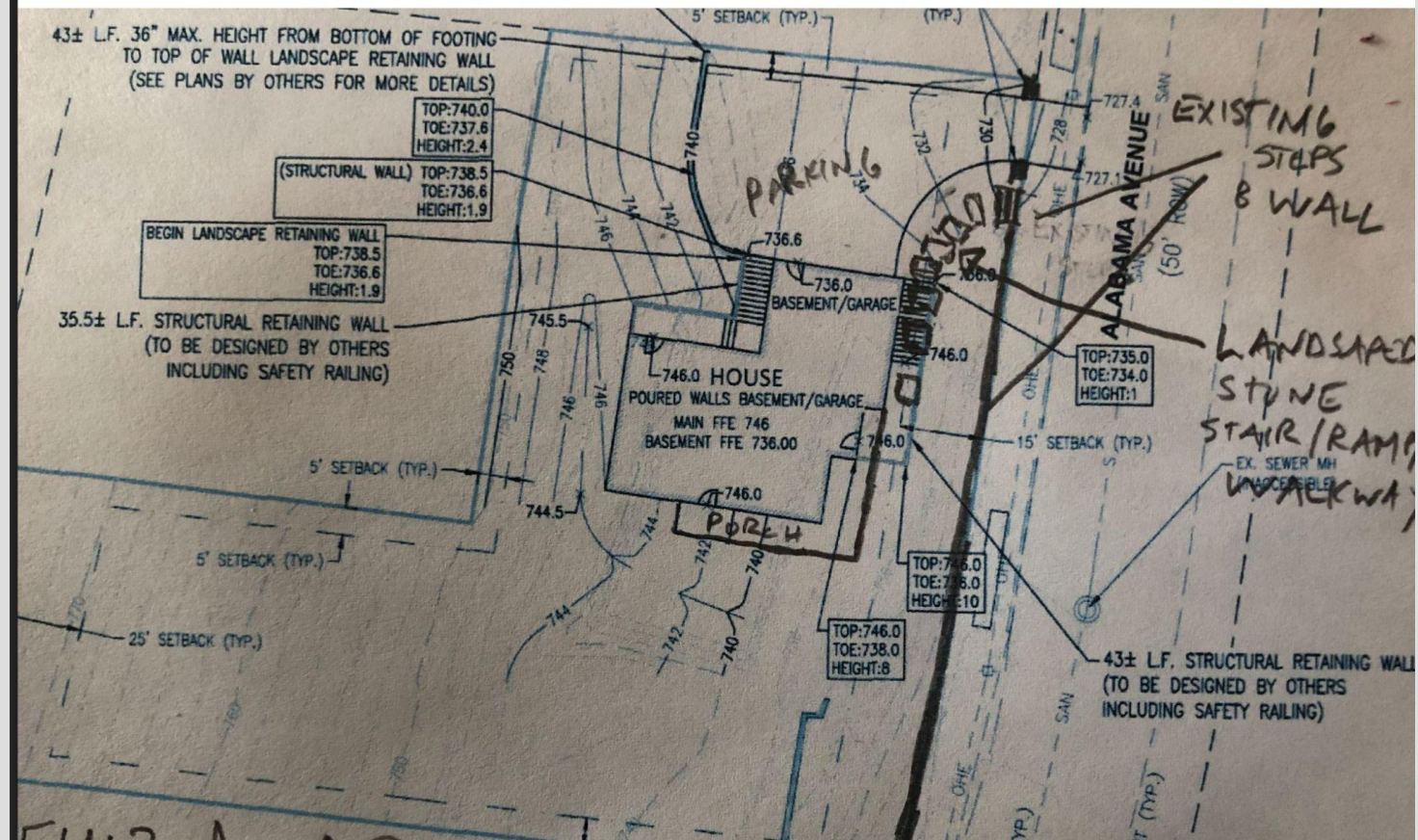
5413 Alabama Avenue



Application Information

Case # HZ-23-139

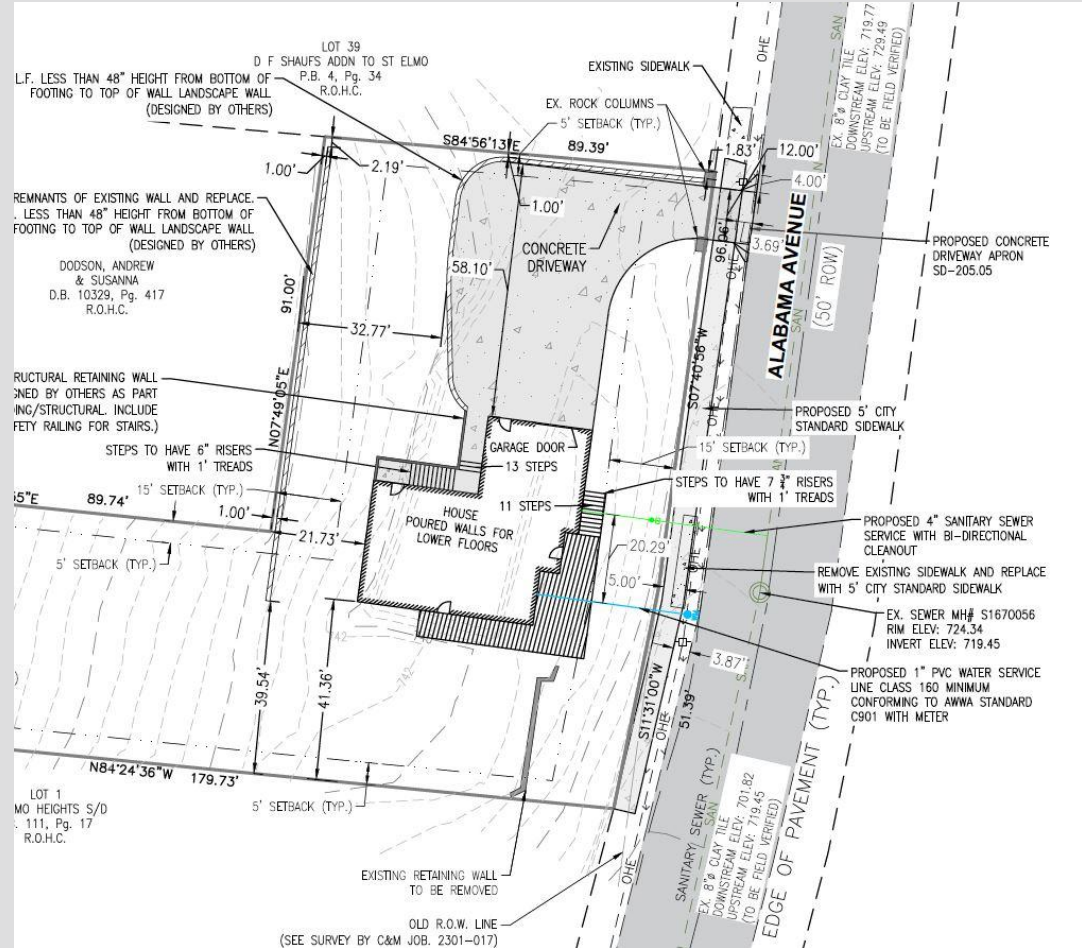
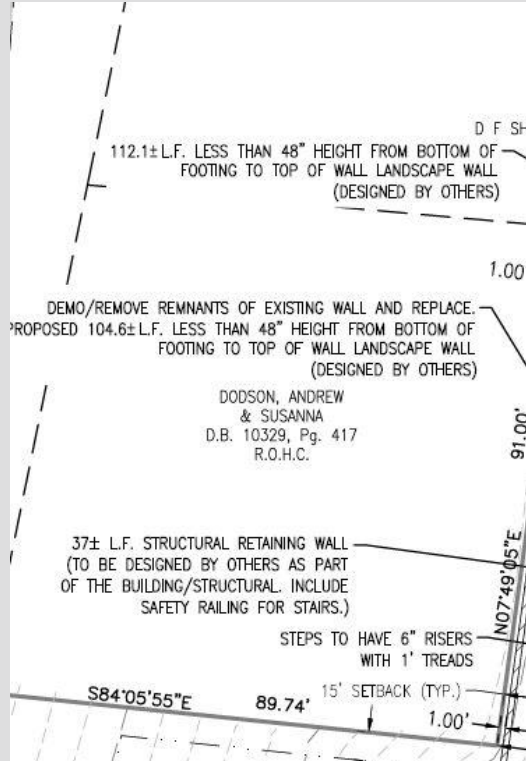
5413 Alabama Avenue



Application Information

Case # HZ-23-139

5413 Alabama Avenue



Application Information

Case # HZ-23-139

5413 Alabama Avenue



Application Information

Case # HZ-23-139

5413 Alabama Avenue



Application Information

Case # HZ-23-139

5413 Alabama Avenue



Material List

Case # HZ-23-139

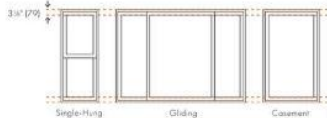
5413 Alabama Avenue

[Link to Product](#)

WINDOW FRAME OPTIONS

You'll find a 100 Series window to match any project from commercial to residential, no matter the location. And with uniform sight lines, it's easy to specify 100 Series products for the entire project. Additionally, 100 Series window frame options offer the flexibility needed to complete everything from new construction to home improvement, and they're available in $\frac{1}{8}"$ (3) increments when custom sizing is required.

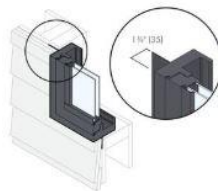
- $3\frac{1}{8}"$ (79) uniform sight lines allow for easy specification
- An extension jamb attachment flange is available for easy application of extension jambs on the job site.
- Single-hung drywall pass-through windows have an upper sash that can be easily removed on the job site after the window is installed. With both sash removed, drywall can easily fit through upper-floor windows.



NEW CONSTRUCTION WINDOW FRAME OPTIONS

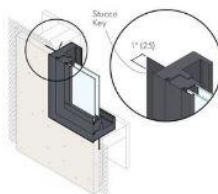
$1\frac{3}{8}"$ (35) Flange Setback

- Designed for new construction
- Integral installation flange makes installation into a new opening easy and helps make sure the windows and doors are weathertight



$1"$ (25) Flange Setback With Stucco Key

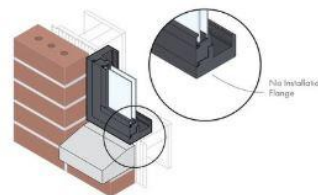
- For new construction with stucco exteriors
- Stucco key eliminates gaps that can result from the natural contraction of the exterior stucco
- Integral installation flange makes installation into a new opening easy and helps make sure the windows and doors are weathertight



REPLACEMENT WINDOW FRAME OPTIONS

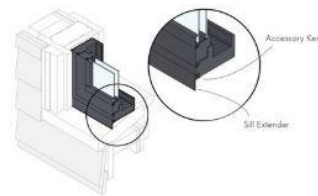
No Flange Frame

- Allows for full removal of an existing window when the existing frame is rotten or damaged
- Installed into the existing rough opening
- Includes pre-drilled, through-the-jamb installation holes and installation screws to save you time



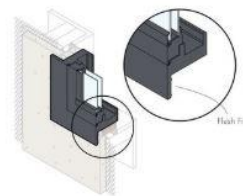
Insert Frame

- Provides fast and easy window replacement when installing into an existing window frame
- Saves time and money with minimal disruption to the interior or exterior trim
- Exterior accessory keel for convenient finishing of the window
- Installation accessories include an exterior sill extender to fill the gap at the sill (shown) in addition to exterior frame extender for sides and a head expander



Flush Fin Frame **NEW**

- Allows for easy replacement in stucco applications when installing over an existing aluminum window frame
- Minimizes disruption to the home's stucco exterior
- Flush fin has grooves at $\frac{1}{2}"$ (13) and $1"$ (25) for easy rimming
- Flat and curved interior trim is available to cover the existing window frame
- Available in select Southwestern states including Arizona, California, Nevada, New Mexico and Utah. Limited configuration availability. See your Andersen supplier for more information.



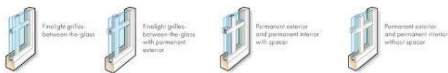
Material List

Case # HZ-23-139

5413 Alabama Avenue

GRILLES

Grilles for 100 Series windows and patio doors are available in a wide variety of patterns to complement virtually any style of home. Plus, they have options for easy cleaning and architectural authenticity many vinyl windows can't match.



FINELIGHT™ GRILLES-BETWEEN-THE-GLASS

Make glass easy to clean and have an elegant, unobstructed profile. Choose a two-sided color scheme to match both the interior and exterior of the window or patio door. Also, available with exterior grilles to provide architectural style and detail.

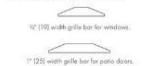
FULL DIVIDED LIGHT

Permanently applied to the exterior and interior of the window, with a spacer between the glass.

SIMULATED DIVIDED LIGHT

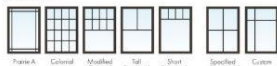
Permanently applied to the exterior and interior of the window, without a spacer between the glass.

Grille Bar Widths



A 2 1/2" (57) with grille is available for most sizes to simulate a muntin bar as a multi-unit combination, such as in a screen over a window or patio door.

Grille Patterns



To see all of the standard patterns available for a specific window or door, refer to the detailed product sections in this product guide or contact your Andersen supplier.

INSECT SCREENS

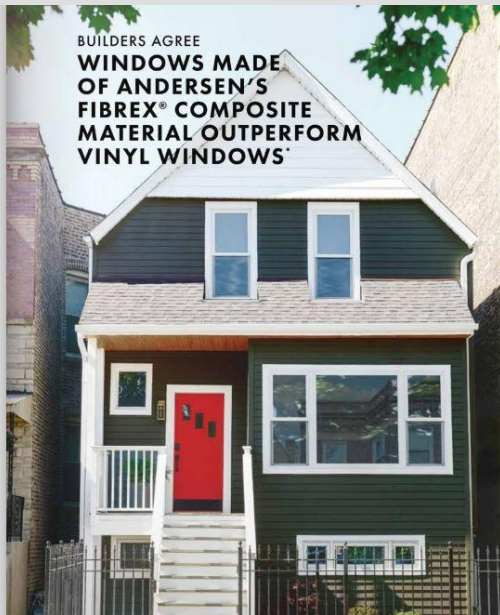


Insect screens for various windows have a fiberglass screen mesh. Optional "Insect-Free" insect screens are made with a micro-fine stainless steel mesh, providing more than 50% greater clarity than our conventional insect screens. Insect screen frames for casement and awning windows are color matched to the product interior and for angle hung and gliding windows are matched to the product exterior.



Gliding insect screens for two-panel gliding patio doors have a fiberglass screen mesh. Insect screen frames for doors are color matched to the product exterior.

BUILDERS AGREE
**WINDOWS MADE
OF ANDERSEN'S
FIBREX® COMPOSITE
MATERIAL OUTPERFORM
VINYL WINDOWS***



FIBREX® MATERIAL

Developed by Andersen, Fibrex material is a revolutionary structural composite material that blends the very best attributes of vinyl and wood. Fibrex material saves on natural resources because it's composed of 40% reclaimed wood fiber by weight. Special polymer formulations surround and fill each wood fiber, enabling top performance. The result is a material that provides uncommon value and enhances the quality of any project. In use for over two decades in Andersen® products, Fibrex material has proven its strength and durability in all types of climates.

REVOLUTIONARY BUILDING MATERIAL

- Twice as strong as vinyl so weatherlight seals stay weatherlight
- Blocks thermal transfer nearly 700 times better than aluminum to help reduce heating and cooling bills
- Retains its stability and rigidity in all climates for exceptional durability
- Offers superior scratch resistance compared to painted vinyl*

ENVIRONMENTALLY RESPONSIBLE

- Since Andersen developed the highly sustainable Fibrex material, reuse of waste wood fiber has prevented the harvesting of nearly 90 million board feet of timber.
- 100 Series products can help builders earn LEED® points in three key categories: Energy & Atmosphere, Materials & Resources and Indoor Environmental Quality
- 100 Series products meet or exceed California Section 01350 Specification, a California indoor emission standard – one of the toughest in the country
- Like all Andersen products, 100 Series products are designed to last** and help reduce future waste streams



See how Andersen created Fibrex material at
andersenwindows.com/fibrex



Relevant Saint Elmo Guidelines:

Case # HZ-23-139, 5413 Alabama Avenue

6.19 Masonry (Stone)

6.22 New Construction (windows + retaining walls)

Staff Report

19. Masonry (Stone)

Stone exteriors, foundations, and other features are integral to a dwelling's character and should be preserved and maintained. Stone retaining walls, gate posts, and other original landscape features should also be preserved and maintained. **The applicant is proposing removal of existing historic stone retaining walls on site. COA conditioned preservation of retaining wall and posts along Alabama Ave. These walls are interior to the site.**

A. Materials original to the building should be preserved and maintained. **The applicant is proposing removal of existing historic stone retaining walls on site. COA conditioned preservation of retaining wall and posts along Alabama Ave. These walls are interior to the site.**

B. Should never be sandblasted or subjected to any kind of abrasive cleaning.

C. Should never be cleaned with high pressure water which exceeds 600 pounds per square inch.

D. Should be cleaned with detergent cleansers or chemical agents by professionals.

E. Should be cleaned only when necessary to halt deterioration or remove heavy soiling to avoid needlessly introducing water or chemicals into the building.

F. Paint removal should not be done if the paint is firmly adhered to, and therefore protecting, the stone surface.

G. Water-repellent coatings should not be added unless masonry repairs have failed to stop water penetration problems.

H. Should not be painted.

I. Should not be stuccoed.

J. Mortar between stones should be removed by hand tools, not electric power saws, for repairs.

K. Repointing should match original width, depth, color, raking profile, composition, and texture.

L. Repointing should never be done with Portland cement or other hard mortar but with an original compound if it can be determined or with a historic compound such as one part lime and two parts sand if it cannot.

M. Features that are missing may be replaced in-kind where missing, or when required by extensive deterioration if accurately duplicated.

Staff Report

Case # HZ-23-139, 5413 Alabama Avenue

6.22.A.9. Material and material color.


Foundations: Most foundations are of brick, poured concrete or concrete block. Poured concrete is more appropriate than concrete block. If concrete block is used, a stucco wash is recommended to provide a smooth surface. Split faced concrete block is also an acceptable foundation material.

Brick Dwellings: If the new construction is of brick, the brick should closely match typical mortar and brick color tones found in the district and along the block. White or light mortars provide too much contrast with typical dark brick colors and should be avoided.

Frame Dwellings: If the new construction is of frame, the preferred exterior material is horizontal wood siding which is a minimum of four inches and a maximum of six inches in width. The use of masonite is also acceptable as long as it meets these size recommendations. The use of grained pressboard or chipboard is less appropriate but is acceptable if it meets these size recommendations. Vertical board siding is not appropriate for new construction on the fronts or sides of buildings. The use of vinyl or aluminum siding is also discouraged and should only be used on rear or non-readily visible sides of buildings.

Windows: Wood construction is preferred for windows, especially those on the fronts of buildings. However, the use of vinyl clad or aluminum windows is also acceptable as long as they follow proper proportions (see window guidelines). The use of dark anodized aluminum windows or storm windows is appropriate. **The applicant is proposing Anderson composite windows. The original COA stated staff to approve windows, but there were some questions from Commissioners about the composite style and material.**

The applicant has changed the parking area slightly and the height of the new retaining walls from 36” to no more than 48”.



Case # HZ-23-139
5413 Alabama Ave.


Applicant Presentation (10 minutes maximum)

Community Comments & Comments by Other Persons

(3 minutes maximum per person)

Case # HZ-23-139
5413 Alabama Ave.





Case # HZ-23-139
5413 Alabama Ave.

Applicant Response (5 minute maximum)

**Historic Zoning Commission Discussion
Motion and Vote**

Case # HZ-23-150

5406 Virginia Avenue

Neighborhood: Saint Elmo

Historic Structure: No, New Construction

Description of proposed project: As-Built Front Porch + Fence



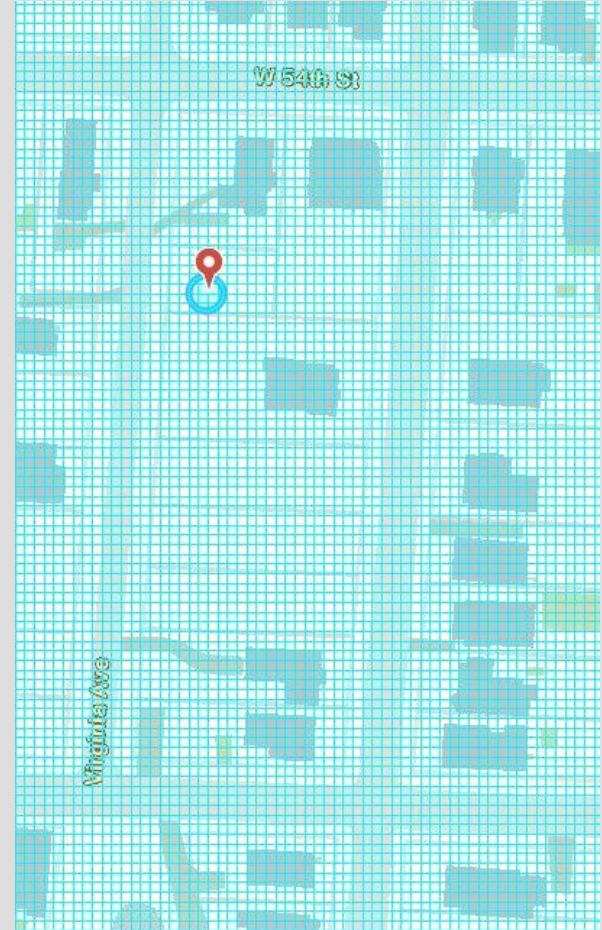
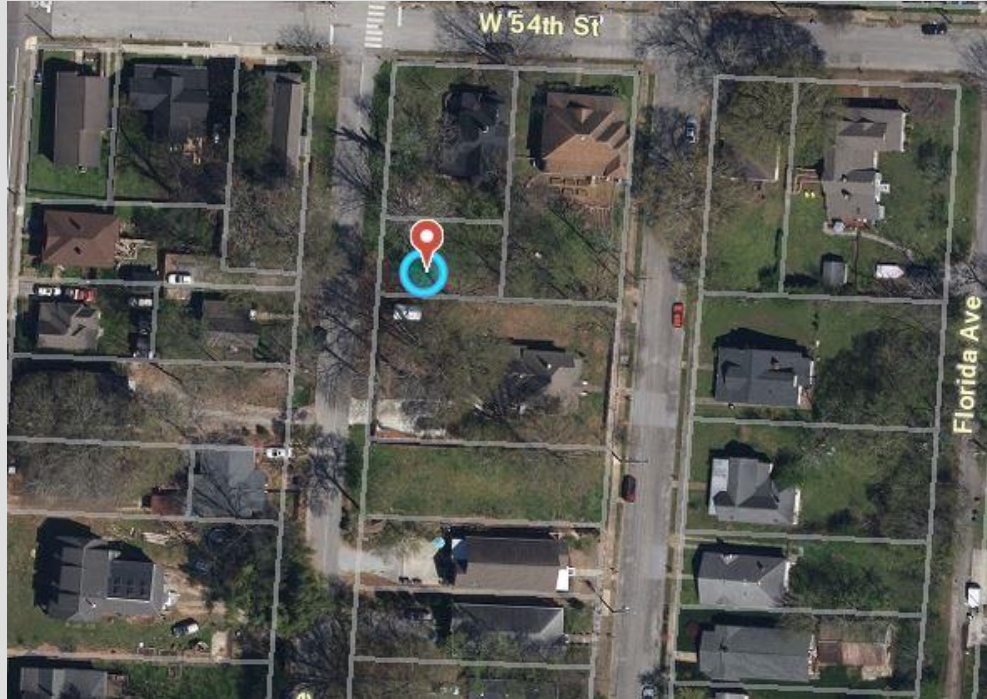
Historic Zoning History:

HZ-23-150: New Construction

Map Location

Case # HZ-23-150

5406 Virginia Ave.



Property Photos

Case # HZ-23-150
5406 Virginia Ave.



Neighboring Property Photos

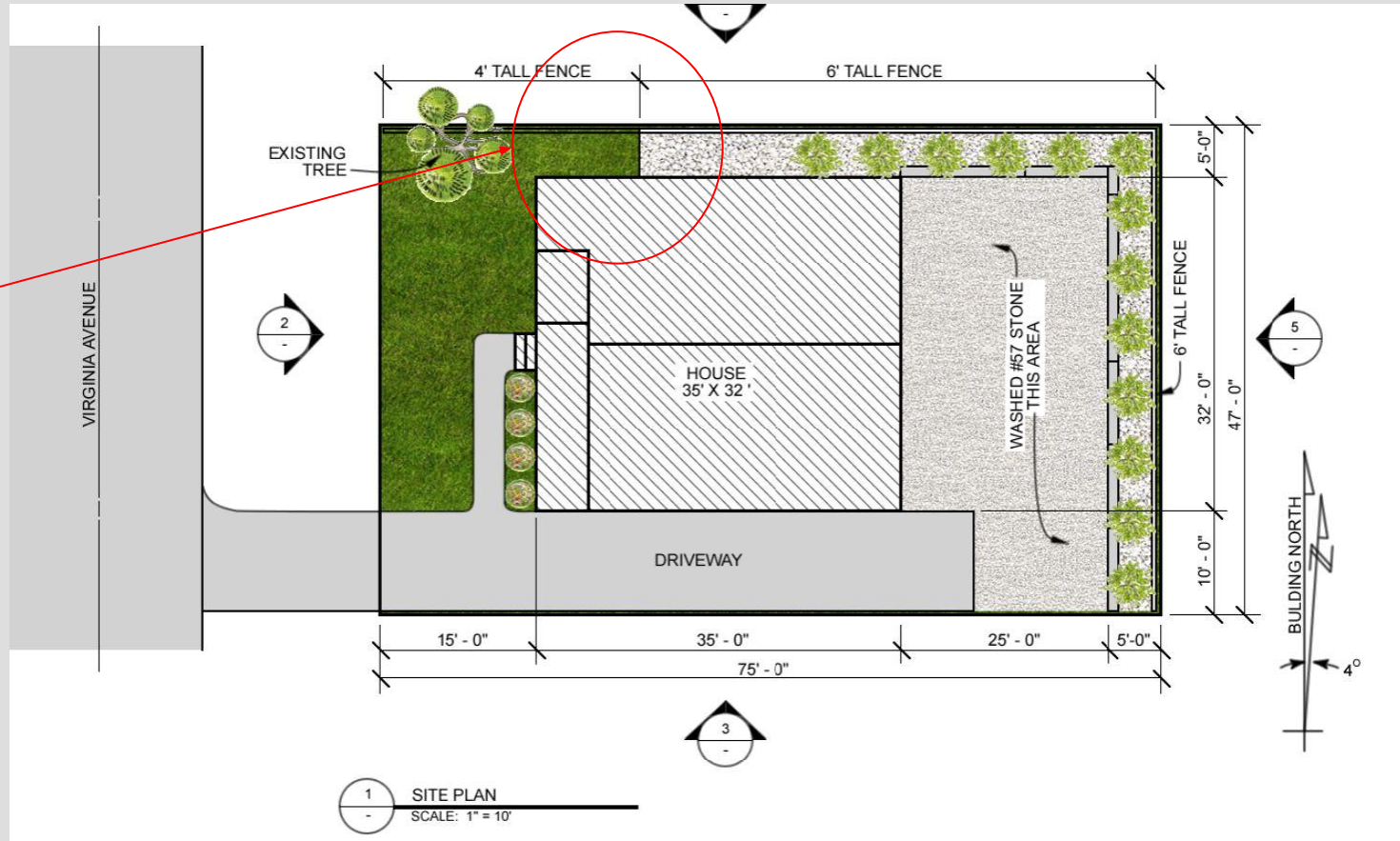
Case # HZ-23-150
5406 Virginia Ave.



Application Information

Case # HZ-23-150
5406 Virginia Ave.

6' Privacy
Fence Installed
up to Front
Facade

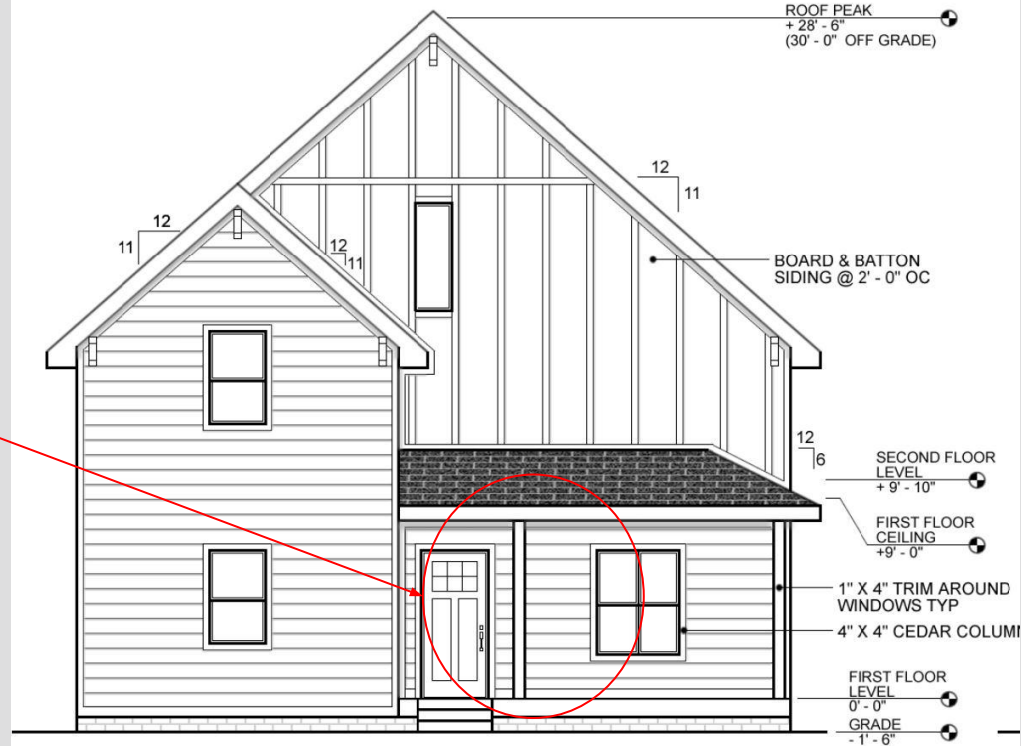


Application Information

Case # HZ-23-150

5406 Virginia Ave.

Second column not installed. Applicant does not want to install.



Relevant Saint Elmo Guidelines:

Case # HZ-23-150, 5406 Virginia Ave.

6.11 Fences, Page 43

6.22 New Construction, Page 52

Staff Report

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.
- 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. **The applicant installed a 6' privacy fence that aligns with the front facade of the dwelling. The original site plan showed the fence half way back from the front facade.**
- 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-23-150, 5406 Virginia Ave.

6.22.A.5. Location and proportion of porches, entrances, windows, and divisional bays.

Porches should have roof forms of gable or shed design and at least cover the entrance. Porches which extend partially or fully across the main façade are recommended. Porch columns and railings should be simple in design in square or round shapes. Columns should be a minimum of six inches and a maximum of ten inches square or in diameter. Porch railings should have balusters which are no more than two inches square or in diameter. New windows should be rectangular sash whose proportions on the main façade should not exceed three-to-one in a height to width ratio or be any less than two to one in height-to-width (two to one proportions are preferred). No horizontal sash, casement, or awning type windows should be placed on the fronts of buildings. The use of plastic or “snap-in” muntins (window pane dividers) is discouraged. **The applicant was approved to install two 6”x6” columns on the front porch. The dwelling was built with only one column on the front porch. The applicant would like the porch to remain with one column.**



Case # HZ-23-165
4505 Alabama Ave.


Applicant Presentation (10 minutes maximum)

Community Comments & Comments by Other Persons

(3 minutes maximum per person)

Case # HZ-23-165
4505 Alabama Ave.





Case # HZ-23-165
4505 Alabama Ave.

Applicant Response (5 minute maximum)

**Historic Zoning Commission Discussion
Motion and Vote**



New Business

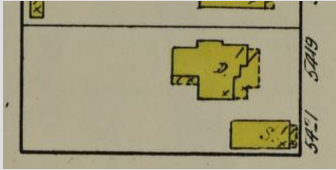
Case # HZ-25-26

5419 St. Elmo Avenue

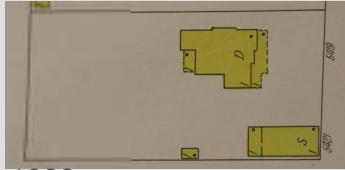
Neighborhood: St. Elmo

Historic Structure: Yes, ca. 1917

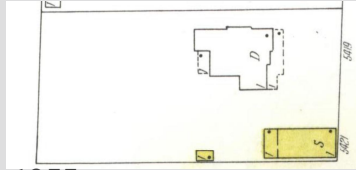
Description of proposed project: Addition and Accessory Dwelling Unit



1917



1930



1955



Historic Zoning History:

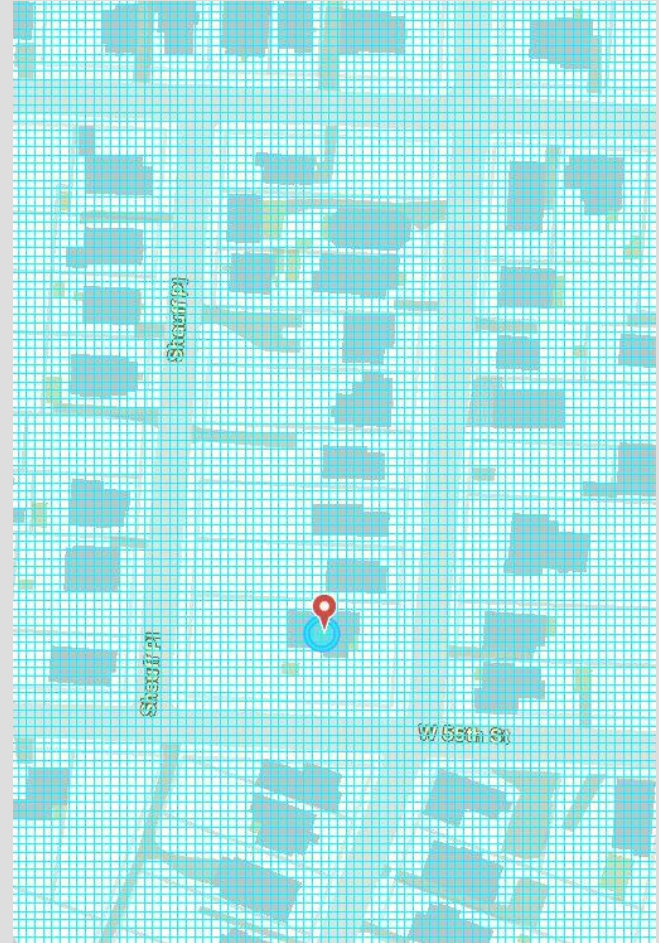
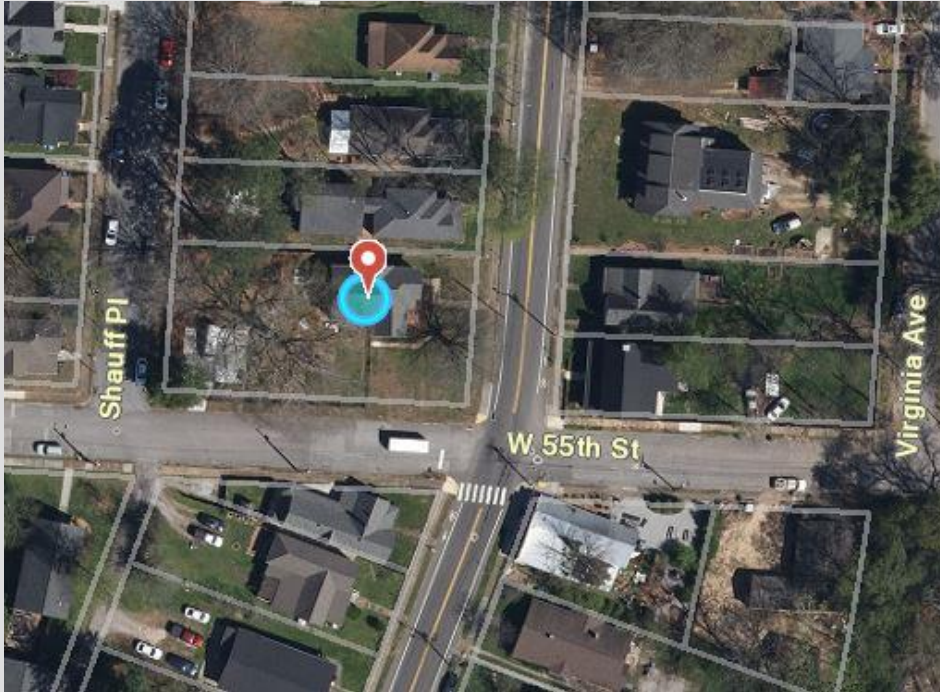
HZ-23-36: Alterations to HZ-22-182 and HZ-22-134 with new porch railings, new rear sidewalk pavers, and a concrete parking pad.

HZ-22-134: Windows, Fencing, Siding

Map Location

Case # HZ-25-26

5419 St. Elmo Ave.



Property Photos

Case # HZ-25-26
5419 St. Elmo Ave.



FRONT ELEVATION

Property Photos

Case # HZ-25-26
5419 St. Elmo Ave.



SOUTHEAST CORNER VIEW

Property Photos

Case # HZ-25-26
5419 St. Elmo Ave.



SIDE ALONG W 55TH STREET

Property Photos

Case # HZ-25-26
5419 St. Elmo Ave.



REAR OF HOUSE ALONG SHAUFF PLACE

Neighboring Property Photos

Case # HZ-25-26
5419 St. Elmo Ave.



Neighboring Property Photos

Case # HZ-25-26
5419 St. Elmo Ave.



Neighboring Property Photos

Case # HZ-25-26
5419 St. Elmo Ave.



Application Information

Case # HZ-25-26

5419 St. Elmo Ave.

5419 ST ELMO AVENUE: EXISTING CONTEXT WITHIN 1 BLOCK OF PROJECT SITE

Rear of house faces Shauff Place.
Houses on WESTERN side of
Shauff Place face that street.



5419 ST ELMO AVENUE: EXISTING CONTEXT WITHIN 1 BLOCK OF PROJECT SITE



STAR on map shows the FRONT FACADES of existing houses or buildings. Shauff Pl between W 55th and W 54th Streets is lined completely by houses on the western side of the street. W 55th is more of an access/side street here.

Due to the unique character of this lot, we felt the driveway was most logical to remain on W 55th Street and allow the ADU to have a frontage that addresses Shauff Place.

Application Information

Case # HZ-25-26

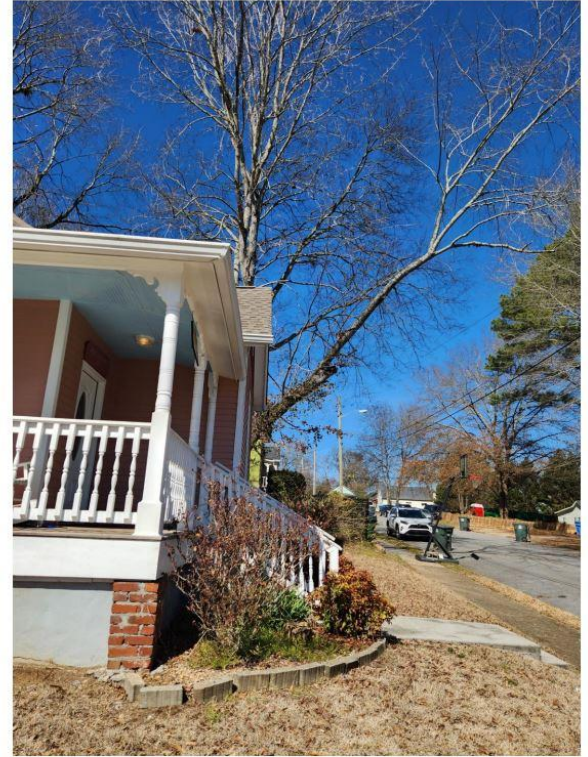
5419 St. Elmo Ave.

5419 ST ELMO AVENUE: EXISTING CONTEXT WITHIN 1 BLOCK OF PROJECT SITE



Streetview from intersection of Shauff Place and W 55th Street (facing WEST – towards Alabama Ave.)

5419 ST ELMO AVENUE: EXISTING CONTEXT WITHIN 1 BLOCK OF PROJECT SITE



Front Façade alignments at WESTERN side of Shauff Place

Application Information

Case # HZ-25-26

5419 St. Elmo Ave.

5419 ST ELMO AVENUE: EXISTING CONTEXT WITHIN 1 BLOCK OF
PROJECT SITE



Existing Cottage on EASTERN side of Shauff Pl
(near intersection with W 54th Street)

5419 ST ELMO AVENUE: EXISTING CONTEXT WITHIN 1 BLOCK OF
PROJECT SITE



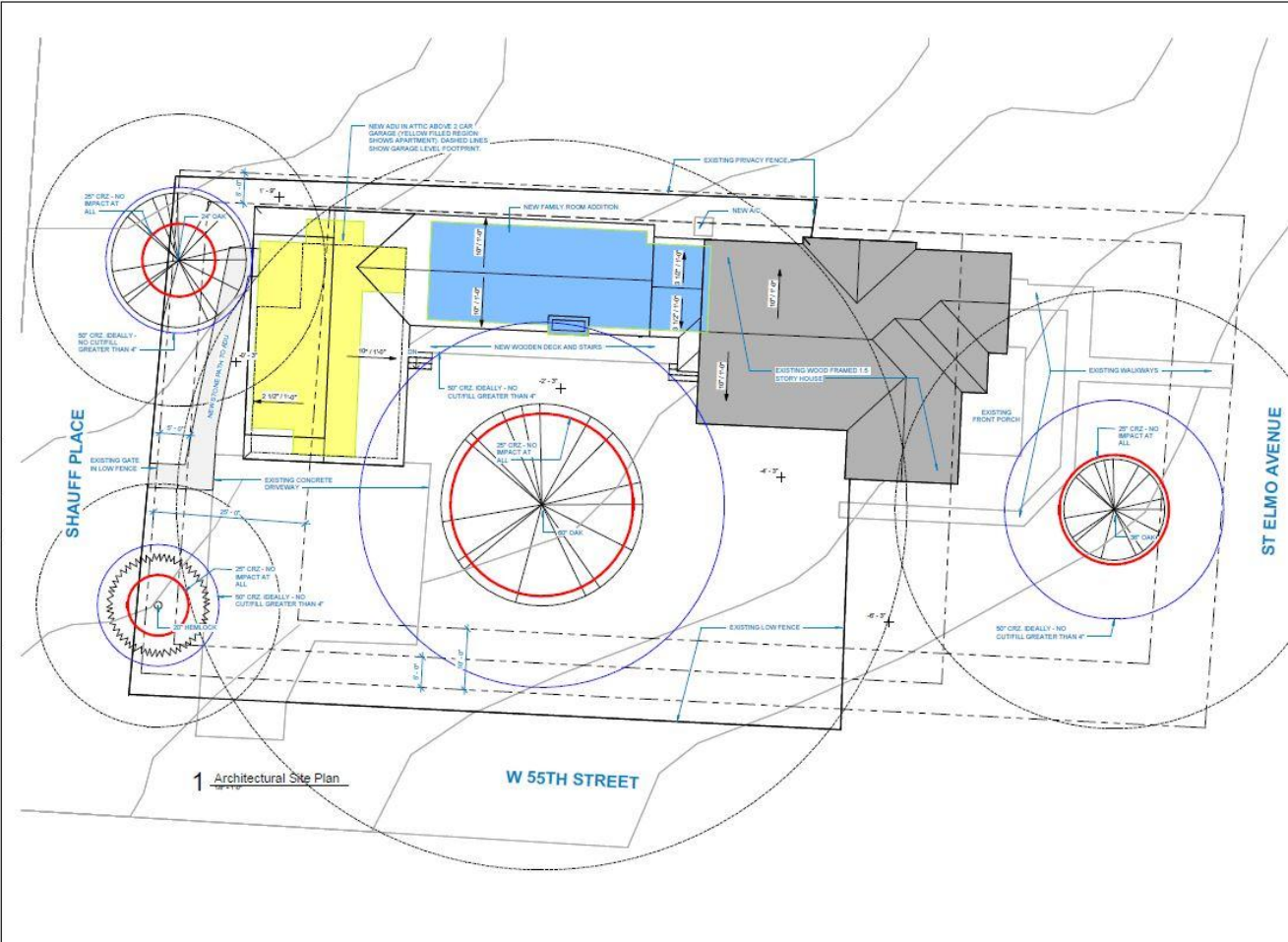
Existing single-family home at intersection of
Alabama Ave and W 55th Street

Application Information

Case # HZ-25-26
5419 St. Elmo Ave.

- Addition
- Existing Dwelling
- Accessory Dwelling Unit

Color PDFs provided for drawing clarity. Full sized plots intended to be printed in black/white format unless directed otherwise.



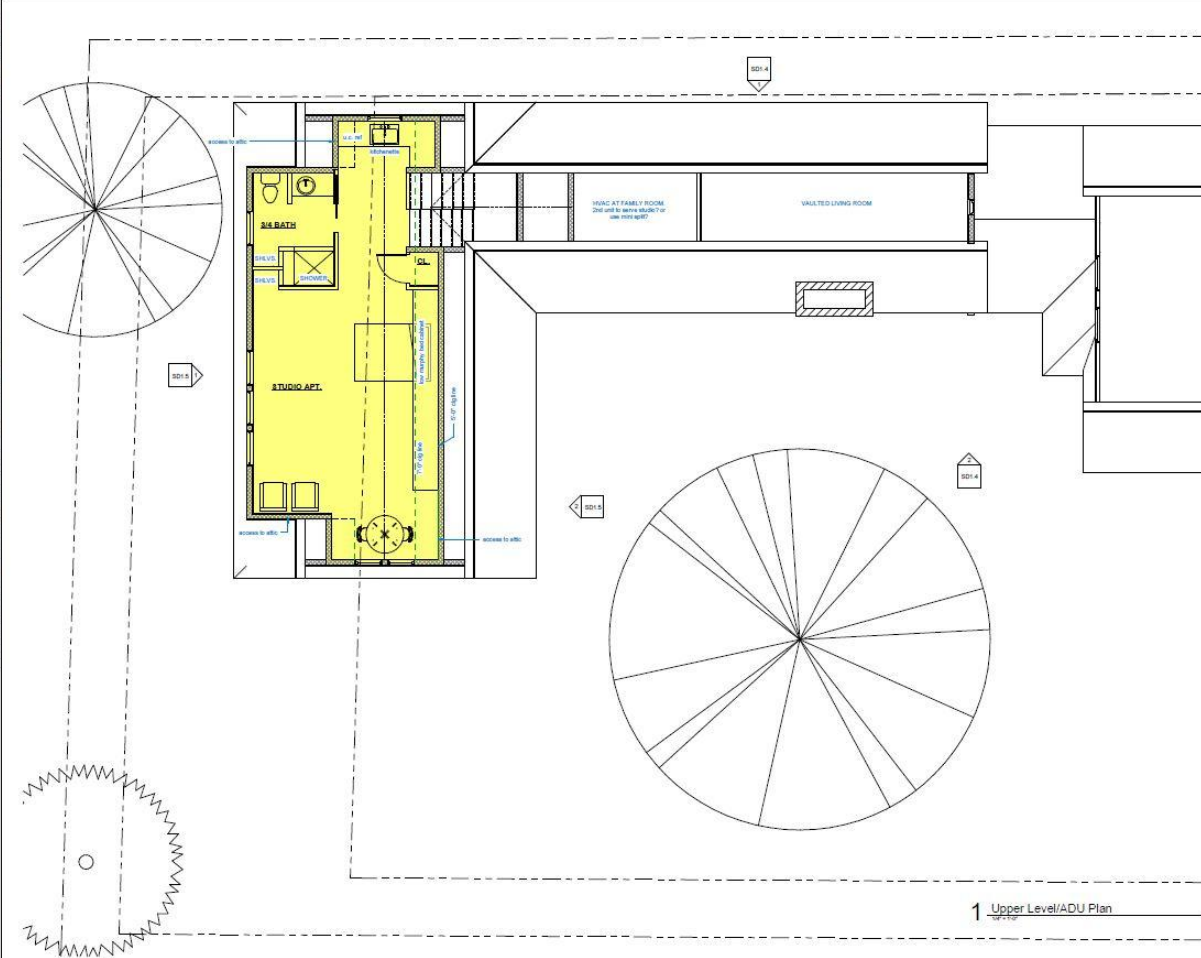
Case # HZ-25-26
5419 St. Elmo Ave.

[illegible]

Case # HZ-25-26
5419 St. Elmo Ave.

Case # HZ-25-26
5419 St. Elmo Ave.

5419 St. Elmo Ave.

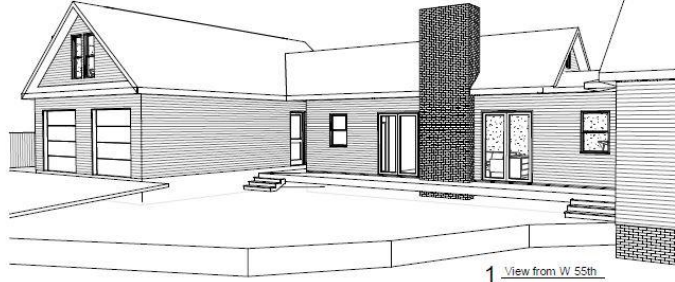


Application Information

Case # HZ-25-26
5419 St. Elmo Ave.

Color PDFs provided for drawing clarity. Full-sized plots intended to be printed in black/white format unless directed otherwise.

NOTE: 3D VIEWS DO NOT SHOW EXTERIOR TRIM, GUTTERS, OR DOWNSPOUTS. REFERENCE EXTERIOR ELEVATIONS FOR ADDED INFO. CONTOURS ARE SHOWN AS SIMPLIFIED 2' THICK STEPS. ACTUAL EXISTING GRADE IS SLOPED. CONTOURS BASED ON HAMILTON COUNTY GIS. VERIFY EXACT GRADES ON SITE PRIOR TO START OF ANY WORK. EXISTING TREES ARE NOT SHOWN FOR CLARITY.



Case # HZ-25-26
5419 St. Elmo Ave.

Color PDFs provided for drawing clarity. Full sized plots intended to be printed in black/white format unless directed otherwise.



Application Information

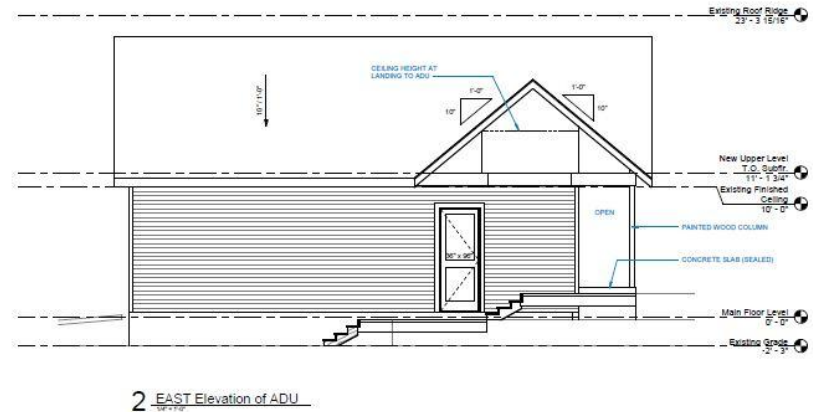
Case # HZ-25-26

5419 St. Elmo Ave.

MATERIAL LIST:

- PRESSURE TREATED WOOD DECKING AT PORCHES AND WOOD DECKS
- PAINTED WOOD COLUMNS - NOMINAL 6X6
- PARGE COAT STUCCO AT FOUNDATION WALLS
- SHINGLE ROOF TO MATCH EXISTING HOUSE
- SMOOTH HARDIE PANEL AND BATTENS AT PORCH CEILINGS.
- GUTTERS AND DOWNSPOUTS TO MATCH EXISTING.
- METAL RAILINGS TO MATCH EXISTING, WHERE NEEDED
- SMOOTH HARDIE SIDING TO MATCH EXISTING HOUSE
- TRIM PROFILES TO MATCH EXISTING HOUSE (CORNER AND WINDOW/DOOR TRIM)

(NOTE: EXISTING TRIM AT WINDOWS, DOORS, AND SIDING TO REMAIN AT HOUSE.)



Material List

Case # HZ-25-26
5419 St. Elmo Ave.

5419 ST ELMO AVENUE: MATERIALS



All siding has been replaced on this home with smooth cement board siding. NEW addition to match trim at windows, doors, window styles (clad wood windows), exterior doors, shingles, gutters, downspouts, roof overhang/soffit/fascia. Any new railings to match railings at front of house.

Due to topography changes at rear of lot vs. existing back of house, proposing a slab on grade to keep the finished floor at the house aligned with the addition. There will be steps from the addition UP to the new ADU 1st floor to account for grade changes at the NW corner of the lot. The ADU will be on a concrete slab to limit steps between ADU, garage, and house addition.

Relevant Saint Elmo Guidelines:

Case # HZ-25-26, 5419 St. Elmo Ave.

6.1 Additions, Page 33

6.22 New Construction, Page 52

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 to match materials of the existing dwelling along with trim dimensions, but the ADU design has a contemporary style shed roof at the rear.**
- 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. **Applicant to confirm if hyphen attaching the addition will remove or damage any main architectural features of the dwelling. The previous exterior rehabilitation included installing new windows and siding.**
- 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-25-26, 5419 St. Elmo Ave.

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

1. Smaller in scale than the primary building; **The height of the addition is less than the existing dwelling, but the footprint of the addition, garage, and ADU seemed to double the size of the building footprint.**
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.; **Yes, the proposed addition has gable roof forms. The applicant is proposing a modern shed roof on the ADU structure.**
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 addition is attached to the primary dwelling and the ADU/garage structure is attached to the addition via a roofline with a breezeway.**
4. Compatible in design, shape, materials, and roof shape to the main building. **Yes, the proposed addition has gable roof forms. The applicant is proposing a modern shed roof on the ADU structure.**
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 horizontal hardie siding to match the existing dwelling.**
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. Applicant is proposing carriage style garage doors. **The materials match the existing dwelling and follows the roof forms and trim dimensions, while also proposing a contemporary style shed roof on the ADU structure.**

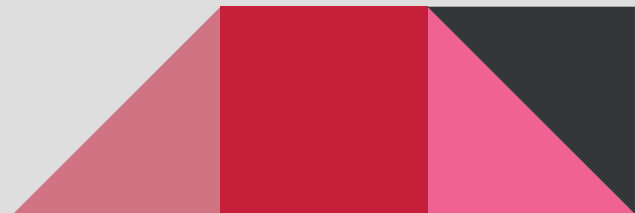



Case # HZ-25-26
5419 St. Elmo Ave.

Applicant Presentation (10 minutes maximum)

Case # HZ-25-26
5419 St. Elmo Ave.

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





Case # HZ-25-26
5419 St. Elmo Ave.

Applicant Response (5 minute maximum)

**Historic Zoning Commission Discussion
Motion and Vote**

Case # HZD-25-4

5507 St. Elmo Avenue

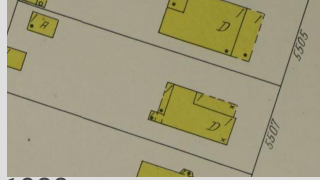
Neighborhood: St. Elmo

Historic Structure: Yes, ca. 1889-1904 per National Register Nomination

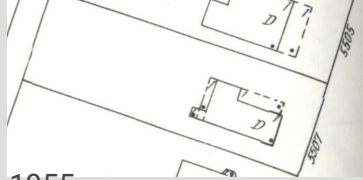
Description of proposed project: Demolition



1917



1930



1955

(252) 5507 St. Elmo Ave (Between 1889-1904): Ell shaped, one story, frame, gabled roof, vents in gables, asbestos shingles.



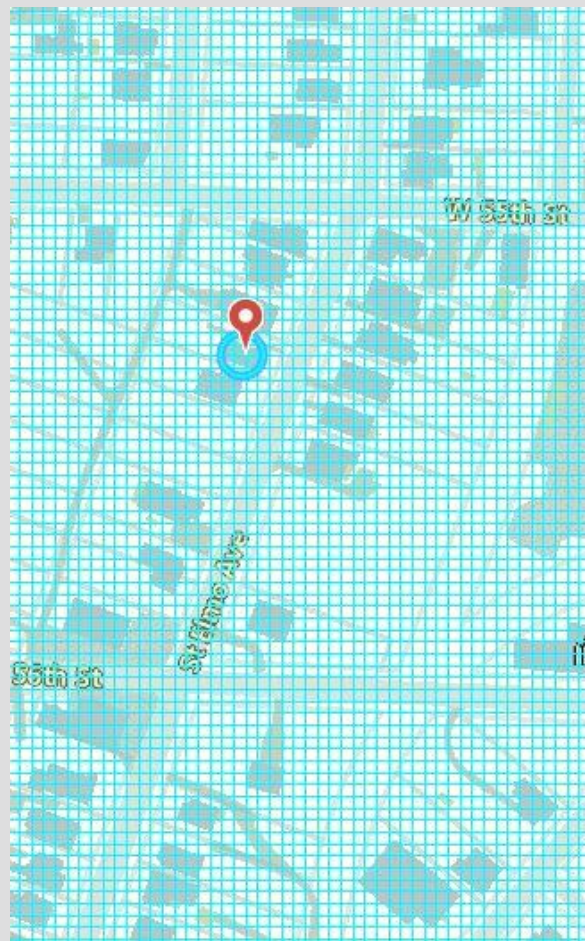
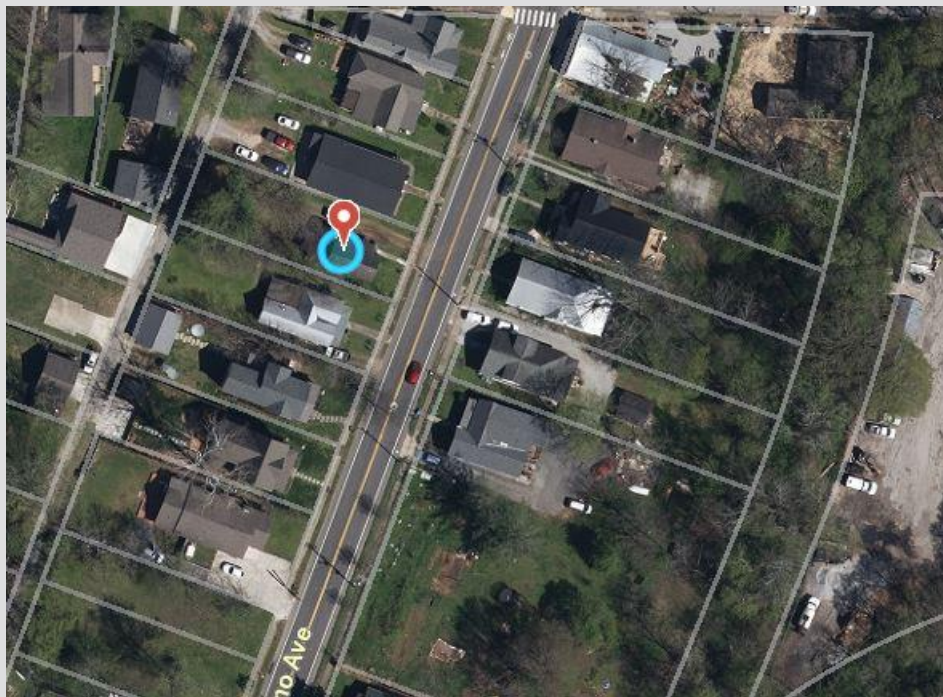
Historic Zoning History:

None

Map Location

Case # HZD-25-4

5507 St. Elmo Ave.



Property Photos

Case # HZD-25-4
5507 St. Elmo Ave.



Neighboring Property Photos

Case # HZD-25-4
5507 St. Elmo Ave.



Neighboring Property Photos

Case # HZD-25-4
5507 St. Elmo Ave.



Application Information

Case # HZD-25-4

5507 St. Elmo Ave.



Application Information

Case # HZD-25-4
5507 St. Elmo Ave.



Application Information

Case # HZD-25-4
5507 St. Elmo Ave.



Application Information

Case # HZD-25-4

5507 St. Elmo Ave.



Application Information

Case # HZD-25-4

5507 St. Elmo Ave.



Application Information

Case # HZD-25-4
5507 St. Elmo Ave.



Application Information

Case # HZD-25-4

5507 St. Elmo Ave.



Application Information

Case # HZD-25-4
5507 St. Elmo Ave.

←

📅

🕒

🗑️

✉️

📁

⋮

10 of 47

⏮

⏭

📄

▼

Receipt

⏮ ⏭ 📄

S

Samara Swafford

🗨️

Tue, Mar 11, 8:32 AM (3 days ago)

☆

Charlie, I was able to schedule this for 15 days for you. The cost will be \$69.95. Will run 3/12-3/26. Thanks

C

Chuck Rasnick <kayaker316@gmail.com>

to Samara ▾

Tue, Mar 11, 9:01 AM (3 days ago)

☆ 😊 ↩ ⋮

Thank you so much Samara.

⋮

Chattanooga Times Free Press

PAYMENT RECEIPT

400 East 11Th Street
Chattanooga, TN 37403
Phone: 423-757-6374

DATE: 03/11/2025

FOR:
CHARLIE RASNIC
1314 Gentry Ter
Murfreesboro, TN 37130-5740

ACCOUNT: STCR30

| Payment Type | CC Type | Last4 | Tagline | Amount |
|--------------|------------|-------|--------------|---------|
| Credit Card | Mastercard | 9296 | Ad ID 489492 | \$69.95 |

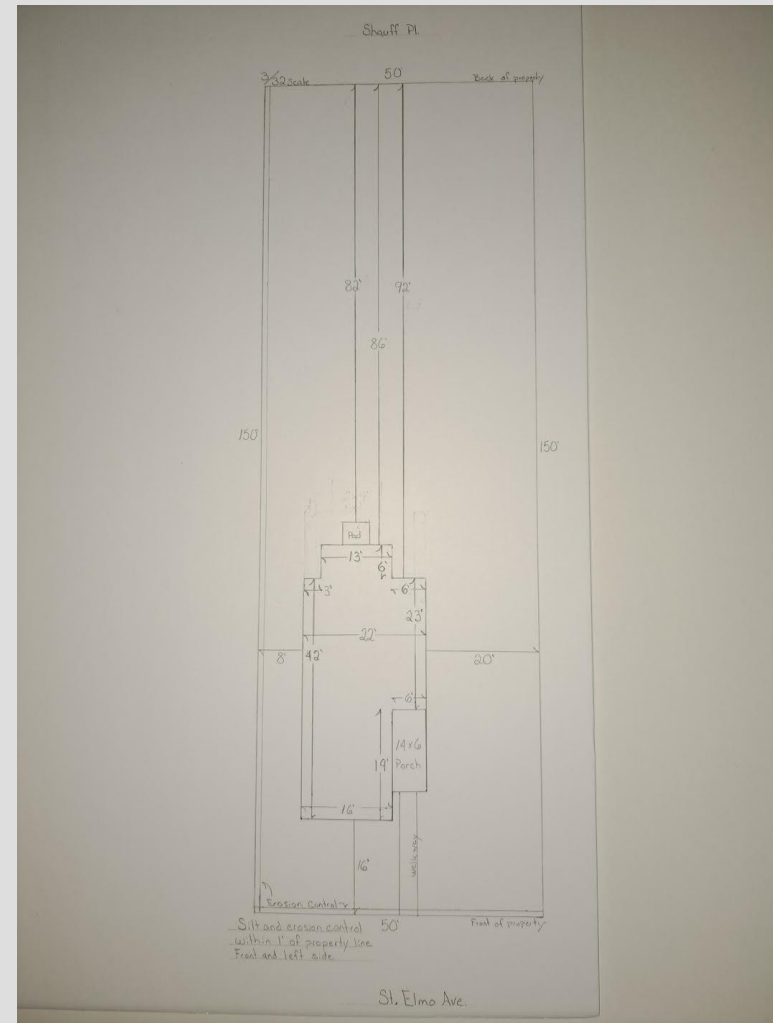
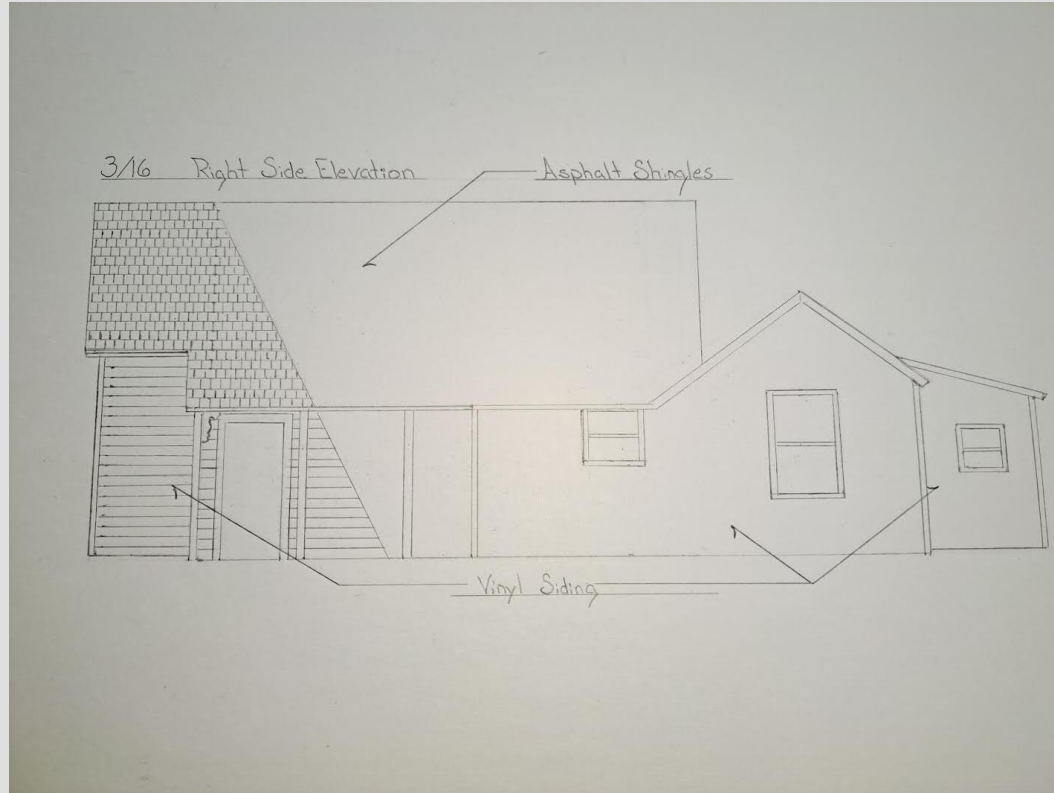
If you have any questions call: 423-757-6374

THANK YOU FOR YOUR BUSINESS!

Application Information

Case # HZD-25-4

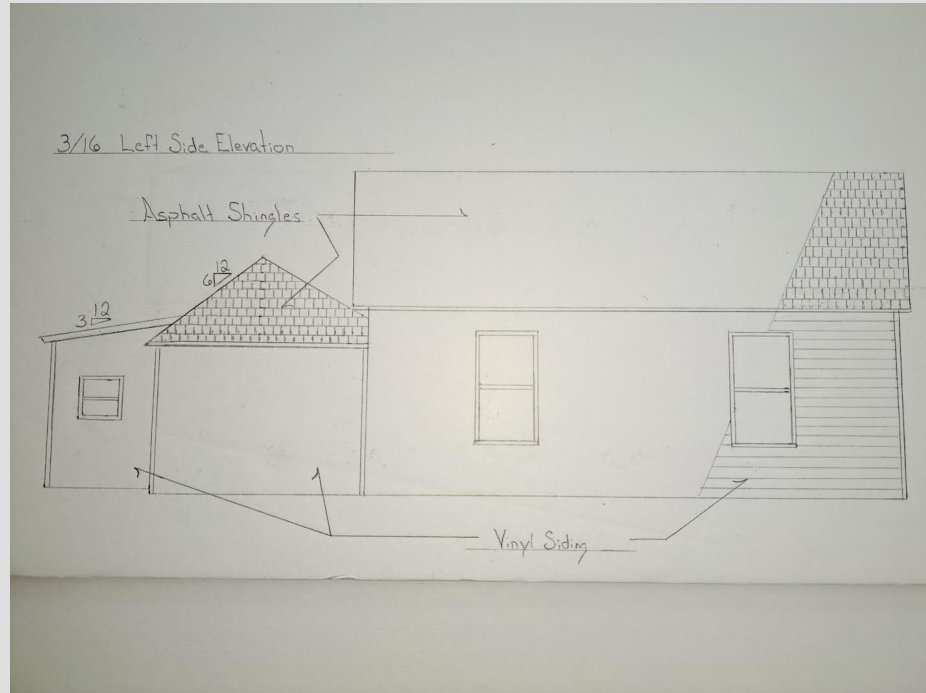
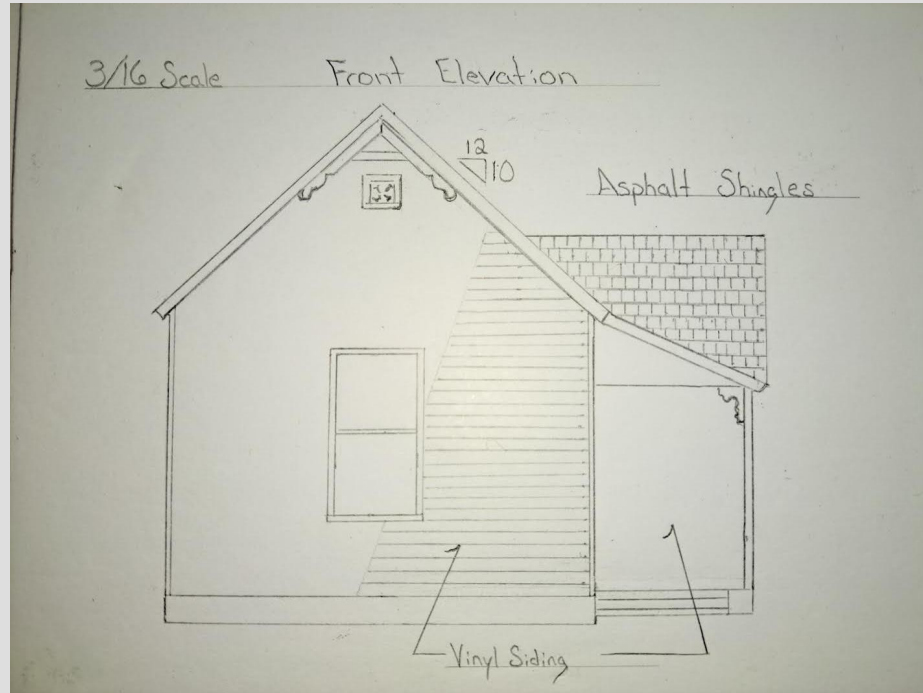
5507 St. Elmo Ave.



Application Information

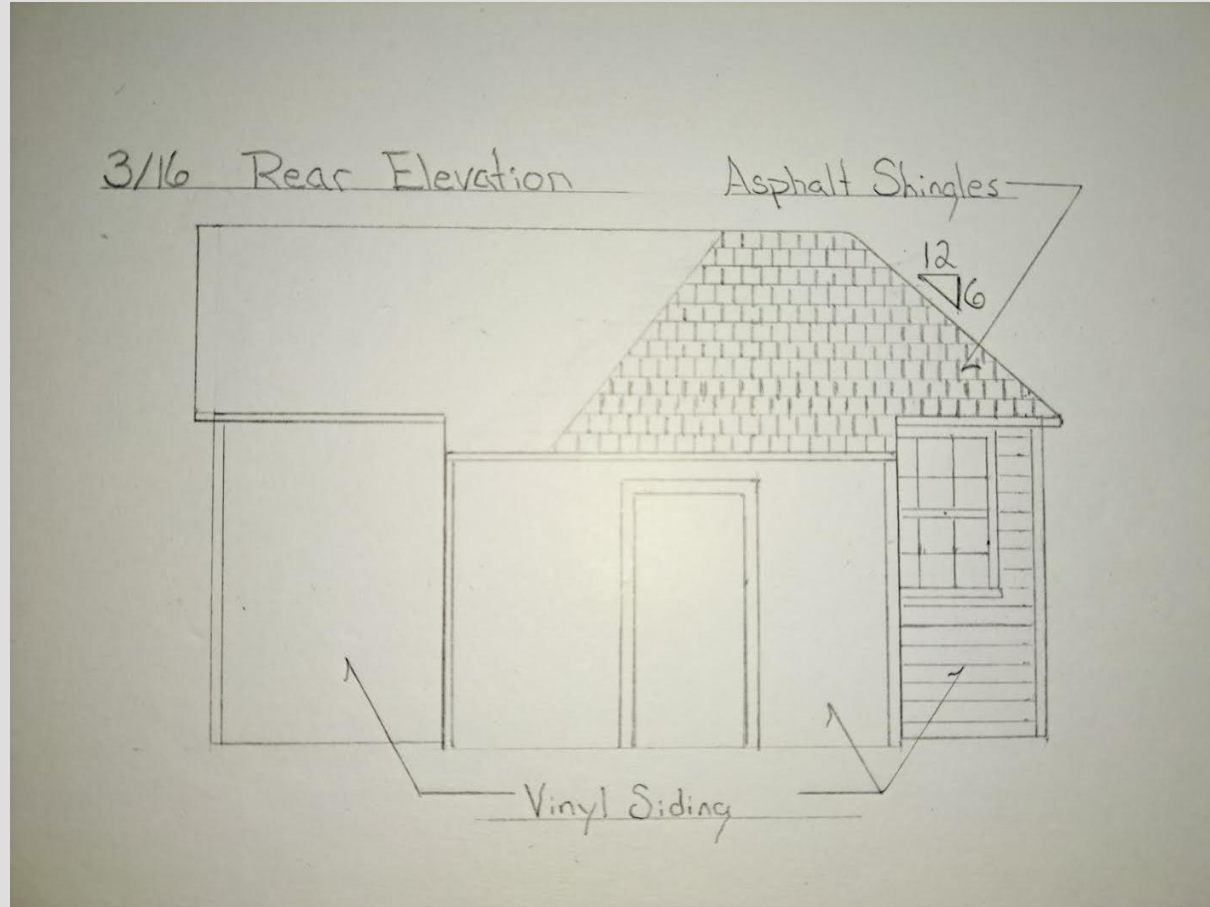
Case # HZD-25-4

5507 St. Elmo Ave.



Application Information

Case # HZD-25-4
5507 St. Elmo Ave.



Relevant Saint Elmo Guidelines:

Case # HZD-25-4, 5507 St. Elmo Ave.

6.7 Demolition, Page 39

Staff Report

Demolition is forever and once a building is gone it takes away another piece of the neighborhood's character. Demolition of a historic building which has most of its original design and features should only be an action of last resort.

A. Of any original feature or part of a historic building should be avoided.

B. Of a building which contributes to the historic or architectural significance of the St. Elmo Historic District should not occur, unless:

1. Public safety and welfare requires the removal of the building or structure; **The property has not been condemned or cited by City of Chattanooga Code Enforcement.**

2. If a building has lost its architectural and historical value and its removal will improve the appearance of the neighborhood; **The building still retains its architectural and historical value.**

3. If a building does not contribute to the historical or architectural character and importance of the district and its removal will improve the appearance of the neighborhood; **The property is listed as contributing in the National Register Nomination and still retains some of its defining architectural features including gable vent, gabled roof, and ell shape. The form of the house seems to match the Sanborn from 1917 onward.**

4. If the denial of the demolition will result in an economic hardship on the applicant as determined by Section VIII of the Ordinance.

C. Of pre-1945 secondary buildings (garages, etc.) may be appropriate if substantially deteriorated (requiring 50% or more replacement of exterior siding, roof rafters, surface materials, and structural members).



Case # HZD-25-4
5507 St. Elmo Ave.

Applicant Presentation (10 minutes maximum)

Case # HZD-25-4
5507 St. Elmo Ave.

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





Case # HZD-25-4
5507 St. Elmo Ave.

Applicant Response (5 minute maximum)

**Historic Zoning Commission Discussion
Motion and Vote**

- 
- Staff Updates:
- Historic Guidelines Status

Final Information:

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

Next meeting date: May 15, 2025 (Application Deadline, April 18, 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