

CHATTANOOGA HISTORIC ZONING COMMISSION

MINUTES

January 21, 2016

The duly advertised meeting of the Chattanooga Historic Zoning Commission was held January 21, 2016 at 5:30 p.m. at the Development Resource Center, Conference Room 1A. Kevin Osteen called the meeting to order. Angela S. Wallace called the roll and swore in all those who would be addressing the Commission. Kevin Osteen explained the rules of procedure and announced that the meeting was being recorded.

Members Present: Michael Prater, JoBeth Kavanaugh, Kevin Osteen, Nancy Poston, William Shealy

Members Absent: Stuart Wood and Ryan Fiser

Staff Members Present: Gary Hilbert, Angela S. Wallace, Linda Guest-York

Applicants Present: Chris Roth, Gary & Debbie Fiser, Rain Dance Property Solution, Paul Teruya, and Steven Forester

Minutes from the last meeting are not ready to be reviewed.

Gary Hilbert, Director Land Development – **ANNOUNCEMENT** – Last time I talked to you, we talked about the City wanting to move all boards to day time. Have you had a chance to discuss this and have you made a decision? If you do not have a decision now, you can relay this to Angela later. JoBeth – We have 3 members that would not be able to continue on the Board if it moved to day time. William – We would have an issue with the process if we moved to day time. Michael – I wonder how the neighborhoods would feel about the meetings being during the day. Gary – I met with St Elmo but did not discuss this issue. Michael – I think the difference with this Commission is it is attended mostly by the residents and it would be a hardship on them. We feel night time meeting are best for the neighborhoods. Gary – I will check with the neighborhood associations and we will go from there.

OLD BUSINESS

CASE #15-HZ-00105 – 508 Fortwood Place

PROJECT DESCRIPTION:

The applicant, Russell and Leah Golden, has applied for a Certificate of Appropriateness for the following work:

- Replace windows in 2nd story of sunroom

Discussion: No one present.

Community Comments: None.

JoBeth made a motion to deny Case #15-HZ-00105, 508 Fortwood Place, as submitted pursuant to the Chattanooga City Code, Chapter 10, Article II, Section 10-15e and pursuant to the Fort Wood Design Guidelines, subject to any and all conditions. Conditions: corrected drawings not submitted and did not show for meeting.

Nancy seconded the motion. The motion was unanimously approved.

CASE #15-HZ-00123 – 1404 W. 51st Street

PROJECT DESCRIPTION:

The applicant, Chris Roth of Decks on a Budget, has applied for a Certificate of Appropriateness for the following work:

- Addition of front porch

Angela Wallace presented a PowerPoint presentation.

Discussion: Chris Roth addressed the Commission. This drawing is to scale as you requested. You can see the setbacks on the drawing. I did the side view because I wanted you to see the window. We have excluded the faux brick. We are going to use real brick (Chris passed around a picture of the proposed brick). We will use regular handrails at the dimensions you requested.

William – You are leaving the existing stoop? Chris – Yes but there will be an access to that section under the porch. The porch will be a solid deck and a solid foundation. Chris showed a sample of the brick chosen. Michael – Is your band going into the siding of the house? Will the band match the existing siding? Chris – Yes it will. I am floating the deck up to the house. Last time I had an 8x8 handrail and you wanted something smaller. Now I am using a 4x4 wrapped.

Community Comments: Tommie Usher – Homeowner. I am excited about this proposed porch.

Michael made a motion to approve Case #15-HZ-00123, 1404 W. 51st Street, as submitted pursuant to the Chattanooga City Code, Chapter 10, Article II, Section 10-15e and pursuant to the St. Elmo Design Guidelines, subject to any and all conditions. Conditions: railing will match picture applicant submitted; brick wall and band will match pictures applicant submitted.

William seconded the motion. The motion was unanimously approved.

CASE #15-HZ-00124 – 4505 St. Elmo Avenue

PROJECT DESCRIPTION:

The applicant, Bianca Engle, has applied for a Certificate of Appropriateness for the following work:

- Replace siding

Angela Wallace presented a PowerPoint presentation.

Mr. Osteen recused himself from this case.

Discussion: Bianca Engle was not present.

Community Comments: None

Nancy made a motion to defer Case #15-HZ-00124, 4505 St. Elmo Avenue, as submitted pursuant to the Chattanooga City Code, Chapter 10, Article II, Section 10-15e and pursuant to the St. Elmo Design Guidelines, subject to any and all conditions. Conditions: applicant must submit drawings and siding materials (Hardi siding will not work with the flare).

JoBeth seconded the motion. The motion was unanimously approved.

NEW BUSINESS

CASE #15-HZ-00127 – 1316 W. 45th Street

PROJECT DESCRIPTION:

The applicant, Gary Fiser, has applied for a Certificate of Appropriateness for the following work:

- New construction

Angela Wallace presented a PowerPoint presentation.

Discussion: Gary and Debbie Fiser addressed the Commission. We built the two houses next to this location. We will use the 6” Hardi siding. It will be a 2 story house with the drive on the right. It is possible we may have to move the drive to the left side. We won’t know until we grade the lot. The confusion with this lot is that when I bought this property, there was a house sitting on the lot line which was demolished. Michael – It really won’t make a difference about the drive. Gary – There is a drop off on one side that may determine which side the drive will go. Michael – 6:1 windows? Debbie – Yes wood. Back and front doors will be wood, with a metal door to the storage area. We will be using the smooth Hardi board. Gary – We might want to use cedar shake on the little strip of the gable. JoBeth – I think it would look odd with just that little strip unless you put it on the front gable. Debbie – The drawing is not showing a right handrail. Depending on the height of the porch, we will put a handrail.

Community Comments: None

Michael – I’m ok with the variations they have discussed.

Nancy made a motion to approve Case #15-HZ-00127, 1316 W. 45th Street, as submitted pursuant to the Chattanooga City Code, Chapter 10, Article II, Section 10-15e and pursuant to the St. Elmo Design Guidelines, subject to any and all conditions. Conditions: the owner is allowed to place driveway on either side.

Michael seconded the motion. The motion was unanimously approved.

CASE #15-HZ-00128 – 5316 St. Elmo Avenue

PROJECT DESCRIPTION:

The applicant, Rain Dance, has applied for a Certificate of Appropriateness for the following work:

- Exterior Renovations
- Wood Fence & Deck

Angela Wallace presented a PowerPoint presentation.

Discussion: Stuart Bickley of Rain Dance and Andy Mendonsa of Widows Harvest addressed the Commission. The property was in foreclosure and for sale. The lender took ownership of the property and they donated it to Widow's Harvest and donated \$25,000 for renovations. It is a great house. Our goal is to take the house back to its original style. Andy ran into a person who grew up in the house and they gave us a picture from the 60's. He also met another person who was a family member of the original owners of the house and they gave us a picture from 1940. The front gable window is now a sliding window. You can see several things that have been changed from the original form. We thought about adding the chimney and fireplace back and are still looking at that. The goal is to restore the property and enable the non-profit to raise money. They have to sell the property when completed. This is an expensive remodel. All the windows have to be replaced and the roof has been leaking. Some of the floors are still in great shape. Andy – The family who lived there in 1962 did some concrete work and we want to remove that and uncover the original features of the house. Bickley – We have not done any demo on the exterior. All the T111 was put on in the 60's and we want to restore the siding to the original horizontal siding. We want to put the transom and side lights back.

Community Comments: None

Bickley – There is a diamond window in the landing of the stairwell at the side of the front door. Nancy – The curved concrete steps were put there in the 60's? Bickley – Yes. The steps are solid. We are concerned that the brick foundation is not sound. The concrete is already cracked. I think this is all going to have to be rebuilt. The window in the gable we are going to redo. There are aluminum windows, tilt windows and others. William – If you match the top two I think that is fine. Bickley – We want a door where the window is at the side of the bay and a double door coming from the kitchen. JoBeth – What is the double door on the south side to? Bickley – That is the master suite. We will use something like 6x6 there since it is a large deck. I think we would do a wrought iron railing. We want to use wood with a clad, a Lincoln, 1:1. William - We would approve metal clad all the way around.

JoBeth made a motion to approve Case #15-HZ-00128, 5316 St. Elmo Avenue, as submitted pursuant to the Chattanooga City Code, Chapter 10, Article II, Section 10-15e and pursuant to the St. Elmo Design Guidelines, subject to any and all conditions. Conditions: replace with wood windows the 3 front gable windows as well as the diamond window on the north side; put back original steps with metal railing if have to remove curved steps on the south side back porch; install 2 doors on south side porch instead of existing windows.

Michael seconded the motion. The motion was unanimously approved.

CASE #15-HZ-00129 – 4701 St. Elmo Avenue

PROJECT DESCRIPTION:

The applicant, Green Tech, has applied for a Certificate of Appropriateness for the following work:

- New Construction

Angela Wallace presented a PowerPoint presentation.

Discussion: Jenn Smith of Green Tech addressed the Commission. An option would be to do a brick and concrete front porch. Use brick surround concrete. Use brick piers. The site plan – the 47th street setback be reduced to 10 feet and the other would be 5 feet from the adjacent house. William – What is the front setback? Jenn – 15 feet. William – It would have to be setback equal to the other houses on the street. Jenn – There is a parking pad in the back. William – The fiberglass front door – is that allowed? Usually we use a wood front door. Linda – The columns are also proposed to be Fiberglass. Michael – That is not allowed. Kevin – A 7” reveal is really big. Michael – That is wood tongue and groove on the ceiling. William – We went through all these issues with Paul last time he made a submission for St. Elmo. Kevin – I think fiberglass can be a great material for the door and the columns on new construction. I don’t see anything in the Guidelines prohibiting fiberglass. Michael – My problem is when fiberglass and wood meet; the difference in the finish is very noticeable.

Community Comments: None

JoBeth – I don’t think we have ever approved anything more than a 5” reveal. Michael – I would prefer 6x6 wrapped wood columns. Would you do a smaller reveal? Jenn – Yes. I think I actually drew a 5.5. Are you okay with the concrete porch with brick edge? Kevin – (checked the Guidelines) I don’t see anything prohibiting it. William – 8x8 columns are acceptable.

Michael made a motion to approve Case #15-HZ-00129, 4701 St. Elmo Avenue, as submitted pursuant to the Chattanooga City Code, Chapter 10, Article II, Section 10-15e and pursuant to the St. Elmo Design Guidelines, subject to any and all conditions. Conditions: siding reveal will match the elevation drawings submitted (not 7”); the columns will be 6x6 wrapped with 1x1 wood and match details shown in photo submitted; option to do brick standalone piers as submitted or emphasized piers in brick wall with concrete floor and brick steps; railing to match photo submitted; setbacks to match neighboring houses with front setback to be in line with neighboring houses.

JoBeth seconded the motion. The motion was unanimously approved.

CASE #15-HZ-00130 – 1703 W. 53rd Street

PROJECT DESCRIPTION:

The applicant, Green Tech, has applied for a Certificate of Appropriateness for the following work:

- New Construction

Angela Wallace presented a PowerPoint presentation.

Discussion: Jenn Smith of Green Tech addressed the Commission. Again, they wanted to change the porch option. Again, the address is wrong and Jenn is not sure if it is 54th Street or 55th Street.

Community Comments: None

JoBeth made a motion to defer Case #15-HZ-00130, 1703 W. 53rd Street, as submitted pursuant to the Chattanooga City Code, Chapter 10, Article II, Section 10-15e and pursuant to the St. Elmo Design Guidelines, subject to any and all conditions. Conditions: correct address must be on the application and all submissions.

Michael seconded the motion. The motion was unanimously approved.

CASE #16-HZ-00003 – 4408 Alabama Avenue

PROJECT DESCRIPTION:

The applicant, Steven Forester, has applied for a Certificate of Appropriateness for the following work:

- Renovations at back of house

Angela Wallace presented a PowerPoint presentation.

Discussion: Steven Forester addressed the Commission. We have to move the window on the left because there will be a bathroom there. Nancy – Are those original windows? Steven – Yes, as far as I know. The door will move to the right and then use the window that exist on the far right and move it to the left of the door. This is filled in what used to be a porch. William – What is the siding you going to use? Steven – I put Hardi plank on the application but I would like to use the teardrop siding that is on the rest of the house which I have found since I submitted the application. Nothing on the back has the teardrop but the front and most of the sides do. I would also like to replace the lap siding on the sides at the back with the same teardrop. Kevin – I don't see any issue with these changes. William – I think this alteration is an improvement over the last alteration. We can let staff approve the railing to be used at the steps.

Community Comments: None

William made a motion to approve Case #16-HZ-00003, 4408 Alabama Avenue, as submitted pursuant to the Chattanooga City Code, Chapter 10, Article II, Section 10-15e and pursuant to the St. Elmo Design Guidelines, subject to any and all conditions. Conditions: rear façade

and portions of each side façade to be sided with wood teardrop siding to match the rest of the original siding; wooden stairs and handrail to be staff approved.

Michael seconded the motion. The motion was unanimously approved.

OTHER BUSINESS

STAFF APPROVALS

NEXT MEETING DATES: February 18, 2016

Michael made a motion to adjourn.

JoBeth seconded the motion. The motion was unanimously approved.

The meeting was adjourned at 7:50 p.m.

William Stuart Wood, Chair

Angela S. Wallace, Secretary

CHATTANOOGA HISTORIC ZONING COMMISSION

MINUTES

February 18, 2016

The duly advertised meeting of the Chattanooga Historic Zoning Commission was held February 18, 2016 at 5:30 p.m. at the Development Resource Center, Conference Room 1A. Stuart Wood called the meeting to order. Angela S. Wallace called the roll and swore in all those who would be addressing the Commission. Stuart Wood explained the rules of procedure and announced that the meeting was being recorded.

Members Present: Michael Prater, JoBeth Kavanaugh, Kevin Osteen, Nancy Poston, William Shealy and Stuart Wood

Members Absent: Ryan Fiser

Staff Members Present: Angela S. Wallace, Linda Guest-York

Applicants Present: Kimberly Hutchinson, Builder Ready of Chattanooga, Martin Klinghard of DaMar Properties, John Creasey of Phillips-Creasey, Jason Craven of Lewin Construction and Rev. David Beckman, and Paul Tourya

Kevin made a motion to approve the Minutes from the September, October, December and January meetings. The motion was seconded by Michael and unanimously approved.

OLD BUSINESS

CASE #15-HZ-00096 – 1 Fair Oak Place

PROJECT DESCRIPTION:

The applicant, Kimberly Hutchinson, has applied for a Certificate of Appropriateness for the following work:

- Build free-standing guesthouse in back of main house

Linda Guest-York presented a PowerPoint presentation.

Discussion: Kimberly Hutchinson addressed the Commission. They are on masonry piers – stucco and painted. The breezeway and additional rooms are open under the building. Stuart – What are you going for with this? Kim – The original home is small and the lot is what it is. My thought was to have some good symmetry. I drove around St. Elmo and looked at similar structures. I thought this would match some of the existing structures. My thought is it would look like a new construction. Stuart – Did you want it to look like an old home? Kim – No. William – There would be drainage underneath? Kim – Yes. That is what drove some of the decision on this design. JoBeth – How high is the breezeway? Kim – 11 feet. The door on the back of the house is about 2.5 feet off the ground. The double door is where the HVAC units are and some tools. Stuart – This will be pretty open to traffic. Kim – We are slowly planting trees across the back of the property which will help screen the new addition. I didn't want to do too much until after the construction. Michael – Is the breezeway going to be heated and cooled? Kim – Yes. Stuart – It

looks like a structure that was added. I'm trying to see how it will look with it facing opposite the existing house. Michael – We have approved something like this but it was on the ground floor. I think this being elevated it is throwing us off. JoBeth – I think if the landscaping is done right it won't look like a breezeway. Michael – How far is the inset next to the existing house? Kim – About 2 feet. The new room is about 16 feet and in line with the side of the house. Michael – Is the breezeway roof going to tie in to the existing roof? Kim – It goes right underneath the existing roof. William – I think it is quirky but it is in line with our Guidelines. The lot is difficult. Stuart – Did you think about having it step down in the breezeway so the new construction would not be so high? Nancy – I think it would look better being one level than stepping down. Kim – It would probably interfere with the door. I am using some reclaimed window sashes in the breezeway windows. I am matching the original siding. The windows will be wood windows but the same size and style as on the original structure. I want to do turned posts similar to what is on the front porch. Kevin – On the addition the roof line is very clipped, could you hip that? I think it would look better. Kim – We can certainly look at that.

Community Comments: None.

William – I think hiping that roof line would make it much better. Kevin – I think if you soften that line, it will make it look more continuous.

William made a motion to approve Case #15-HZ-00096, 1 Fair Oak Place, as submitted pursuant to the Chattanooga City Code, Chapter 10, Article II, Section 10-15e and pursuant to the St. Elmo Design Guidelines, subject to any and all conditions. Conditions: materials to match original – wood windows, true divided light; columns, rails, trim and fascia to match, piers to match foundation - masonry with stucco; roof to change to a hip roof at back of addition joining the breezeway; siding to match.

JoBeth seconded the motion. The motion was unanimously approved.

CASE #15-HZ-00124 – 4505 St. Elmo Avenue

PROJECT DESCRIPTION:

The applicant, Bianca Engle, has applied for a Certificate of Appropriateness for the following work:

- Replace siding with Hardi board siding

Linda Guest-York presented a PowerPoint presentation.

No new submission

Discussion: Bianca Engle did not show.

Community Comments: Kevin – I have been involved with part of this house work. I think the Board should proceed cautiously with this. Window placement and door placement needs to be specified and we have no idea what is going on.

The Board asked that someone from the City inspect this house.

Michael made a motion to deny Case #15-HZ-00124, 4505 St. Elmo Avenue, as submitted pursuant to the Chattanooga City Code, Chapter 10, Article II, Section 10-15e and pursuant to the St. Elmo Design Guidelines, subject to any and all conditions. Conditions: have City enforcement go out and stop work.

JoBeth seconded the motion. The motion was unanimously approved.

CASE #15-HZ-00125 – 5404 Alabama Avenue

PROJECT DESCRIPTION:

The applicant, Ken Morris of Builder Ready of Chattanooga, has applied for a Certificate of Appropriateness for the following work:

- New construction
 - Stone to be used

Linda Guest-York presented a PowerPoint presentation.

Discussion: Ken Morris of Builder Ready of Chattanooga addressed the Commission. Everything was approved at last meeting except the stone which had not been selected. Kevin – I think this will be fine. Cert is used a lot in St. Elmo. JoBeth – I would like to see less variation in color. Ken – It does not have a lot of variation but will look a lot like the stone across the street. Michael – What is the transition from the siding to the stone? Ken – A drip edge and will project 1 – 1.5 inches outside the siding. William – There is a house on Tennessee that has stone just like this. Stuart – Why not stucco? Ken – Stucco looks cheap to me. The alternative is brick but it does not go with the style of the home. This looks more finished than stucco. I can do a band if you want. Stuart – Maybe if the band could be stepped out a little more like ¾ inch. Michael – Would you be willing to do that? Ken – How are others doing foundations? JoBeth – Brick or stucco. Stuart – Would you rather band it with the stone or stucco it? Ken – I do not want to stucco. I can band it.

Community Comments: None

Stuart read from Guidelines.

Michael made a motion to approve Case #15-HZ-00125, 5404 Alabama Avenue, as submitted pursuant to the Chattanooga City Code, Chapter 10, Article II, Section 10-15e and pursuant to the St. Elmo Design Guidelines, subject to any and all conditions. Conditions: a drip edge and base band that matches the other trim band depths in the design will be added above the stone foundation; the band will have a final thickness of 1-3/8 inch or more.

William seconded the motion. The motion was unanimously approved.

NEW BUSINESS

CASE #16-HZ-00006 – 5421 Shauff Place

PROJECT DESCRIPTION:

The applicant, Martin Klinghard of DaMar Properties, has applied for a Certificate of Appropriateness for the following work:

- Exterior alterations
 - Switch front door and window on porch
 - Align steps and railing with front door

Linda Guest-York presented a PowerPoint presentation.

Discussion: Martin Klinghard of DaMar Properties addressed the Commission. We want to remove the existing steps – they are unsafe - and align them with the new front door. JoBeth – Why do you want to change this? Martin – There is 80 sq. ft. behind the door that we want to make into a bathroom. There will be a window where the front door is now. JoBeth – I think the door and steps need to stay where they are. William – I think it is so out of the question that it is not even addressed in the Guidelines. (Read portions of Guidelines) JoBeth – I think the language of the Guidelines is very specific about this. Stuart – It is a drastic change in the look of the house. Martin – I have pictures of other houses in St. Elmo that has it as we propose. Stuart – I don't think that is an original example. William – I think this is a more appropriate front door with solid glass. Stuart – We sympathize with the interior layout being conducive to current day needs but moving this door is not in accordance with the Guidelines.

Martin – The tree trunk at the sidewalk has been removed. There is a concrete block wall at the sidewalk that is leaning. We would also like to remove the concrete wall at the front that is crumbling and slope the front yard to the sidewalk. Martin showed a picture that more clearly depicts the wall to be removed. It is in really bad shape, just broken concrete. William – I think we have some leeway with this.

Community Comments: None

JoBeth made a motion to approve Case #16-HZ-00006, 5421 Shauff Place, as submitted pursuant to the Chattanooga City Code, Chapter 10, Article II, Section 10-15e and pursuant to the St. Elmo Design Guidelines, subject to any and all conditions. Conditions: no position change to be made to the front door and window at the front of house; steps to remain in same location as present (can be repaired); can replace front door with style as submitted (with clear glass); the front retaining wall can be removed and the lawn sloped down to the sidewalk.

William seconded the motion. The motion was approved with 4 in favor and 1 opposed.

CASE #16-HZ-00007 – 500 Fortwood Place

PROJECT DESCRIPTION:

The applicant, John Creasey of Phillips-Creasey, has applied for a Certificate of Appropriateness for the following work:

- Replacing retaining walls
- Remove trees
- Landscaping

Linda Guest-York presented a PowerPoint presentation.

Discussion: John Creasey of Phillips-Creasey addressed the Commission. Stuart – The position of the wall is close to the original? John – Almost exactly. We are going to use the stone along the low wall for the new wall. The elevation is exactly what is there currently. There will be landscaping between the two walls (John showed the final landscaping plan to Board members). Michael – What is the height of the limestone blocks? John – 15 inches. The lower wall is an 8 inch block. The fence on top of the wall will be grayish and wood. We got as close to the stone in the foundation of the house as possible. Michael – Sometimes the new stone walls look like highway walls. Nancy – You have talked to Gene Hyde about the removal of the tree? John – I have not but I will. Michael – I don't know that the Guidelines are against this. Nancy – I think this will be much better than what is there. Kevin – My fear is that so much limestone on the foundation that adding this much next to it may be overwhelming. John – I appreciate what you are saying. Where the retaining wall attaches to the house is very low. It will be very heavily landscaped. It is going to be very green with the gray fence behind it. All this will knock it down a lot. William – I like this approach. Nancy – This stone, do they have one that has more brown in it? Kevin – I have not seen one. JoBeth – Maybe if it had a more natural look. William – I think it will look really well. John – I will use the gray tones in the low wall also – the ones that will match the limestone best. We will use the sculpted stone for this. William – I would go with the shale grey.

Community Comments: None

Kevin made a motion to approve Case #16-HZ-00007, 500 Fortwood Place, as submitted pursuant to the Chattanooga City Code, Chapter 10, Article II, Section 10-15e and pursuant to the Fort Wood Design Guidelines, subject to any and all conditions. Conditions: stone to be used for the retaining wall to be shale gray sculpted; all tree removal to be approved by Gene Hyde.

Michael seconded the motion. The motion was unanimously approved.

CASE #16-HZ-00008 – 4904 Tennessee Avenue

PROJECT DESCRIPTION:

The applicants, Jason Craven of Lewin Construction and Rev. David Beckman, have applied for a Certificate of Appropriateness for the following work:

- Widen driveway to allow fire truck access
 - Remove/replace portions of stone wall

Linda Guest-York presented a PowerPoint presentation.

Discussion: Jason Craven of Lewin Construction and Rev. David Beckman, owner addressed the Commission. Jason - We are going to remove the stone and move the wall back. We will be using the removed stone in other areas of the property. The short wall that goes along the drive will be removed and we are going to tailor the ground back. If you want us to keep the side wall we can. Rev. Beckman – The property actually slopes down a little past the low wall. You don't need as much retaining wall there as it looks like. I requested this several years ago and the Commission approved. The need of the little knee wall is not that great. Stuart - I think it is more the aesthetics of it. JoBeth – I don't see that the low wall is that necessary. Kevin – I would like to see the return put back in.

Community Comments: None

William made a motion to approve Case #16-HZ-00008, 4904 Tennessee Avenue, as submitted pursuant to the Chattanooga City Code, Chapter 10, Article II, Section 10-15e and pursuant to the St. Elmo Design Guidelines, subject to any and all conditions. Conditions: driveway column to be moved as presented in drawings; rebuild return wall which goes 90 degrees from column.

Kevin seconded the motion. The motion was unanimously approved.

CASE #16-HZ-00010 – 1703 W. 54th Street

PROJECT DESCRIPTION:

The applicant, Green Tech, has applied for a Certificate of Appropriateness for the following work:

- New Construction

Linda Guest-York presented a PowerPoint presentation.

Discussion: Autumn Frances of Green Tech addressed the Commission. You will enter on 54th. The front is consistent with the houses on either side. Paul – It will be as per the plans submitted and it is the same plan that was approved previously for another address. There will be a railing around the front porch on this house. There will be a trim board above the foundation. We would like to have a choice between hardi and shake in the gable. I would prefer an 8 inch column on the front. I don't think it will require a handrail but if so we will use the same as what we have used before. Kevin – If there needs to be a handrail it can be staff approved.

Community Comments: None

William made a motion to approve Case #16-HZ-00010, 1703 W. 54th Street, as submitted pursuant to the Chattanooga City Code, Chapter 10, Article II, Section 10-15e and pursuant to the St. Elmo Design Guidelines, subject to any and all conditions. Conditions: 1x10 inch trim band along top of foundation wall – no brick; hardi or cedar shake siding in gables; 8x8

or 10x10 inch wrapped columns; masonry with concrete porch; right front window enlarged to match others; handrails, if needed, to be staff approved.

Kevin seconded the motion. The motion was unanimously approved.

CASE #16-HZ-00011 – 4220 Seneca Avenue

PROJECT DESCRIPTION:

The applicant, Green Tech, has applied for a Certificate of Appropriateness for the following work:

- New Construction

Linda Guest-York presented a PowerPoint presentation.

William Shealy recused himself from this case.

Discussion: Paul Tourya of Green Tech addressed the Commission. There is one modification. This is not a lot of record so the setback will be 10 feet. The plan shows what we want to build. There is a retaining wall along the front. The driveway will go past the end of the existing wall only having to cut a little of the wall and we would take that back along the side. We will put a small retaining wall along the other side of the drive. Stuart – What is the elevation of the drive? Paul – It will go about 8 feet. There will be block retaining wall on the left that will taper down as you go. The position of the house will be lined up with either William's or Robert's (next door neighbors). William's house is a little closer to the road. William – As long as the setback is in line with either of the neighbors' houses (4224 or 4216). Paul – We may have to have a matching retaining wall on the right depending on the cut. William – I think he will be able to retain the stacked stone wall towards the back of the lot. The wall does become substantial at the back of the property. I think they will have to have a retaining wall in the back because all the houses along there have one. Paul – We would have to come back and apply for the materials for the wall later. The house will be mirrored from the plan submitted. William – We are happy with the house. We think it fits well in the neighborhood. It is making the best of the lot. I have a little concern about the driveway. It will be very steep. I'm glad for off street parking but there are no other driveways on the street. Kevin – I am about to build up the street. Have you thought about cutting in for parking? Paul – My clients are pretty strong minded about that.

Community Comments: Read e-mail from Robert (owner of neighboring property)

Stuart – Is there any way to do an access across the back and have it for all the houses? Paul – I drove around there today and there is a substantial grade there. There is also a retaining wall back there. It doesn't look like there is a way to do a drive at the back. There is a retaining wall and a lot of drainage. We have a 10 foot setback on William's side. William – At some point there must have been some kind of agreement drive at the back but we cannot figure a way to do it now. Paul – We will turn that wall and phase the turn in with the existing wall. Stuart – Read Guidelines about walls. It doesn't say shall, it says should. William – No one on the street has a driveway. Kevin – I am sensitive about what Robert's note is saying about the road but Paul has the right to have a driveway. I think he has picked the best spot available. Michael – You are going to have to

cut in someplace – either for a driveway or stairs. It is going to have to be done right. Paul – I understand that and plan on doing so.

Kevin made a motion to approve Case #16-HZ-00011, 4220 Seneca Avenue, as submitted pursuant to the Chattanooga City Code, Chapter 10, Article II, Section 10-15e and pursuant to the St. Elmo Design Guidelines, subject to any and all conditions. Conditions: house to be built as submitted with the right side setback changed according to code; the front retaining wall to be cut as submitted and turned back using the existing stone.

Michael seconded the motion. The motion was unanimously approved.

William Shealy rejoined the Commission.

OTHER BUSINESS

Angela is no long doing the duties of Historic Preservationist. Gary Hilbert will be the contact.

STAFF APPROVALS

William made a motion to approve staff approvals.

Kevin seconded the motion. The motion was unanimously approved.

NEXT MEETING DATE: March 17, 2016

JoBeth made a motion to adjourn.

Kevin seconded the motion. The motion was unanimously approved.

The meeting was adjourned at 8:30 p.m.

William Stuart Wood, Chair

Angela S. Wallace, Secretary

CHATTANOOGA HISTORIC ZONING COMMISSION

MINUTES

March 17, 2016

The duly advertised meeting of the Chattanooga Historic Zoning Commission was held March 17, 2016 at 5:33 p.m. at the Development Resource Center, Conference Room 1A. Stuart Wood called the meeting to order. Angela S. Wallace called the roll and swore in all those who would be addressing the Commission. Stuart Wood explained the rules of procedure and announced that the meeting was being recorded.

Members Present: Michael Prater, JoBeth Kavanaugh, Kevin Osteen, Nancy Poston, William Shealy, Ryan Fiser and Stuart Wood

Members Absent: none

Staff Members Present: Gary Hilbert, Angela S. Wallace

Applicants Present: Paul Teruya of Green Tech, Francesco Pizzuto, Evan Green of EPG Homes, Joel Warren of JB Warren Construction, Brian Womble,

Kevin made a motion to approve the Minutes from the February meeting. The motion was seconded by Michael and unanimously approved.

OLD BUSINESS

NEW BUSINESS

CASE #16-HZ-00012 – 1612 W. 55th Street

PROJECT DESCRIPTION:

The applicant, Paul Teruya of Green Tech, has applied for a Certificate of Appropriateness for the following work:

- New construction

Gary Hilbert presented a PowerPoint presentation.

Discussion: Autumn Francis of Green Tech addressed the Commission. Stuart – Roof pitch? Autumn - 10:12. JoBeth – How wide is the house? Autumn – 28'. Stuart – Where is the driveway? Autumn – I don't think there is one. (There is not one on the plan.) William – Is the 25' setback consistent with the other houses on the street? Gary – It appears to be. Autumn – If there is a driveway it would have to be on the right side. JoBeth – I'm sorry; we decided as a Commission that if drawings are not accurately submitted, we will not review. William – What is the material for the door? Autumn – It is usually fiberglass. William – Is there a detail on the drawings of the door? Stuart – No. William – Is the column 8"x8"? Autumn – Yes. Stuart – If we are going to approve the house without the driveway, we have to make sure they will have to come back with that. Paul – We own several properties on this street so we will probably put the alleyway back in

to serve several of these properties. Michael – When you bring back the driveway you need to bring in the setback of 1614. Paul – It is 15'. This lot is a lot of record so we can make it a 15' setback. Michael – The plans look like the siding goes to the ground but not on the elevation. Paul – It is the porch columns that are 8"x8" wrapped with a 6" square bottom and top trim. Windows will be 2:1. Handrail will be submitted to staff if you want but we will do what is on the photo. Kevin – Is the gable shake? Paul – Yes cedar shake. There is an eyebrow roof over the front which will tie into the soffit. Windows will be 3'x6'. The window in the gable is 2'x3'. Michael – How much will the roof overhang? Paul – About 2'. Kevin – Will the eyebrow be in cedar? Paul – Shingle. Stuart – Going forward – let's have this stuff specified on the drawings. Paul – Ok. Stuart – We need to have everything we need on the drawings. The next time your submission does not have everything, we will defer it to the next meeting. Paul – Why don't we defer this one and let us go back and get more definite details. Stuart – I think we will go ahead and vote on this since we have already discussed this much. Kevin – You may have to come back with the eyebrow design.

Community Comments: None.

Stuart – Paul said he will have closed soffits. Kevin – I don't know how exposed rafter tails will look with the eyebrow. He will have a hold back before the next meeting for the eyebrow. Michael – It will look strange to have a large soffit then a rafter tail. JoBeth – If you tie that in with the eyebrow that could keep it from being approved. Stuart – Will you be ok with exposed rafter tails? Paul – Yes.

William made a motion to approve Case #16-HZ-00012, 1612 W. 55th Street, as submitted pursuant to the Chattanooga City Code, Chapter 10, Article II, Section 10-15e and pursuant to the St. Elmo Design Guidelines, subject to any and all conditions. Conditions: eyebrow to be resubmitted; parking and driveway design to be resubmitted; smooth fiberglass front door; wood 8"x8" columns with 6" trim on top and bottom; exposed rafter tails and brackets to match; setback to match 1614 W. 55 Street; CMU foundation under porch with concrete porch, stucco over CMU; handrail design to match photo attached; cedar shake in gables; photo submitted is not applicable; 3'x6' windows; 2'x3' window in gable. Wood windows to be used.

JoBeth seconded the motion. The motion was unanimously approved.

CASE #16-HZ-00013 – 1612 W. 52nd Street

PROJECT DESCRIPTION:

The applicant, Paul Teruya of Green Tech, has applied for a Certificate of Appropriateness for the following work:

- New construction

Gary Hilbert presented a PowerPoint presentation.

Discussion: Paul Teruya of Green Tech addressed the Commission. Michael – Are the other houses 1 or 2 story? Autumn – The one next to it is 2 stories. Paul – The side yard is fairly level and then slopes up some toward 1610. Most of the slope is between 1610 and 1612. Michael –

What is the height of the house? Autumn – 17'. This exact house was built on 46th Street. Michael – The total height is about 23' total.

Stuart – Can we go ahead and look at the next house at 1610 52nd? Autumn – I have a final photo of the house that is being built elsewhere. Stuart – Is this exactly what you will be building at 1610? Autumn – Yes. Michael – It looks good because the 2 story drops down and the high foundation will be shielded by the house at 1612. William – Is there any plan for stairs going from the sidewalk to the house? Autumn – The 1612 will have steps but 1610 is level with the street. Paul – We are going to try to keep one of the big trees at 1612 but the other will have to come down. Michael – The context on this street fits the plan with the 1 story and the 2 story placement. Paul – There is a wall under the ivy at the front sidewalk at 1612 but we have not uncovered it yet to see the condition of the wall. Kevin – The alley is how you are going to access these properties? Paul – Yes. We will use an iron railing on the front porch. Michael – What are the porch materials? Paul – Consistent with what is shown on the drawings. We can widen the stairs so we don't have the return on the railing. Stuart – If you change the railing on the right side, will you have the return on the left? Paul – No I would widen it to match on both sides so there is no return of the railing on either side. Stuart – Are the windows set flush with the side of the house? Paul – I think this photo shows vinyl windows and we will be recessing the windows in. Paul – You do not want the columns used that are on the drawing – a fiberglass material? JoBeth – It's ok.

On 1612: Stuart – It's about the same. Paul – The windows on the façade are setting too low on the drawing. That is a glitch in the cad program. They will be centered on the façade. I would like to be able to use cedar shake or Hardi board and batten on the side of the shed of the gable. Both of these will have rafter rails. William – What about the vent? Stuart – It is on the photo that will be attached.

Community Comments: None

William made a motion to approve Case #16-HZ-00013, 1612 W. 52nd Street, as submitted pursuant to the Chattanooga City Code, Chapter 10, Article II, Section 10-15e and pursuant to the St. Elmo Design Guidelines, subject to any and all conditions. Conditions: if steps from street are needed, must resubmit; windows to be centered between trim bands; wood porch columns are to be wood 8"x8" Hardi wrapped (detail same as 1610 W. 52nd Street); shed to be shake or Hardi board and batten on front gable; exposed rafter tails; wood gable vent; and front door to be fiberglass smooth finish Craftsman style.

Ryan seconded the motion. The motion was unanimously approved.

CASE #16-HZ-00014 – 1610 W. 52nd Street

PROJECT DESCRIPTION:

The applicant, Paul Teruya of Green Tech, has applied for a Certificate of Appropriateness for the following work:

- New construction

Gary Hilbert presented a PowerPoint presentation.

Discussion: Paul Teruya of Green Tech addressed the Commission. See above.

Community Comments: None

Nancy made a motion to approve Case #15-HZ-00014, 1610 W. 52nd Street, as submitted pursuant to the Chattanooga City Code, Chapter 10, Article II, Section 10-15e and pursuant to the St. Elmo Design Guidelines, subject to any and all conditions. Conditions: rafter rails exposed; widen stairs to allow railing to terminate at porch columns; windows to be recessed per material used; wooden vent on front; smooth fiberglass door to match drawing; columns wood trim top and bottom; Hardi wrapped 6” columns.

William seconded the motion. The motion was unanimously approved.

CASE #16-HZ-00015 – 4902 St. Elmo Avenue

PROJECT DESCRIPTION:

The applicant, Francesco Pizzuto, has applied for a Certificate of Appropriateness for the following work:

- Front porch and deck

Gary Hilbert presented a PowerPoint presentation. The work done in the back was not approved. Mr. Pizzuto presented another project that used the same size handrails. I felt the handrails used were too large.

Discussion: Francesco Pizzuto addressed the Commission. Stuart read the applicable Guidelines. Kevin – What was approved on this house? Francesco – I don’t know. I know we did not ask about the size of the materials and enclosing the porches. These are 2”x4”s. Gary – He is asking to leave what he has already built. Francesco – There was a deck on back that was past salvaging. Michael – What was the original handrail on the front? Francesco – 2”x2”. Michael – We have to look at this like nothing has been done. Stuart – The Guidelines are very clear on this. Kevin – I drive by this every day. I don’t like the lattice. I think this is nice on the rear of the house but it is a little heavy on the front. Maybe some landscaping would help. I think the back might be ok but maybe take a jigsaw to the front. Francesco – I could router the front. The reason I don’t like the 2”x2” is by 6 years they need replacing. Michael – I think that would not typically be a wood railing, it should be wrought iron. William – I think the rear is ok. The front is something that we would never approve. Francesco – What if we got a 1”x4” and sandwich the spindles. William – That’s ok for the top but what about the bottom? Francesco – The top is 2”x8”. Nancy – Is the plan to paint it? Francesco – The plan is to stain it. The side porch is about 3”x6’. Michael – Just painting this to match the front columns would change the look tremendously. If you put a 1-by at the top and one at the bottom, it would change the look. If you then paint it will make it look like it is part of this building. Francesco – What if we paint it with a white stain? Michael – I think you can get too many different colors on the house. If you stain this it will be against the Guidelines. William – If we can do things that make it not look like a deck it would be acceptable. Need to downplay the starkness of it. JoBeth – It will fool the eye. Stuart – We have no room on the spindles – the Guidelines are specific, the preference is 2”. We do not want to let this set precedence. Francesco

– I can router all sides. Kevin – I think that is a feasible enough compromise. You will not be able to tell that from the street. The other solution would be to remove the spindles.

Community Comments: None

Ryan made a motion to approve Case #16-HZ-00015, 4902 St. Elmo Avenue, as submitted pursuant to the Chattanooga City Code, Chapter 10, Article II, Section 10-15e and pursuant to the St. Elmo Design Guidelines, subject to any and all conditions. Conditions: 1"x4" horizontal trim band on top and bottom; 3/8" round-over routing on all four corners of front porch spindles.

Kevin seconded the motion. The motion was unanimously approved.

CASE #16-HZ-00017 – 5003 St. Elmo Avenue

PROJECT DESCRIPTION:

The applicant, Evan Green of EPG Homes, has applied for a Certificate of Appropriateness for the following work:

- New construction

Gary Hilbert presented a PowerPoint presentation.

Discussion: Evan Green of EPG Homes addressed the Commission. The plan will also be mirrored to this drawing. There will not be a fireplace or chimney as shown on the drawings. The double door shown by the chimney will now be a double window. JoBeth – There are a lot of changes to these drawings. This is new construction and these plans are not accurate. It is even more important with the new construction. Kevin – We have to have drawings that are what we are going to see on the street. JoBeth – If we miss something then it can be a major problem. We don't care if it is hand drawn on grid paper, but it does need to be right. We need to know exactly what we are looking at. Stuart – Were any of these changes on the application? Gary – No. Stuart – One modification would be acceptable but we have gotten many modifications here. JoBeth – The problem is we don't have accurate drawings. Stuart – We do have accurate drawings just not the modifications. William states that material list does not match. Evan – What if we build it as on the drawings? If the only thing we do is change the stone to stucco, mirrored, and no chimney? The only difference would be stucco and chimney. Michael – We are almost right back where we were. Evan – My client wants to get started. I thought the drawings were detailed. Stuart – The details on the drawings are great, but you are asking for a lot of changes. The changes can be written and drawn on this plan.

Community Comments: None

Michael made a motion to deny Case #16-HZ-00017, 5003 St. Elmo Avenue, as submitted pursuant to the Chattanooga City Code, Chapter 10, Article II, Section 10-15e and pursuant to the St. Elmo Design Guidelines, subject to any and all conditions. Conditions: none

Kevin seconded the motion. The vote was 3 for and 4 opposed – Motion fails.

William made a motion to approve Case #16-HZ-00017, 5003 St. Elmo Avenue, as submitted pursuant to the Chattanooga City Code, Chapter 10, Article II, Section 10-15e and pursuant to the St. Elmo Design Guidelines, subject to any and all conditions. Conditions: The foundation to be stucco over CMU; plan will be mirrored; chimney removed; and no shutters.

Ryan seconded the motion. The vote was 4 for and 3 opposed – Motion is approved.

Kevin – There were several issues not even discussed on this project. We did not offer the same scrutiny we would any other contractor. Stuart – That was our fault – the details were there. Michael – If you come up – and the first thing you say is a change - then why didn't you do that before you came tonight? We have to stop it. If we are ok with making several changes then we need to make that our standard. If we want someone to come in with accurate drawings, we have to keep that the standard. JoBeth – It is more important that we get things right rather than get a vote done. Stuart – There has to be a level of flexibility to our decisions. Michael – I see that, but when they come up first thing and say well this is a change right away. William – What we approved, if it is built like that, I do not have an issue with that. Stuart – We are never going to get perfect drawings. William – The fact that we do not have a staff member, if we did, we would be catching these things ahead of time. If we deferred everything that was not fully submitted, we would never get anywhere. Nancy – We spent 2 hours on 4 cases.

Stuart had to leave the meeting and Kevin will serve as chair.

CASE #16-HZ-00020 – 4802 St. Elmo Avenue

PROJECT DESCRIPTION:

The applicant, Joel Warren of JB Warren Construction, has applied for a Certificate of Appropriateness for the following work:

- Addition to back of house

Gary Hilbert presented a PowerPoint presentation. The drawing is a large drawing that I could not get scanned to put in the PowerPoint.

Discussion: Joel Warren of JB Warren Construction addressed the Commission. Discussion was held at counter so everyone could look at the drawing. Joel – Question about the siding. The client wants to do batten and hardi siding. They are trimming now. I feel like impossible to go from 2 laps to 1 on the reveal. Kevin – Unless we specify, Committee refers to Guidelines to differentiate. The addition is quite large, doubling house. It wouldn't be treated as a usual addition. Kevin – I'm not opposed to the board and batten, if step in and differentiate.

Community Comments: Francesco Pizzuto stated that the windows would be looking into someone's house. Kevin asks are these 1:1? Francesco – Yes I believe so. Sides might be 2:1. Gary – Window looks like it has a shadow over it and that it's 2:1. Francesco – I have run into some of these older houses that were built like that. Joel – About siding stipulation, Guidelines suggested best to differentiate. Are they able to make a choice on the addition in the back of the property? William – My opinion is to continue the same use of materials on house on the addition. That might

be the best answer to give your client. William – I think that is the preference of everybody here to feather in similar materials. William – If you are going to use a different material it is best to step in with it. If you are going to continue with the same material it would be flush. Michael – A step in should be one foot at a minimum. JoBeth – We can give the option of the step in or flush. Michael – Even one foot is going to be small. Kevin – What do you do with the roof line then? Michael – It would just be a deeper soffit there or you can step the roof line in. Joel – It's a hip roof. Gary – Ridge line is going down. JoBeth asks if the foundation is painted. Joel says no I don't think so.

Michael made a motion to approve Case #16-HZ-00020, 4802 St. Elmo Avenue, as submitted pursuant to the Chattanooga City Code, Chapter 10, Article II, Section 10-15e and pursuant to the St. Elmo Design Guidelines, subject to any and all conditions. Conditions: the addition is approved as submitted if all materials match existing and are feathered in; or new addition may step in one foot on each side, and if so, board and batten can be used and the roof would step in as well; a stucco foundation will be used; and new windows to match existing.

William seconded the motion. The motion was unanimously approved.

CASE #16-HZ-00021 – 939 Fortwood Street

PROJECT DESCRIPTION:

The applicant, Brian Womble, has applied for a Certificate of Appropriateness for the following work:

- Replace siding and door

Gary Hilbert presented a PowerPoint presentation.

Discussion: Brian Womble addressed the Commission. She has 16" Masonite siding now but they don't make it anymore. The max now is 12". The 16" has been discontinued. The owner didn't want patch work, she wants to do that side but now she wants to do the entire house. Gary – For some reason this application got clipped to another application and no photos got taken. William pulled a picture of the house up on his phone. William - Is this a duplex? Brain – Yes. William – This does not look like an historical house and the house next door has vertical siding. Brian – She wants to use a siding as close to this size as possible. JoBeth – The Hardi siding comes in a lot of different sizes. The Hardi is much more durable. Michael – I have no problem with the Masonite and it is acceptable in the Guidelines. Hardi does not make a 12". Gary- I think 8" is as far as they go. JoBeth – You may find that Hardi board is more durable and may even be more affordable. Kevin read from the Guidelines. I think it should be the owner's choice as to what material they use.

Community Comments: None

JoBeth made a motion to approve Case #16-HZ-00021, 939 Fortwood Street, as submitted pursuant to the Chattanooga City Code, Chapter 10, Article II, Section 10-15e and pursuant to the Fort Wood Design Guidelines, subject to any and all conditions. Conditions: owner has choice to use 12" Masonite siding on entire house or option for 8" cement board on entire house to match existing pattern as closely as possible.

Michael seconded the motion. The motion was unanimously approved.

OTHER BUSINESS

New Board member – Patrick Ryan will start with the next meeting

STAFF APPROVALS

Michael made a motion to approve staff approvals.

William seconded the motion. The motion was unanimously approved.

NEXT MEETING DATE: April 21, 2016

William made a motion to adjourn.

Ryan seconded the motion. The motion was unanimously approved.

The meeting was adjourned at 8:00 p.m.

William Stuart Wood, Chair

Angela S. Wallace, Secretary

CHATTANOOGA HISTORIC ZONING COMMISSION

MINUTES

April 21, 2016

The duly advertised meeting of the Chattanooga Historic Zoning Commission was held April 21, 2016 at 5:30 p.m. at the Development Resource Center, Conference Room 1A. Stuart Wood called the meeting to order. Brittany Rowe called the roll and swore in all those who would be addressing the Commission. Stuart Wood explained the rules of procedure and announced that the meeting was being recorded.

Members Present: Nancy Poston, William Shealy, Ryan Fiser, Patrick Ryan, Kevin Osteen and Stuart Wood

Members Absent: JoBeth Kavanaugh, Michael Prater

Staff Members Present: Gary Hilbert, Brittany Rowe

Applicants Present: Francesco Pizzuto, Ken Morris, Benjamin Lowe, Bianca Engle and James Smith

March Minutes not ready for review.

OLD BUSINESS

Hal Baker reported on the use of materials from a previous case. He did not have case number. It was requested by the commission in regards to 947 Vine St and another location on the corner of Central and McCallie. The commission was concerned about bricks and stone left. The bricks and stones were donated for a stone retaining wall. A resident in St. Elmo will remove all stones and donate to Orange Grove. Orange Grove is using them for a retaining wall on Alabama Ave. He submitted pictures. Hal did not know the property location in St. Elmo.

NEW BUSINESS

CASE #16-HZ-00022 – 5613 Tennessee Avenue

PROJECT DESCRIPTION:

The applicant, Ken Morris of K3D Property Services, has applied for a Certificate of Appropriateness for the following work:

- Paint
- Parking lot, curb cut and sidewalk

Gary Hilbert presented a PowerPoint presentation.

Discussion: Ken Morris of K3D Property Services addressed the Commission. Ken said the site plan and application were revised. Ken Morris stated that the parking lot site plan was also a part of the application and Gary passed around the site plan for the parking lot. Ken stated that he will paint the split faced block. He said the grass lot has been used for parking for 20 years. Ken also said there was a poor, man-made street cut there. He mentioned there was a lot of water retention on the

property. Ken said he would like to put in proper street cut. He asked for 4 parking spaces on property – 1 handicap, 3 non-handicap. He stated you cannot see it from picture but there is a 12 foot roll up door towards back of building. He said he would have concrete up front and a gravel drive way back to the door. Ken also stated that a designer put together landscape plan. He said they would be attempting to put in retention pond in the future and that they are screening the parking lot. Gary asked “What color will you be painting the building?” Ken says color will probably be gray and/or maroon but they have not picked a definite color. Kevin asked if Ken would keep the saloon roof. Ken stated that down the road there would be another application for that. Stuart asked about the gravel. Ken stated that the gravel would be primarily for towards the door and that the handicap space would be paved and the other 3 gravel. Kevin stated there is nothing in guidelines about commercial parking lot and that “this building is not a trivial building.” Kevin said any improvement is a positive and fixing the drainage is a plus. William Shealy agreed that there are no commercial parking guidelines and there is no issue with painting. William agreed that it would all be an improvement. William Shealy encouraged Ken to landscape. Ken said it’s being required separately by the city.

Community Comments: None.

Kevin Osteen made a motion to approve Case #16-HZ-00022, 5613 Tennessee Avenue, as submitted pursuant to the Chattanooga City Code, Chapter 10, Article II, Section 10-15e and pursuant to the St. Elmo Design Guidelines, subject to any and all conditions. Conditions:

William Shealy seconded the motion. The motion was unanimously approved.

CASE #16-HZ-00024 – 4208 Tennessee Avenue

PROJECT DESCRIPTION:

The applicant, Jeremiah Moore, has applied for a Certificate of Appropriateness for the following work:

- Construct a 4’ x 50’ concrete retaining wall

CASE DEFERRED – SIGN NOT POSTED

CASE #16-HZ-00028 – 4710 St. Elmo Avenue

PROJECT DESCRIPTION:

The applicant, Benjamin Lowe, has applied for a Certificate of Appropriateness for the following work:

- Remove chimney

Gary Hilbert presented a PowerPoint presentation.

Discussion: Benjamin Moore addressed the Commission. Kevin asked William to look at guidelines. William reads chimney guideline from the St. Elmo guideline book. Stuart questions guidelines, stating that chimney’s should not being removed. William re-read guidelines. Nancy

asks is this an interior shot of chimney in attic? Ben says yes. Patrick asks are we sure it's bowing? He says it almost looks like bricks were put at a certain width. Ben says the chimney has started to leak at roof line and past owners have had similar problems. There is damage to mortar work and brick points towards the chimney shifting. Nancy asks have you talked to a brick mason about this. Ben says he has with someone familiar with brick work and old homes. His contact said this has such internal damage that it would have to be rebuilt completely. Stuart – to be rebuilt from roof line or ground up? Ben says about 2 ½ feet from attic floor. Kevin asks are you planning on finishing the attic place. Ben says no plans. Kevin is hesitant about the view of the two chimneys and would not be opposed to having something framed with a brick vanier. Kevin says, “The two chimneys are prominent on that house and I struggle with losing one”. Kevin asks if Ben is willing to consider putting a false bow. Ben says he agrees but that where the picture is taken you really only see the chimney that visible from that one side. There was a third chimney that was taken down to the roof line. William believes the chimneys were built identically. Ben says the old chimney was the same size as these two. Kevin asks if the other chimney is in back bedroom. Ben says yes. Ben says at one time they dry walled the whole side of that chimney. He also said there are issues with water – drywall around chimney is deteriorated. Ben would like to keep as much brick as possible in house. Nancy says only concern is that guidelines are so clear. Ben adds, prior to purchasing house, there was significant fire damage to chimney and home and may have led to deterioration. Stuart says they are faced with guidelines intentions. Ryan asks if Ben has gotten any estimate on repairing chimney. Ben says anywhere from 3-5k. Kevin says information from a mason would help. He would like input on what structure is like. In order to make a more informed decision. Ben says he would be willing to do that. Stuart – we can defer the case and push it to next month in order for Ben to get advice from mason. Ben would like to defer. William states that he was going propose that we deny it since original chimney is visible from street and asks what info from mason would make us feel guidelines aren't clear? Kevin says that he hoped that he would find someone to repair and to get another opinion. Stuart – does anyone have an opinion different from William? Everyone shakes head no. Stuart asks Ben if he would like to defer. Ben says yes.

Community Comments: None

William Shealy made a motion to defer Case #16-HZ-00028, 4710 St. Elmo Avenue, as submitted pursuant to the Chattanooga City Code, Chapter 10, Article II, Section 10-15e and pursuant to the St. Elmo Design Guidelines, subject to any and all conditions. Conditions: Suggests that applicant obtain opinions from masonry to possibly restore/rebuild chimney per the guidelines.

Kevin Osteen seconded the motion. The motion was unanimously approved.

CASE #16-HZ-00037 – 4505 St. Elmo Avenue

PROJECT DESCRIPTION:

The applicant, Bianca Engle, has applied for a Certificate of Appropriateness for the following work:

- Replace siding

Gary Hilbert presented a PowerPoint presentation.

Discussion: Bianca Engle addressed the Commission. She took off asbestos since the last time she addressed commission. Bianca – The cedar is in pretty rough shape especially on flair. She wants to remove flair, do necessary repairs, and put it back on. Bianca stated that last time no one wanted her to get rid of cedar shake. She stated that foam board is put up to breathe. Bianca says for the bottom she is requesting hardi. Stuart asks if she is removing shake and putting it back on. Bianca says yes and that the flair was way too far gone. Gary asks “how is flair constructed?” Bianca – Cedar shake on side goes all the way down and is very straight. I want to replace cedar shake and put lap siding on the bottom. Stuart asks if flair will be all cedar shake. Bianca – yes, I want 4 in reveal. It originally has board and batten. William asks if this house was originally covered in asbestos. Bianca says yes. Stuart asks what the sister houses have on bottom. Bianca – Cedar on top and board and batten on bottom originally. William - we gave direction to use one material on bottom and one on top and keep the flair. He says it keeps character. William asks “are you going to paint cedar?” Bianca – We are going to stain it and hope that power washing will lighten it up. William – good first step. We solved all the issues previously.

Community Comments: None

Nancy Poston made a motion to approve Case #16-HZ-00037, 4505 St. Elmo Avenue, as submitted pursuant to the Chattanooga City Code, Chapter 10, Article II, Section 10-15e and pursuant to the St. Elmo Design Guidelines, subject to any and all conditions. Conditions: 4 inch reveal on smooth hardi surface

Ryan Fiser seconded the motion. The motion was unanimously approved.

CASE #16-HZ-00039 – 4802 Virginia Ave

PROJECT DESCRIPTION:

The applicant, Francesco Pizzuto, has applied for a Certificate of Appropriateness for the following work:

- Install rear fence; replace patio; move door

Gary Hilbert presented a PowerPoint presentation.

Discussion: Francesco Pizzuto addressed the Commission. Gary – are you taking concrete patio off? Francesco - Yes. I have to move old door and add new door. Francesco – I wanted to stagger rough cut cedar like 8, 6, 4, random pattern. I would use 6 X 6 post and stagger and have a planter in each void to have greenery on street side. Stuart asks to go back to site plan. Francesco – you can’t see it but there’s a little gate. The fence would start right where neighbor’s vinyl ends. Stuart asks where vinyl fence is on site plan. Francesco says he is starting his fence at post. Ryan – what’s the height? Francesco says 6’ maybe 5’. Kevin asks what about top? Francesco says not capped. William - materials all cedar? Francesco – yes pressure treated. William – you’re basically enclosing top for planters? Francesco - yes in every void, maybe 2-3 feet high with flowers and bushes. William – enclosing top or bottom? Francesco – bottom. Gary – if you were looking at plain view it would look like it was enclosed. Francesco – planters would stand alone not attached to structure. William – not part of structure don’t need to reflect. Stuart – you will replace concrete

with brick pattern for patio? Francesco says yes. Francesco wants to build 2-step to patio area. Gary – have to have 5 X 5 platform pad. William how big would the patio be? Francesco says about same size as current. It would start on right hand side and come halfway. Stuart – to clarify door relocation is going to move to center. Francesco – Yes. I’m going with craftsman door. Francesco says there is a solid metal door there now. Ryan – are you proposing a wood door? Francesco – No, fiberglass. Kevin do you think anything will change under code? Francesco - No. Kevin – questions the value of a patio? Stuart says he would need to resubmit for steps and patio. Francesco says fence and door are main priority and he could re-apply for patio. He says he could replicate semi-circle with steps in front of door and mimic radius. Stuart - might limit useable space. Kevin – okay with fence and door and would like to see the patio in more detail. William – guidelines state 3ft in front and rear privacy 6’ halfway down the house on side. William says style is a little unusual. Kevin says a fence can always be changed.

Community Comments: None

Ryan Fiser made a motion to approve Case #16-HZ-00039, 4802 Virginia Ave, as submitted pursuant to the Chattanooga City Code, Chapter 10, Article II, Section 10-15e and pursuant to the St. Elmo Design Guidelines, subject to any and all conditions. Conditions: Rear door to be a craftsman, 4-lite style fiberglass. Deck submittal has been deferred and should be resubmitted with more details.

William seconded the motion. The motion was unanimously approved.

CASE #16-HZ-00040 – 4800 Virginia Avenue

PROJECT DESCRIPTION:

The applicant, Francesco Pizzuto, has applied for a Certificate of Appropriateness for the following work:

- Install rear fence

Gary Hilbert presented a PowerPoint presentation.

Discussion: **See Above.**

Community Comments: None

Patrick Ryan made a motion to approve Case #16-HZ-00040, 4800 Virginia Avenue, as submitted pursuant to the Chattanooga City Code, Chapter 10, Article II, Section 10-15e and pursuant to the St. Elmo Design Guidelines, subject to any and all conditions. Conditions:

William Shealy seconded the motion. The motion was unanimously approved.

CASE #16-HZ-00041 – 5504 Tennessee Ave

PROJECT DESCRIPTION:

The applicant, Michael Olinger, has applied for a Certificate of Appropriateness for the following work:

- Replace siding

Gary Hilbert presented a PowerPoint presentation.

Discussion: James Smith addressed the Commission. James Smith – there is significant weather and termite damage to siding. We want to try for open floor plan with cathedral ceiling and use siding inside of rafters. James – we will use hardi around window trim and replace windows with modern, same style window. 5” lap not 6”. William – what’s current siding? James – lap siding, seems to be pine and reveal is 5 inches. William – Are windows on the application? James – I believe he said they were already approved. Kevin – any record of windows? Gary – Application is just for siding. Kevin – this house has not come before board and we are typically strict on replacing windows. Kevin encouraged James to check guidelines on windows. James – we have not touched the windows yet. Stuart – we can really only address the siding because that’s what the application was for. William – what about trim? Trim would need to come with window application. Kevin – we need to approve window trim with window on application. Stuart – what was the hope with board and batten? James – 12 and 3. From the bottom of the foundation to soffit is 10 ft. and everything is lap right now. The columns are hollow and nothing underneath. Stuart – columns, handrails, steps, foundation, all need approval. All appearance has all got to come in front of board. William - what do we think about siding? James – we will use as much as hardi as we can to do away with wood. William – normally I would ask how much is deteriorated and you would submit pictures of what would need to be replaced. Kevin – how much damage on siding specifically? James estimates between 60-80 percent not useable. He says he has hardi siding on site in bundles. James – I have no problem to defer and work on inside on house and take more pictures of siding. Stuart – if you wanted you could come back with more pictures and detailed information. Stuart – we could only approve to run it all the way up and we have to have drawings for that. Stuart - asks if you are comfortable to come back with information. James – Am I able to dig footers and pour my pad while I wait to come back to meeting? Stuart – yes as long as the City is okay with that and as long as you’re comfortable making the commitment. Stuart – He needs to resubmit and we will defer to next month. Kevin – maybe it would help to call back in to Gary to verify what needs to be submitted to the committee.

Community Comments: None

William Shealy made a motion to defer Case #16-HZ-00041, 5504 Tennessee Ave, as submitted pursuant to the Chattanooga City Code, Chapter 10, Article II, Section 10-15e and pursuant to the St. Elmo Design Guidelines, subject to any and all conditions. Conditions: The following items need to be submitted for approval: (not necessarily all that might be changed) material list; elevations; site plan (if needed); any window/door replacement; foundation alterations/treatment/materials; handrails, posts, stairs; any variation from original siding size, orientation, trim etc; driveway, parking pad, garages, fences; roofing changes

Kevin Osteen seconded the motion. The motion was unanimously approved.

OTHER BUSINESS

Mike (Fortwood Board Association) asks if it would be appropriate to ask for copies for Case 35 and 36? Gary – they can come by our office anytime to look at drawings and get copies. We prefer that you go through the City Attorney’s Office so that the mayor knows. Mike – How long does that normally take? Gary – Maybe a day and then a day or two later you would have them. Mike – We requested copies from the attorney and did not receive them. Gary – it is all public record once we receive it.

Kevin – I am the St. Elmo resident that donated the stone to repair two walls on Vine St.

Gary – Case number 24 has already been done. He apparently thought he had approval. Kevin – there’s no way he has an accurate footer without tearing that sidewalk out. Who inspected it? Gary – I assume no one did because there is no building permit. Gary – there is jagged rubble on each end. Nancy – what is our recourse? Gary – we can go back on him for not having building permit. William – there is an issue of no engineered drawings.

Nancy asks about stone at 5th St and Central in front and back of yard and to please get pictures. Stuart would like an inspector to take pictures to be presented next month with original application.

Nancy – what about the porch that was supposed to be painted on St. Elmo Ave? Francesco says that the new owner is deciding on colors.

Nancy - This is critical. The fraternity on Vine St. put in parking lot and the guidelines do not allow poured concrete. We gave them curb cut and that they needed to screen that parking lot and it is not screened. Now you are just looking at a chain link fence and parking lot. I would like a letter sent to fraternity stating, as per your approval, there must be screening and planting. Stuart – If someone can pull the application and then make a determination on site.

Nancy - new sorority Fortwood St or 5th St area and they took out a couple trees and built a big deck in alley between Vine St and Fortwood St. Nancy will be getting address. William – to clarify, you’re suggesting is that they did not seek approval for removing trees or building deck. Gary – I will have someone go by and look at it or I will.

Stuart – what is the status of our staffing? Gary - HR sent us an updated description to stretch position to form based codes and historic. HR changed pay scale and we will do paperwork and get it posted within a week or so. Hopefully by mid-summer we will have someone.

STAFF APPROVALS

**Kevin Osteen made a motion to approve staff approvals.
Everyone unanimously seconded the motion. The motion was unanimously approved.**

NEXT MEETING DATE: May 19, 2016

Stuart Wood made a motion to adjourn.

William Shealy seconded the motion. The motion was unanimously approved.

The meeting was adjourned at 7:30 p.m.

William Stuart Wood, Chair

Brittany Rowe, Secretary

CHATTANOOGA HISTORIC ZONING COMMISSION

MINUTES

May 19, 2016

The duly advertised meeting of the Chattanooga Historic Zoning Commission was held May 19, 2016 at 5:30 p.m. at the Development Resource Center, Conference Room 1A. Stuart Wood called the meeting to order. Brittany Rowe called the roll and swore in all those who would be addressing the Commission. Stuart Wood explained the rules of procedure and announced that the meeting was being recorded.

Members Present: William Shealy, Ryan Fiser, Patrick Ryan, JoBeth Kavanaugh, Michael Prater and Stuart Wood

Members Absent: Nancy Poston, Kevin Osteen

Staff Members Present: Gary Hilbert, Brittany Rowe

Applicants Present: Francesco Pizzuto, Keith Riley, Aaron Caldwell, Lauren Tyree, James Trey Baldwin, Michael Olinger, Jeremiah Moore

William Shealy made a motion to approve the Minutes from April meeting. The motion was seconded by Michael Prater and unanimously approved.

OLD BUSINESS

CASE #16-HZ-00039 – 4802 Virginia Avenue

Francesco Pizzuto – Dotted lines are the fence we talked about last month. Brick patio off of door with 3 half-moon steps less than 21” using #7 wash stone/pea gravel. Fence was going to be cedar so requesting 2 by treated material on fence. Posts are 4x6 and every 10 feet alternating. Inside planters and outside has greenery on street. 2x4 and 2x6 alternating with quarter in gap. Prater – Your fence will turn into a retaining wall. Francesco – Yes I will line it. Prater – Do you have a way to stop pebbles from going into neighbor’s yard? Francesco – Yes ties keeping them back and the fence. Stuart – Railway ties were not part of the original proposal. Francesco – Using maybe 2. Now I want to do 4’ maybe 5’ fence. William – I have no issue with pebbles or railway ties. Stuart – Did you request material change in application? Francesco – Yes.

William made a motion to approve Case #16-HZ-00039, 4802 Virginia Avenue, as submitted pursuant to the Chattanooga City Code, Chapter 10, Article II, Section 10-15e and pursuant to the St. Elmo Design Guidelines, subject to any and all conditions. Conditions:

Prater seconded the motion. The motion was unanimously approved.

NEW BUSINESS

CASE #16-HZ-00024 – 4208 Tennessee Avenue

PROJECT DESCRIPTION:

The applicant, Jeremiah Moore, has applied for a Certificate of Appropriateness for the following work:

- 4' x 50' concrete retaining wall at sidewalk

Gary Hilbert presented a PowerPoint presentation.

Discussion: Leslie O'Hare addressed the Commission. Stuart – Was it engineered? Leslie – We had a company do it. Leslie – Husband called them and said it would be okay. We talked to land development. Stuart – Can you find out if it was staff approved? William – I have not seen that come through. Leslie – We did finish it because it was a safety issue. Stuart – Defer it. Leslie – If we defer it then what are my options? Stuart – If there is no staff approved COA then we will need you to be back to discuss it. William read Guidelines on retaining walls. Gary – Guidelines say should which is not required. JoBeth – Get all that in order and you're probably going to be fined. Stuart – Jot down details of conversation and copy of all permits. Leslie – When I come back, if I do not have COA what do I need to present to you? JoBeth – If there is a COA from Angela then you have proof, if you do not then we will have to start over and hear case.

JoBeth – We have not had anything like this approved by staff before. Prater – We need to defer this because we don't know anything. William – Pulled up street view, asked how much of rubble is yours and neighbors. Stuart – Defer it and ask to treat it just as it was before with fresh application and pictures of street view from online from before and then of existing now. Jot down recollection with Angela.

Community Comments:

Prater made a motion to defer Case #16-HZ-00024, 4208 Tennessee Avenue, as submitted pursuant to the Chattanooga City Code, Chapter 10, Article II, Section 10-15e and pursuant to the St. Elmo Design Guidelines, subject to any and all conditions. Conditions:

JoBeth seconded the motion. The motion was unanimously approved.

CASE #16-HZ-00041 – 5504 Tennessee Avenue

PROJECT DESCRIPTION:

The applicant, Michael Olinger, has applied for a Certificate of Appropriateness for the following work:

- Replace siding

Discussion: Michael Olinger addressed the Commission. Stuart – Are we only hearing siding? Michael – That's Dutch siding. Patrick – Rotting not salvageable. Olinger – Tried to salvage it and it was expensive and found rotting siding. Stuart – It was beyond salvageable? JoBeth – Where is it

rotten? Olinger – They ended up putting a metal sheet up. Prater – Same horizontal up top? Olinger – Yes. Stuart – For the record this is just about Hardi siding. Prater – If we were to have these pictures just to replace siding I would say no because we don't know what columns, etc. are going to be. You can't approve to do just siding. How will we know his intentions for the future? Olinger – Window trim is not salvageable. Stuart – Are you going to replace siding and come back to replace window trim next month? Patrick – This is what we discussed last month, we need to know what exactly is happening. Prater – All you would need to do is mark up this drawing. JoBeth – Is everyone in agreement that we help this guy out with this situation? Olinger – My intention, if it's Hardi it can be done in true 1 inch. Stuart – We don't need to overthink this if you are just replacing original. JoBeth – Let's not worry about porch. Stuart – Gable is not going to have shake.

Community Comments:

JoBeth made a motion to approve Case #16-HZ-00041, 5504 Tennessee Avenue, as submitted pursuant to the Chattanooga City Code, Chapter 10, Article II, Section 10-15e and pursuant to the St. Elmo Design Guidelines, subject to any and all conditions. Conditions: 6 inch Hardi board siding on entire house; all trim boards will match size and profile of existing if replaced.

Patrick seconded the motion. The motion was not approved, 2 voted to approve and 3 denied the motion.

Olinger – What happens if I do this anyways? Stuart – You will get a stop work notice and face fines. William - I am fine adding things to application if the applicant is in line with everything. Patrick – My concern is if you have approval for siding you need to know what window trim, etc. before you side. You still have porch, columns railing. Olinger – Get more people in your department on same page. Prater – I don't find any fault if going to tie in.

Prater made a motion to approve Case #16-HZ-00041, 5504 Tennessee Avenue, as submitted pursuant to the Chattanooga City Code, Chapter 10, Article II, Section 10-15e and pursuant to the St. Elmo Design Guidelines, subject to any and all conditions. Conditions: existing siding demoed, trim to be retained

William seconded the motion. The motion was unanimously approved.

CASE #16-HZ-00043 – 5604 Alabama Avenue

PROJECT DESCRIPTION:

The applicant, James Trey Baldwin, has applied for a Certificate of Appropriateness for the following work:

- Replace siding and deck
- Reduce front porch
- Add windows and doors

Gary Hilbert presented a PowerPoint presentation.

Discussion: James Trey Baldwin addressed the Commission. James – I want to have 15 lite door from bedroom to new deck. Replace windows. Clap board siding under all vinyl. A lot of the rear is not stable. I want to get vinyl off and put Hardi board. William – What’s the front? James – Vinyl shakes. William – Windows on rear only ones replacing? James – Yes. Gable exposed with round columns. I don’t see any more houses with this farm style porch in St Elmo. William – Retaining front door? James – Craftsman style door. Currently half lite 32 inch. Ryan – Beyond repair? Stuart – Do we have any detail on the handrail for the deck? James – I can get detail on the handle. The rail will be similar to current but don’t have specific yet. Stuart – Need good drawing of deck, stairs, and handrail. Stuart – If that porch is original we are going to want to keep it. But if there is evidence that it is not original then we could work with it. Full drawings on deck and front porch. Ryan – Is this low enough on front porch that you don’t need rails? James – Yes. William read the Guidelines. William – If the porch has been added you need some evidence to show that and we could work with you on that. Prater – Pictures of what you want to keep, how it meets the ground and house. William – Windows should be vinyl clad. Patrick – I would want to see front door. William – Keep the door as close to original as possible if not salvageable. James – I want to add one window on back bedroom, 2x3. Stuart – Halfway between corner boards, new window with matching existing trim? James – Yes.

Community Comments: None

William made a motion to defer Case #16-HZ-00043, 5604 Alabama Avenue, as submitted pursuant to the Chattanooga City Code, Chapter 10, Article II, Section 10-15e and pursuant to the St. Elmo Design Guidelines, subject to any and all conditions. Conditions: rear windows to be vinyl clad wood windows, addition of 2x3 facade centered between door and corner board, removal of window from rear and relocated between 15-lite and corner; if existing siding is not salvageable; replace with Hardi, reveal to match original; resubmittal of deck, reconstruction of front porch and front door, and center rear door.

Ryan seconded the motion. The motion was unanimously approved.

CASE #16-HZ-00044 – 212 Eveningside Drive

PROJECT DESCRIPTION:

The applicant, Lauren Tyree, has applied for a Certificate of Appropriateness for the following work:

- Opening porch back to original style

Gary Hilbert presented a PowerPoint presentation.

Discussion: Lauren Tyree addressed the Commission. We were going to knock out the walls and continue the siding on the small amount that shows. Salvage the siding from what we knock down. It’s got vinyl siding, the whole house is covered in vinyl. The rock wall goes up 2 feet so that is the railing. William – If you get a curve ball from another area such as an inspector then we will discuss it. She is doing what she is supposed to do. Ryan – Are we okay with using the siding? Stuart – It all matches existing.

Community Comments: None

JoBeth made a motion to approve Case #16-HZ-00044, 212 Eveningside Drive, as submitted pursuant to the Chattanooga City Code, Chapter 10, Article II, Section 10-15e and pursuant to the St. Elmo Design Guidelines, subject to any and all conditions. Conditions: none

William seconded the motion. The motion was unanimously approved.

CASE #16-HZ-00046 – 4411 Tennessee Avenue

PROJECT DESCRIPTION:

The applicant, Aaron Caldwell, has applied for a Certificate of Appropriateness for the following work:

- Install rear fence; replace patio; move door

Gary Hilbert presented a PowerPoint presentation.

Discussion: Aaron Caldwell addressed the Commission. Originally this was an open porch. Inside there is tear drop siding and there was no access to basement from that level. Prater – How close is door from corner. Aaron – About 8 inches. Small amount of siding, using siding that is being taken off. Stuart – No stairs? Aaron - No. Stuart – One single window to replace two? Aaron – One single and two awning windows. Stuart – The grid will be the same on all of them? Aaron – Yes, they will look the same externally. Stuart – The door is narrower than one half of the width of the window there currently? Aaron – Yes. Gary – There was no trim specified in application.

Community Comments:

Patrick made a motion to approve Case #16-HZ-00046, 4411 Tennessee Avenue, as submitted pursuant to the Chattanooga City Code, Chapter 10, Article II, Section 10-15e and pursuant to the St. Elmo Design Guidelines, subject to any and all conditions. Conditions: trim door to match existing.

William seconded the motion. The motion was unanimously approved.

CASE #16-HZ-00049 – 4412 St Elmo Avenue

PROJECT DESCRIPTION:

The applicant, Keith Riley, has applied for a Certificate of Appropriateness for the following work:

- Porch repair
- Replace siding and windows
- Install 4' fence

Gary Hilbert presented a PowerPoint presentation.

Discussion: Keith Riley addressed the Commission. Prater – What is the ceiling? Will you need to replace rafter tails? Keith – I would replace the whole rafter. William – Can you tell us about existing siding? Keith – Vinyl is over shingle siding, standard clap board with a 5 inch reveal. The windows are staying; just the trim will be replaced. Prater – What other work on porch? Keith – Check out condition and replace with same. JoBeth – I have restored a house with asphalt, what if you pull off the vinyl and the asphalt is in great condition? Keith – We weren't necessarily going to pull off asphalt. Stuart – Taking vinyl off and leaving asphalt? Are you going to make profile of trim correct? Keith – Losing profile, rebuild the seals with Hardi as well. Prater – Are you doing any different trim? Keith – No. William – How tall is the fence beside it? Keith – About 4 feet with a step up. William – Typically should be 3 feet, we have done 4 feet in the past. William read Guidelines. Style is good and height is only thing what is specific. It should be painted or stained, white, beige.

Community Comments:

Michael Prater made a motion to approve Case #16-HZ-00049, 4412 St Elmo Avenue, as submitted pursuant to the Chattanooga City Code, Chapter 10, Article II, Section 10-15e and pursuant to the St. Elmo Design Guidelines, subject to any and all conditions. Conditions: fence no higher than 3 feet and follow color Guidelines

Patrick seconded the motion. The motion was unanimously approved.

CASE #16-HZ-00051 – 4802 Virginia Avenue

PROJECT DESCRIPTION:

The applicant, Francesco Pizzuto, has applied for a Certificate of Appropriateness for the following work:

- Sky lights
- Gravel driveway/backyard
- New material for fence

Gary Hilbert presented a PowerPoint presentation.

Discussion: Francesco Pizzuto addressed the Commission. Since the architect drew that originally I decided to do 2 on side and 2 on back. Let's all of the light come in on main space. Back sky lights 19x45.5. Front 22.5x60. Prater – How much space on back from bottom of sky light to gutter? Francesco – I have 2 feet overhang. William – How are they installed? Francesco – Suntech low profile. William read sky lights in Guidelines. Francesco – Last year we had another sky light that was approved on similar roof. From the side most can be seen by the street the Guidelines are not clear. William – Not readily visible from the street. William – Design is closest to the Guidelines we are going to get low profile. Question of putting them on the front is going to work or not. Stuart – The one on the front of the chimney is pretty obvious. Francesco – It would cheat the space to take out that skylight that would bring in the natural light. Patrick – Two in the back no issue. JoBeth – 2 in the front would be visible. William – I can live with everything behind the chimney, pushing it on the front of the house. You don't encounter that side view very often. Prater – There is a street on the back too. William – So it's really acting as an alley. Stuart – It's really the 2 on the

side. Francesco – Those two are the ones that are going to bring in the most amount of light. Stuart – Guidelines want low profile sky lights all together.

Community Comments: Bob Tyree - If that was a black sky light it would be sore thumb depending on the color you wouldn't see it. Francesco – From the front you wouldn't see it. Bob – Depending on color it would blend in. Stuart – Unfortunately color of roof can change down the road. Prater – Okay with the ones on back and behind chimney. There are things clearly stated and I would make a motion for 2 in back and one behind chimney.

Michael Prater made a motion to approve Case #16-HZ-00051, 4802 Virginia Avenue, as submitted pursuant to the Chattanooga City Code, Chapter 10, Article II, Section 10-15e and pursuant to the St. Elmo Design Guidelines, subject to any and all conditions. Conditions: two sky lights on back and one behind chimney approved

Patrick Ryan seconded the motion. The motion was approved. Brooke did not approve.

CASE #16-HZ-00052 – 4800 Virginia Avenue

PROJECT DESCRIPTION:

The applicant, Francesco Pizzuto, has applied for a Certificate of Appropriateness for the following work:

- Fence on rear of property

Gary Hilbert presented a PowerPoint presentation.

Discussion: Francesco Pizzuto addressed the Commission.

Community Comments: None

Michael Prater made a motion to approve Case #16-HZ-00052, 4800 Virginia Avenue, as submitted pursuant to the Chattanooga City Code, Chapter 10, Article II, Section 10-15e and pursuant to the St. Elmo Design Guidelines, subject to any and all conditions. Conditions: none.

Ryan seconded the motion. The motion was unanimously approved.

CASE #16-HZ-00053 – 876 Oak Street

PROJECT DESCRIPTION:

The applicant, Diane Muth, has applied for a Certificate of Appropriateness for the following work:

- Adding railing at steps

Gary Hilbert presented a PowerPoint presentation.

Discussion: Gary Hilbert addressed the Commission. Stuart – My concern is this is a very prominent hand rail. JoBeth – It’s going to look odd and it’s a very busy corner. It’s going to look like two wings. Gary – Apparently they have had a couple accidents related to their tenants. They mentioned their insurance company had mentioned it. Prater – Is that limestone? Gary – Yes. They will set bottom post into brick and top will be on the concrete. William – There is nothing in Guidelines about steps. JoBeth – I really don’t want to approve it and put wings out there. Maybe there is more to the story but I don’t like it. Stuart – It is going to be so noticeable. JoBeth – We are adding something they never had. William – It looks like the height would not require the handrail. JoBeth – Almost every house in Fort Wood has a few steps up to the yard. Stuart – The insurance may say legally they can’t have one and get over it. William – It does say to keep to other houses and other houses do not have these railings.

Community Comments: None

Ryan made a motion to deny Case #16-HZ-00053, 4800 876 Oak Street, as submitted pursuant to the Chattanooga City Code, Chapter 10, Article II, Section 10-15e and pursuant to the Fort Wood Guidelines, subject to any and all conditions. Conditions: none.

JoBeth seconded the motion. The motion was unanimously approved.

OTHER BUSINESS

STAFF APPROVALS

**Michael made a motion to approve staff approvals.
William seconded the motion. The motion was unanimously approved.**

NEXT MEETING DATE: June 16, 2016

**Michael made a motion to adjourn.
William seconded the motion. The motion was unanimously approved.**

The meeting was adjourned at 8:10 p.m.

William Stuart Wood, Chair

Angela S. Wallace, Secretary

CHATTANOOGA HISTORIC ZONING COMMISSION

MINUTES

June 16, 2016

The duly advertised meeting of the Chattanooga Historic Zoning Commission was held June 16, 2016 at 5:30 p.m. at the Development Resource Center, Conference Room 1A. Kevin Osteen called the meeting to order. Angela Wallace called the roll and swore in all those who would be addressing the Commission. Kevin Osteen explained the rules of procedure and announced that the meeting was being recorded.

Members Present: William Shealy, Ryan Fiser, Michael Prater, Nancy Poston, JoBeth Kavanaugh and Kevin Osteen

Members Absent: Stuart Wood, Patrick Ryan

Staff Members Present: Gary Hilbert, Angela Wallace

Applicants Present: Jeremiah Moore, James Trey Baldwin, Rhonda Palmour, Michael Bridges, Ian Grant, Taft Sibley, Amanda Shaw, Paul Teruya and Chris Roth

OLD BUSINESS

CASE #16-HZ-00024 – 4208 Tennessee Avenue

PROJECT DESCRIPTION:

The applicant, Jeremiah Moore, has applied for a Certificate of Appropriateness for the following work:

- 4' x 50' concrete retaining wall at sidewalk

Gary Hilbert presented a PowerPoint presentation. Built without COA or building permit. Any wall that is over 4 feet from footing to top of wall has to have engineer drawings.

Discussion: Jeremiah Moore addressed the Commission. I started getting a land disturbance permit and they told me if the wall was no more than 4 feet that was all I needed. Gary – A land disturbance permit does not give you permission to build the wall. The wall is 4 feet from bottom at sidewalk to top. Not to the footing. It is a 16 inch footing. Kevin - The wall has to meet city code. At that point the applicant has to come back and work out the cosmetics of the wall. There needs to be something done with the rock and the wall will need some type of covering. Michael – We need to defer this till after the City has finished with their inspection and decision. Gary – We need to see a drawing with a stamp and an x-ray of the wall showing the location of the re-bar.

Community Comments: none

JoBeth made a motion to defer Case #16-HZ-00024, 4208 Tennessee Avenue, as submitted pursuant to the Chattanooga City Code, Chapter 10, Article II, Section 10-15e and pursuant to the St. Elmo Design Guidelines, subject to any and all conditions. Conditions: the

applicant must obtain an x-ray of the wall and a stamped engineering drawing with a letter showing this has been done

Michael seconded the motion. The motion was unanimously approved.

CASE #16-HZ-00043 – 5604 Alabama Avenue *Deferred till July by owner.*

PROJECT DESCRIPTION:

The applicant, James Trey Baldwin, has applied for a Certificate of Appropriateness for the following work:

- Remove siding and replace with hardi
- Reduce front porch size
- Replace deck

NEW BUSINESS

CASE #16-HZ-00054 – 834 Vine Street

PROJECT DESCRIPTION:

The applicant, Rhonda Palmour, has applied for a Certificate of Appropriateness for the following work:

- Replace stairway and deck

Gary Hilbert presented a PowerPoint presentation. The City stopped work on this which was started without a COA or building permit. We received a letter from the Fort Wood Homeowner's Association approving the plans for this.

Discussion: Rhonda Palmour addressed the Commission. The existing structure had been there for 30 years and goes to a rental apartment upstairs. When renters moved out we wanted to replace it as quickly as possible. Michael – Are you putting anything on the walls? Rhonda we are putting some lattice up so we can use it for storage. Michael – What did it have originally? Rhonda – It had lattice that rotted some time ago. We are straightening up the stairs a little so they are more easily negotiable. The stairs will stop before the end of the house. JoBeth – Is the siding going to be vertical? Rhonda – No, there will be lattice around the bottom. JoBeth – That is going to be a lot of lattice going to the bottom of the stairs. We need an elevation that shows us how much lattice is going to be used. Rhonda – It was all lattices before. We are eager to get this done because the tenants have to come through our house now to get up to the apartment. JoBeth – We need to see what it is going to look like. Rhonda – The lattice will only go on the one side the other side will be open. Michael – I don't think I have a problem with that but I can't see anything that shows me what it will be.

Community Comments: Chris Roth – The run of the stairs coming down is going to be too long to meet code. You can only go 12 feet without a landing.

Gary – What you have shows a vertical plan not from the side. William – It is not showing everything you are talking about. Gary – What is shown here is just of the rail.

JoBeth made a motion to defer Case #16-HZ-00054, 834 Vine Street, as submitted pursuant to the Chattanooga City Code, Chapter 10, Article II, Section 10-15e and pursuant to the Fort Wood Design Guidelines, subject to any and all conditions. Conditions: accurate to scale drawings of elevations and relation to house; updated materials list

William seconded the motion. The motion was unanimously approved.

CASE #16-HZ-00055 – 5012 Sunnyside Avenue

PROJECT DESCRIPTION:

The applicant, Michael Bridges, has applied for a Certificate of Appropriateness for the following work:

- Addition of master bedroom, laundry room and garage

Discussion: Michael Bridges addressed the Commission. The addition is on the rear of the house. You can't really see it from the street. The existing siding is asbestos and we are matching it as much as possible. The metal siding is a very small area only visible from the entry at the back. When you drive up the drive way you park in the back so the design of the addition is to allow entry from the driveway. The addition is entirely at the back of the house. All the houses right around this are set back from the road and set high on the hill. Bridges – I think this is very appropriate and is in keeping with the size of the house. I like the way it is a little different from the existing house. JoBeth – I don't care about the metal siding but where it is, it is really not visible to anyone except who will pull back to the rear of the house. William – What is the metal? Bridges – It is usually used on roofs, just plain corrugated. Kevin – I don't like the hips of the roofs not tying in. Prater – I didn't at first but if you do you usually end up with something funky happening.

Community Comments: None

Nancy made a motion to approve Case #16-HZ-00055, 5012 Sunnyside Avenue, as submitted pursuant to the Chattanooga City Code, Chapter 10, Article II, Section 10-15e and pursuant to the St. Elmo Design Guidelines, subject to any and all conditions. Conditions: none

JoBeth seconded the motion. The motion was unanimously approved.

CASE #16-HZ-00057 – 833 Oak Street

PROJECT DESCRIPTION:

The applicant, Ian Grant, has applied for a Certificate of Appropriateness for the following work:

- Restore front porch

Gary Hilbert presented a PowerPoint presentation. This was presented to the board last October. Now it is a porch restoration instead of a porch addition. There is a letter from the Fort Wood

Homeowners Association approving this proposal. There is evidence of where a porch was previously.

Discussion: Ian Grant addressed the Commission. I was before you in October about the porch. The differences are that I have had the benefit of remodeling experts. Second we did discover evidence of a previous porch. There were bricks and mortar in the ground that we have uncovered. Randal Souls – We went and did extensive work to find where the porch was previously. We had a designer to prepare drawings of what the porch most likely were and have put together what we have here. I feel this will be a great addition to the neighborhood. JoBeth – The drawings are really good. William – I want to thank you. This is exactly what we need to proceed with this type of proposal. This design is much greater than the previous submittal. Michael – The front gable what is the material on the front of it? Randal – It would be a nice wood finished and painted. We will not put any type of texture material there. The ceilings and floor will be tongue and groove. The windows will not be hidden from the street at all. Ryan – What is the handrail? Randal – We may not need one but we want one. They are 10 inch square posts.

Community Comments: None

Michael – I want something mentioned about the railing and that the trim would match the house.

JoBeth made a motion to approve Case #16-HZ-00057, 833 Oak Street, as submitted pursuant to the Chattanooga City Code, Chapter 10, Article II, Section 10-15e and pursuant to the Fort Wood Design Guidelines, subject to any and all conditions. Conditions: all porch trim matches existing house and handrail is made of 2 inch spindles

William seconded the motion. The motion was unanimously approved.

CASE #16-HZ-00058 – 944 Fortwood Street

PROJECT DESCRIPTION:

The applicant, Taft Sibley, has applied for a Certificate of Appropriateness for the following work:

- Replace driveway

Gary Hilbert presented a PowerPoint presentation.

Discussion: Taft Sibley addressed the Commission. We want to come up with a cost effective and historically correct answer. I have had several people look at this. The original mix was a river rock and river sand mix. We know it needs to look aesthetically pleasing. We have come up with a pigmented concrete which will give us a tan/buff color. It will not have the texture as is there now – that happens over time. If you want we can replace the last piece if you want us to. We could do river sand but the only way to get that look is to use an aggregate and it is not a viable option cost wise. William – We talked about the option of sand blasting. It has a cost associated with it but it has the look you want. Michael – This shows the entire driveway in the three pictures? Taft – Yes. Kevin – Is there going to be any additional parking? Taft – No. Nancy – I would recommend that Gene Hyde look at the tree that goes along the driveway and make any recommendations. Kevin – Read the Guidelines and the proposal is within the Guidelines. William – I think it will look better

if we say just replace the entire drive and match the color as possible. Taft – The drive at the street flags out just a little like 2 feet to left and 2 feet to right. Michael – What is the width? Taft – About 6 feet

Community Comments: None

Kevin – We need to get Gene involved with the trees that will be affected. Do we stipulate the color of the drive? William – Yes. We get a patch that we say match the color. Michael – There is going to be a difference in the new and old concrete. I want to make sure that a parking space is not created or that any trees get taken down. Gary – When you get past the house the width grows to about 12-16 feet wide. Taft – We would like to have this project done before August.

William made a motion to approve Case #16-HZ-00058, 944 Fortwood Street, as submitted pursuant to the Chattanooga City Code, Chapter 10, Article II, Section 10-15e and pursuant to the Fort Wood Design Guidelines, subject to any and all conditions. Conditions: tree protection to be with Gene Hyde; color of concrete and sandblast finish to be resubmitted with patch of existing to match; drive width in front to be maintained from front to rear alley; areas adjacent to drive in rear to be landscaped to prevent parking/driving off the pad.

Ryan seconded the motion. The motion was unanimously approved.

CASE #16-HZ-00059 – 841 Fortwood Street

PROJECT DESCRIPTION:

The applicant, Anthony and Amanda Shaw, has applied for a Certificate of Appropriateness for the following work:

- Extend front roof
- Add window
- Add rear dormer

Gary Hilbert presented a PowerPoint presentation. Was heard previously and now has another proposal.

Discussion: Anthony Shaw addressed the Commission. This was approved a year ago and now we want to add the overhang with the columns and the window. JoBeth – What are you doing to the graffiti? Anthony – We are going to use a paint matched to the brick. It will be living quarters, renting. William – Will the column bases match the existing brick? Anthony – Yes as closely as possible. We have found some brick that is very close. Nancy – What are the doors? Anthony – The center will be French and the two sides will be side lights to match. The roof will be asphalt shingles. The dormers will be cedar shake. There will be no additional parking.

Community Comments: None

Michael made a motion to approve Case #16-HZ-00059, 841 Fortwood Street, as submitted pursuant to the Chattanooga City Code, Chapter 10, Article II, Section 10-15e and pursuant to the Fort Wood Design Guidelines, subject to any and all conditions. Conditions: the

columns will have brick bases that will match the existing, the width will match existing and top will be 1x6.

William seconded the motion. The motion was unanimously approved.

William recused himself from this case.

CASE #16-HZ-00061 – 4300 Seneca Avenue

PROJECT DESCRIPTION:

The applicant, Paul Teruya, has applied for a Certificate of Appropriateness for the following work:

- New construction

Gary Hilbert presented a PowerPoint presentation.

Discussion: Autumn addressed the Commission. The parking pad is changing. It is too steep for a driveway. It will be a parking pad that will be where the under garage was previously at the front of the house. Michael – That is a lot of excavating to do before you are approved. The right side of the house is unrealistic in the model and the retaining wall is going to come along 3 sides of the house. Did you get a topo survey? Autumn – No. Michael – I can't tell you how many people have come to me complaining about the excavation and the proposed retaining wall. Autumn – The house is not going to set that far back. JoBeth – Then we don't have accurate drawings. Michael – I think you need a topo survey. Angela – The Board has issued an order that if Green Tech came in with drawings that were not accurate the case would be denied. Kevin – Adding fill is full of variables.

Community Comments: William – Next door neighbor. I feel the information you got is not correct. Some of the drawings are accurate. There was a stacked stone retaining wall from the garage past the neighbor that has been covered. There is large river rock that was about 5 feet tall. The set back is not the same for our house or the blue house and they could have the setback where they have.

Autumn – If we had not cleared the site you would not have known about the height of the retaining wall. Michael – I don't agree. I was concerned about this before I saw what you had done. Kevin read Guidelines on parking pads.

Michael made a motion to deny Case #16-HZ-00061, 4300 Seneca Avenue, as submitted pursuant to the Chattanooga City Code, Chapter 10, Article II, Section 10-15e and pursuant to the St. Elmo Design Guidelines, subject to any and all conditions. Conditions: none

JoBeth seconded the motion. The motion was unanimously approved.

CASE #16-HZ-00062 – 4220 Seneca Avenue

PROJECT DESCRIPTION:

The applicant, Paul Teruya, has applied for a Certificate of Appropriateness for the following work:

- Install retaining wall

Gary Hilbert presented a PowerPoint presentation.

Discussion: Autumn addressed the Commission. That is an example of the proposed wall, but it is not the wall we will build. The wall will be concrete with stucco finish. Michael – You need to let us know the size of the wall and submit that to us. I remember this from the original submission and Paul said it would be a gentle slope with a small retaining wall. That was a deciding factor in approving this submission. Autumn – We said it would look like the neighbors. William – The wall behind the house is at least 15 feet tall. Gary – This picture is a poured concrete wall with reveals in it every 4 feet. Kevin – What do you think the height will be? Autumn – About 6-8 feet. William – The house next door is about 10 feet from the house and is about 15 feet high. Autumn – We are going to go as close to the neighbor's wall as possible. Kevin – I am comfortable with the rendering we got for the finish. I want to see an elevation. I want to see how long the wall is and how tall. I want to see how far it is from the house and from the street and neighbor's house/wall. I can't take you word on it.

Community Comments: William Shealy – My wall is 6 feet tall, the wall behind the gold house is 12 feet.

Michael made a motion to defer Case #16-HZ-00062, 4220 Seneca Avenue, as submitted pursuant to the Chattanooga City Code, Chapter 10, Article II, Section 10-15e and pursuant to the St. Elmo Design Guidelines, subject to any and all conditions. Conditions: site plans showing full plan of retaining walls; elevation of both sides of retaining wall

Ryan seconded the motion. The motion was unanimously approved.

William rejoined the Commission.

CASE #16-HZ-00063 – 5504 Alabama Avenue

PROJECT DESCRIPTION:

The applicant, Paul Teruya, has applied for a Certificate of Appropriateness for the following work:

- Demo all structures

Gary Hilbert presented a PowerPoint presentation. Dallas Rucker looked at the building and noted that the structure has no major cracks in the building and it could be rehabbed. The roof does need work to keep from deteriorating further.

Discussion: Autumn addressed the Commission. Autumn – I have not been to the property but was told the roof is falling in at the back. JoBeth – I don't see that it needs to be torn down. Kevin – The ceiling structure is not good. There have been some people start with it but never proceeded. I feel it would be a full gut. It is a quad. Gary – It has lost its status as grandfathered. Kevin – The

exterior walls are sound but I don't see that it is salvageable. JoBeth – I think this could be a nice building.

Community Comments: None

JoBeth made a motion to deny Case #16-HZ-00063, 5504 Alabama Avenue, as submitted pursuant to the Chattanooga City Code, Chapter 10, Article II, Section 10-15e and pursuant to the St. Elmo Design Guidelines, subject to any and all conditions. Conditions: none

William seconded the motion. The motion was unanimously approved.

CASE #16-HZ-00064 – 1613 W. 51st Street

PROJECT DESCRIPTION:

The applicant, Chris Roth, has applied for a Certificate of Appropriateness for the following work:

- Replace concrete pad with deck

Gary Hilbert presented a PowerPoint presentation.

Discussion: Chris Roth addressed the Commission. I did a house just down the street that you approved previously. I am doing basically the same just a smaller version. The door is offset in the front of the house so the deck that will set there will be symmetric with the roof. JoBeth – I think the handrail overpowers the house. Chris – She wants a tasteful look. It is not going to be real small. It will be big enough that you don't step right off the porch. The handrail will be right of the shutter under the bracket on the left window. Our framework will not be attached to the house but will be built on its own. The homeowner is doing the demo on this project. There is a tin siding right above the pad that is there now. The foundation is block I believe. Michael – We have to approve the demo of the porch also. Chris – The existing porch has great cracks across it. JoBeth – I think a deck will take away the charm of the house. I don't think it will be pleasing. Michael – I think it should be the concrete pad with a simple rail. William – At grade there is no need for a handrail.

Community Comments: Obersmidt – This existing concrete patio has uneven steps. This is a haphazard entry to the house. The idea was to be consistent with the neighbors. The mirror image of this house has a porch and portico. She wants to simplify the landing of the house and match the other houses on the street. William – Do they have handrails? Obersmidt – The one next door has a wrought iron handrail.

Chris – What if we could do a tile on top of the concrete and making it look better? This is not something that I do but I would be happy to present this idea to her and suggest someone for the work. Is that something that you would be agreeable to?

Kevin – If there was a wood deck that went from shutter to shutter, would anyone be agreeable to that? Michael – I don't think so. JoBeth – I would go with a slab that went from shutter to shutter which would add space and even a metal handrail. You could use the red tile on top of the slab.

Michael made a motion to deny Case #16-HZ-00064, 1613 W. 51st Street, as submitted pursuant to the Chattanooga City Code, Chapter 10, Article II, Section 10-15e and pursuant to the St. Elmo Guidelines, subject to any and all conditions. Conditions:

William seconded the motion. The motion was unanimously approved.

OTHER BUSINESS

Special meeting – June 30, 2016

Michael – People should make a compelling case to me for not putting anything under Section 5.

Preservation planner was put on city site today. We need someone with a lot of experience.

We need to come up with a new application that asks for more than the present one. We also need a checklist that we need to have for new construction to follow.

STAFF APPROVALS

William made a motion to approve staff approvals.

Michael seconded the motion. The motion was unanimously approved.

NEXT MEETING DATE: June 30, 2016

William made a motion to adjourn.

Michael seconded the motion. The motion was unanimously approved.

The meeting was adjourned at 8:20 p.m.

William Stuart Wood, Chair

Angela Wallace, Secretary

CHATTANOOGA HISTORIC ZONING COMMISSION

MINUTES

June 30, 2016

The duly advertised special meeting of the Chattanooga Historic Zoning Commission was held June 30, 2016 at 5:33 p.m. at the Development Resource Center, Conference Room 1A. Stuart Wood called the meeting to order. Angela Wallace called the roll and swore in all those who would be addressing the Commission. Stuart Wood explained the rules of procedure and announced that the meeting was being recorded.

Members Present: Stuart Wood, Patrick Ryan, Michael Prater, Nancy Poston, and JoBeth Kavanaugh

Members Absent: William Shealy, Ryan Fiser, Kevin Osteen

Staff Members Present: Gary Hilbert, Angela Wallace and Phil Noblett

Applicants Present: Jeremiah Moore, Rhonda Palmour, Ken Morris, David Macallister, Christopher Fason and Melony Stover

Michael made a motion to approve the Minutes from the March meeting. The motion was seconded by Nancy and unanimously approved.

OLD BUSINESS

CASE #16-HZ-00024 – 4208 Tennessee Avenue

PROJECT DESCRIPTION:

The applicant, Jeremiah Moore, has applied for a Certificate of Appropriateness for the following work:

- 4' x 50' concrete retaining wall at sidewalk

Gary Hilbert presented a PowerPoint presentation. Built without COA or building permit. Applicant was to bring an engineer's report and x-ray report.

Discussion: Jeremiah Moore addressed the Commission. I have the engineer's letter. Gary – You will also have to apply for a building permit. (Read the engineer's letter.) The building of the wall should be adequate. The letter includes a sketch of the wall. Michael looked up retaining walls in the Guidelines. Michael - What was original materials? Moore – Railroad ties and no one would fix the hill without a wall. JoBeth – I don't know what else would have been done. The issue is the gravel. Moore – It is about 50% filled in with vegetation now. We are letting it go wild with the growth of vegetation. Michael – Maybe you could send a picture in a few months showing the growth and the aging of the concrete. Patrick – It will patina over time. Stuart – Our biggest issue is that the process was not followed. Michael – I hope now you understand that you need to go through the process and submit application through the historic area. Gary – Your contractor needs to come in and obtain a building permit.

Community Comments: none

Michael made a motion to approve Case #16-HZ-00024, 4208 Tennessee Avenue, as submitted pursuant to the Chattanooga City Code, Chapter 10, Article II, Section 10-15e and pursuant to the St. Elmo Design Guidelines, subject to any and all conditions. Conditions: before the August meeting applicant will send to staff a photo showing vegetation growth.

Patrick seconded the motion. The motion was unanimously approved.

CASE #16-HZ-00054 – 834 Vine Street

PROJECT DESCRIPTION:

The applicant, Rhonda Palmour, has applied for a Certificate of Appropriateness for the following work:

- Replace stairway and deck

Gary Hilbert presented a PowerPoint presentation. Elevation drawings were submitted. I am not sure the tread depth will be met as shown. I think the stairs may have to extend more than shown.

Discussion: Jim Palmour addressed the Commission. There will be no storage on the bottom level now. Michael – What will the stair intersect if it comes out past the house? Gary – If the stairs is 12' or less, you will not have to have the landing. If you take the landing out, you will probably not extend much past the end of the house. Jim – The new builder will use 4x6" for the columns. Michael – Do you know what the spindles are? Jim – That is on the drawings. JoBeth – What are the squidgy lines? Jim – The posts. There is a 6' area from the house that is landscaped. That area will not be viewed from the front of the house. There is an area under the stair that we can use for storage but we do not have to. The material to close this in would be wood tongue and groove siding. Michael – What are you doing to the wood? Jim – At some time we will stain the wood a natural stain. Stuart – What is the handrail? Gary – The handrail is double 2x8" with slats below that. Michael – I would like to see a drawing showing the stairs after they are built so we can see where they will end up. Patrick – The concern is that the stairs will encroach on the a/c unit and the sidewalk. Jim – It won't hit them. It will end up in a planted area.

Community Comments: none

Nancy – You can't see that part of the house from the street. JoBeth – I don't mind it being enclosed. Jim – The enclosure will only be under the stairs. Michael – If there is a significant different length of the stairs, it needs to be resubmitted.

JoBeth made a motion to approve Case #16-HZ-00054, 834 Vine Street, as submitted pursuant to the Chattanooga City Code, Chapter 10, Article II, Section 10-15e and pursuant to the Fort Wood Design Guidelines, subject to any and all conditions. Conditions: if stairs should exceed the sidewalk, they need to resubmit the design.

Patrick seconded the motion. The motion was unanimously approved.

CASE #16-HZ-00058 944 Fortwood Street

PROJECT DESCRIPTION:

The applicant, Alicia Grouper, has applied for a Certificate of Appropriateness for the following work:

- Replace driveway

Gary Hilbert presented a PowerPoint presentation. Gene Hyde has looked at the project and agrees with the new proposal.

Discussion: Alicia Grouper addressed the Commission. We are trying to match the driveway but if you prefer we can match the sidewalk. JoBeth – Which one matches the closest? Alicia – I did not do it but the person that did would know. JoBeth – It needs to match the driveway. Nancy – We were very specific that the driveway would stay the same width throughout and there be no parking on the driveway. Gary – The proposal is to widen the curb cut to match the rest of the driveway and miss the tree. It will be too narrow for parking. Stuart – Is what you are going to do lay over the current footprint of the driveway? Alicia – We are going to fill in to make it smooth. We so not want to change the footprint, just make it better. Stuart – I think staff needs to go out and look at the color.

Community Comments: none

Nancy made a motion to approve Case #16-HZ-00058, 944 Fortwood Street, as submitted pursuant to the Chattanooga City Code, Chapter 10, Article II, Section 10-15e and pursuant to the Fort Wood Design Guidelines, subject to any and all conditions. Conditions: staff will approve color with site visit and dimensions are not to exceed current size.

Patrick seconded the motion. The motion was unanimously approved.

NEW BUSINESS

CASE #16-HZ-00066 – 941 McCallie Avenue NO SIGN POSTED-DELAYED

PROJECT DESCRIPTION:

The applicant, Skip Pond, has applied for a Certificate of Appropriateness for the following work:

- New construction

CASE #16-HZ-00068 – 1603 W. 57th Street WITHDRAWN BY APPLICANT

PROJECT DESCRIPTION:

The applicant, Jenny Shugart, has applied for a Certificate of Appropriateness for the following work:

- Renovation

CASE #16-HZ-00069 – 5402 Alabama Avenue

PROJECT DESCRIPTION:

The applicant, Ken Morris of Builder Ready of Chattanooga, has applied for a Certificate of Appropriateness for the following work:

- New construction

Gary Hilbert presented a PowerPoint presentation.

Discussion: Ken Morris addressed the Commission. The windows will be aluminum clad. This is a one story home. The foundation will be stucco. Stuart – I was wondering about the weathered wood in the gable. Ken – I was going to ask about that because I don't like the wood. We would prefer to do board and batten in the gable. The vent will be a triangular gable vent. The soffit will be hardi board. There will be exposed rafter tails just on the porch with a recessed soffit around the house. The post will match the trim. We did exposed rafters on the front and back porch on the other house. Here we would like to do exposed rafter tails on the porch but I am not opposed to having them around the house. The fence matches the fence next door. The plan is to make the fence meeting exactly unless it hits where a window is. Michael – I would prefer it did not look like one continuous fence. Ken – It's off set about 2 feet right now. The front setback is 25 feet.

Community Comments: None

Patrick made a motion to approve Case #16-HZ-00069, 5402 Alabama Avenue, as submitted pursuant to the Chattanooga City Code, Chapter 10, Article II, Section 10-15e and pursuant to the St. Elmo Design Guidelines, subject to any and all conditions. Conditions: siding exposure 6.25; finishing materials and elevations to be resubmitted.

Michael seconded the motion. The motion was unanimously approved.

CASE #16-HZ-00070 – 4505 Alabama Avenue

PROJECT DESCRIPTION:

The applicant, David Macallister, has applied for a Certificate of Appropriateness for the following work:

- Install patio

Gary Hilbert presented a PowerPoint presentation.

Discussion: Trip Farmer (owner) addressed the Commission. The drawing shows a scallop spot to align with the house and around the drain. Stuart – How are you going to build that? Trip – It will be a composite wood. I'm not sure what the material will be to make the curve, it will probably just be pieced to fit there.

Community Comments: None

Michael made a motion to approve Case #16-HZ-00070, 4505 Alabama Avenue, as submitted pursuant to the Chattanooga City Code, Chapter 10, Article II, Section 10-15e and pursuant to the St. Elmo Design Guidelines, subject to any and all conditions. Conditions: none

Patrick seconded the motion. The motion was unanimously approved.

CASE #16-HZ-00074 – 4414 St. Elmo Avenue

PROJECT DESCRIPTION:

The applicant, Christopher Fason, has applied for a Certificate of Appropriateness for the following work:

- Install 2 front and 1 rear doors

Gary Hilbert presented a PowerPoint presentation.

Discussion: Christopher Fason addressed the Commission. Stuart - The doors are dark, why do you want to put white doors? Chris – We went white because all the trim is white on the house but they have several different colors if you prefer. It really does not matter to us. JoBeth – I think a bronze or dark brown. Chris – They have a navy. The doors are actually navy. The front door is original to the house. We want to add the storm doors to help protect the doors.

Community Comments:

JoBeth made a motion to approve Case #16-HZ-00061, 4414 St. Elmo Avenue, as submitted pursuant to the Chattanooga City Code, Chapter 10, Article II, Section 10-15e and pursuant to the St. Elmo Design Guidelines, subject to any and all conditions. Conditions: door frame to match existing door color as close as possible.

Nancy seconded the motion. The motion was unanimously approved.

CASE #16-HZ-00080 – 4620 Florida Avenue

PROJECT DESCRIPTION:

The applicant, Melony Stover, has applied for a Certificate of Appropriateness for the following work:

- Install fence in back yard

Gary Hilbert presented a PowerPoint presentation.

Discussion: Melony Stover addressed the Commission. It is a villa antique wire. Michael – I think it is the same as is at Publix on Market. Michael read the Guidelines. Melony – I didn't want a solid wood fence. I like the open feeling of the neighborhood.

Community Comments: None

Nancy made a motion to approve Case #16-HZ-00062, 4620 Florida Avenue, as submitted pursuant to the Chattanooga City Code, Chapter 10, Article II, Section 10-15e and pursuant to the St. Elmo Design Guidelines, subject to any and all conditions. Conditions: none

JoBeth seconded the motion. The motion was unanimously approved.

OTHER BUSINESS

815 and 821 Vine Street - Stuart read directive concerning this presentation.

Kerwin Hetsler. I have lived in Fort Wood since 1976 and I have seen the ups and downs. The houses at 815 and 821 Vine are a down. This has nothing to do with the setbacks and lot of record. What are the plans for these houses? We have not seen a site plan. We don't know what is going on. I am here to ask about the exterior of the houses. They are in the process of painting, putting in new doors and windows and covering up windows. We have tried with no success to talk with Mr. Massingale and Jay Martin. Work is going on at a frantic pace. We are worried that the back yards will be paved. We feel these people are now

Stuart – Have any windows been covered? Gary – No. Nancy & JoBeth – Yes they have. Gary – I am trying very hard to keep my temper about this but it is going to be very hard. We issued a COA to repair soffits, fascia, add ridge vent, replace gutters, damaged siding with hardi plank and paint to match existing. When he got into the project, the whole back of the house was rotten. He had to tear it down and rebuild it. He had to put windows in because what was there was rotten. If he is covering up windows or adding windows he does need to come to this Board. We only go inspect when we are called to inspect. If he is covering up windows, no one called. As far as I can tell he did not change the dormer as reported. If you want to fuss about this, come to me not my staff. I am very aggravated at Fort Wood because you all act like a bunch of prima donnas. That's the way I feel. You all did not want him to buy these houses because he is going to put students in there. I am fed up with Fort Wood.

Kerwin – How do we know what he is going to do? Is he going to furnish off street parking? He is painting but it is a different color. Gary – He is to paint it to match. JoBeth – There were 3 windows and now there are 2. The whole garage thing is being built. He has covered up windows. He is working so fast it is hard to know what he is doing. I know we have called other houses in and they have been looked at and made to do the right thing. There are several changes going on and nothing is being done. I'm sorry you are upset but people are really upset. People see this going on. Gary – He had to rebuild the back side because it was rotten; he is repairing the garage. I'm ok with that. If he put in windows or is covering windows up, we need to talk to him about that. If he is doing other things, he needs to be talked to about that.

Stuart – We need to talk about process. What criteria are required to elevate something from staff approval to Commission approval?

Kerwin – We are worried he will do what he wants. No one will make him remove what he has done. Nancy – He did cover up windows. Gary – If he has he will have to come back to this Board.

Stuart – Let's establish a Guideline that would be the delineation of what stays staff and when it needs to go to Commission. If he is doing multiple things that have not been approved by staff even, can they send it to the Commission? We have been adrift the last couple of years without a staff person.

JoBeth – The window differences are on the back portion not the original house. There are a lot of changes being done really fast.

Phil – If you are dealing with architectural features, will have to be considered. The requirements for COA are any time someone is changing the architectural features. How do you prove what is old and what is new without pictures. It has to be determined the date for the difference. This is from the City Code and that is the basis of your authority. Staff approval is for anything that meets the Guidelines. (Read Article 10-15E of the code.) If someone fails to do this, they can be cited and then go to City Court if they still do not comply. Beyond that you would have to go to Sessions Court and get an injunction against the company

Stuart – We need to look at this case. We need to have no work done on this until we can see the case. What process is in place to move forward here?

Phil – Has this been to the Board before. Gary – No.

Angela – Every time I have been called that something was going on that may be out of compliance, I have asked Gary to have someone look at it. Gary – And for the most part we have sent someone out. That was when the stop work order was issued by Cary Morris. Michael – Once we pass that evidence off to the staff, we really have no nothing to do with this. We have no purview over this other than to be persistent.

Phil – That is what is in the Code. The Director of the LDO is designated and authorized to enforce the ordinance.

Nancy needs to send all photos she has, original and current. She will submit those to staff.

McCrackin Poston – Resident of Fortwood temporarily at a house that I own. I'm amazed to hear that a stop work order was issued. This is the fastest work I have ever seen. There is work 12-15 hours a day including on Saturday and Sunday. I looked at these houses to purchase. I know there is a window in the back that has been covered up. There are a lot of changes going on at these houses. I bought a house on Oak Street and I am being very meticulous in following your Guidelines and procedures to replace some rotten windows. Comparatively this work is way outside the Guidelines. There are multicolor boards put on the side. It looks like a patchwork right now. I don't know this guy but I do know the community is upset and have a right to be. I think it would be an advantage to stop him now until later. I offer my reference to the photos Nancy has.

STAFF APPROVALS

Michael made a motion to approve staff approvals.

JoBeth seconded the motion. The motion was unanimously approved.

NEXT MEETING DATE: July 21, 2016

Michael made a motion to adjourn.

Nancy seconded the motion. The motion was unanimously approved.

The meeting was adjourned at 7:40 p.m.

William Stuart Wood, Chair

Angela Wallace, Secretary

CHATTANOOGA HISTORIC ZONING COMMISSION

MINUTES

July 21, 2016

The duly advertised meeting of the Chattanooga Historic Zoning Commission was held July 21, 2016 at 5:30 p.m. at the Development Resource Center, Conference Room 1A. Kevin Osteen called the meeting to order. Angela Wallace called the roll and swore in all those who would be addressing the Commission. Kevin Osteen explained the rules of procedure and announced that the meeting was being recorded.

Members Present: Ryan Fiser, Michael Prater, Nancy Poston, JoBeth Kavanaugh, Patrick Ryan and Kevin Osteen

Members Absent: Stuart Wood, William Shealy

Staff Members Present: Dallas Rucker, Angela Wallace and Phil Noblett

Applicants Present: Skip Pond, Deborah Sue Przybysz, Candace Esparza, David & Maria Littlejohn and Donna Casteel for World Changers

Michael made a motion to approve the Minutes from the May and June meetings. The motion was seconded by Ryan and unanimously approved.

Jonathan Butler manager of Neighborhood Services requested to move to beginning of agenda because we want to get started as soon as possible. Volunteers are here and they can start tonight.

CASE #16-HZ-00089 – 118 Eveningside Drive

PROJECT DESCRIPTION:

The applicant, Jonathan Butler & World Changers, has applied for a Certificate of Appropriateness for the following work:

- Repair/replace front porch railing
- Repair/replace back deck

Dallas Rucker presented a PowerPoint presentation.

Discussion: Jonathan Butler addressed the Commission. We are improving the house not really changing anything. We will be using wood and painting. No change in size or look. Dallas – It will match what is already on the front porch? Jonathan – Yes. JoBeth – I don't like the pickets being on the outside of the railing. Usually the top and bottom rail is on the outside. Patrick – Can you reverse the profile? Jennifer Picket – I would have to get approval from HUD to change things that are not broken. JoBeth – We are not asking for things to be changed just change the profile. Jennifer – What we can do is invert the setting of the boards on the back from the look of the front.

Community Comments: None

Patrick made a motion to approve Case #16-HZ-00089, 118 Eveningside Drive, as submitted pursuant to the Chattanooga City Code, Chapter 10, Article II, Section 10-15e and pursuant to the Ferger Place Design Guidelines, subject to any and all conditions. Conditions: reverse the profile of the rail on the front porch

JoBeth seconded the motion. The motion was unanimously approved.

OLD BUSINESS

CASE #16-HZ-00043 – 5604 Alabama Avenue DEFERRED (NO SIGN)

PROJECT DESCRIPTION:

The applicant, James Trey Baldwin, has applied for a Certificate of Appropriateness for the following work:

- Remove siding and replace with Hardi

CASE #16-HZ-00062 – 4220 Seneca Avenue DEFERRED (by applicant)

PROJECT DESCRIPTION:

The applicant, Paul Teruya, has applied for a Certificate of Appropriateness for the following work:

- Install retaining wall

CASE #16-HZ-00066 – 941 McCallie Avenue

PROJECT DESCRIPTION:

The applicant, Skip Pond, has applied for a Certificate of Appropriateness for the following work:

- New construction of townhomes

Dallas Rucker presented a PowerPoint presentation.

Discussion: Skip Pond addressed the Commission. This project was approved 4 months ago but we ran into an issue with the landscape buffer which we had to change the plans. No significant changes to front – reduce front façade to meet the buffer. We were doing 2 story units with a surface parking deck from the alley. We are now having covered parking with two buildings with 2 units each on top; parking for 16 cars. The Central Ave facade is same except for now will be 2 units instead of five. JoBeth – The middle two buildings are gone? Skip – We just squeezed it down some. The drive will be between the back buildings to the alley. Michael – Everything facing Central will be above the first floor. What are you doing to the windows? Skip – We hadn't planned anything but we can. Michael – Putting parking under was brought about by the landscaping requirements? Skip – Yes. Everyone would park under the back two buildings. We will have 8 units instead of 9. The materials will be the same as submitted before. Michael – Where are the stairs going to each unit on McCallie? Skip – There is a sidewalk that runs along the front of the building and they will come off that to the door.

Community Comments: Kerwin Hetzler – We hope Skip can get a quick start.

Michael – The entry doors are they half-light? Skip – Yes. Michael – How will you treat the glass on those doors? Skip – If you want them fogged out I can. I had not planned on anything. They will be sitting above the retaining wall. It sits high. There will be a fence on top of the wall.

Ryan made a motion to approve Case #16-HZ-00066, 941 McCallie Avenue, as submitted pursuant to the Chattanooga City Code, Chapter 10, Article II, Section 10-15e and pursuant to the Fort Wood Design Guidelines, subject to any and all conditions. Conditions: none

JoBeth seconded the motion. The motion was unanimously approved.

NEW BUSINESS

CASE #16-HZ-00076 – 4509 Tennessee Avenue

PROJECT DESCRIPTION:

The applicant, Deborah Sue Przybysz, has applied for a Certificate of Appropriateness for the following work:

- Renovation/restoration

Dallas Rucker presented a PowerPoint presentation.

Discussion: Deborah Sue Przybysz addressed the Commission. There have been a number of facades added to this house. None of the windows are original. We have found in the interior the original size and position of the windows. Front door will stay; add 2 windows on left. Option on the right side would be French doors. Want to put a front porch back as was original. We want to put Hardi board and batten and then Hardi to differentiate the old and new portions of the house. There used to be 2 chimneys in the house but they have been previously removed. I want to put a cupola on top of this home with windows. The rear of the house is in awful condition. There is a poured slab porch. We want to remove the covered part and put a covered porch there. That would move the porch out about 6 feet. We want to put windows in there. The size of the deck on the second floor would remain the same. We want to put a standard garage door where there is no garage door on the bottom of the house.

Michael – You will have a small reveal? Debbie - 4x8 for board and batten and then an 8” Hardi. The dormer and the back would be 8” Hardi. We are not trying to make the addition to look like the original part. We want to remove the flat roof and put a pitched roof. The roof for the cupola and sheds would be metal roof and the rest would be shingles. Patrick – What is happening on the roof of the house now? Debbie – I call it a dog house – it is rotten and in bad shape.

Community Comments: none

Michael – What are you using for the beams on the porch? Debbie – Wood. Michael – I like the addition looking different but you are changing things drastically. I think it should be all Hardi

planks. Debbie – I can do that. I am using the same windows I used on the last house I did in St. Elmo. Michael – Will you wrap the columns? Debbie – I think we will use exposed wood from the front to the back. I like treated 6x6. Whatever I do in front will be the same all the way around. The size of the windows on the top will be more defined and if there is room we will trim the same as the other windows. The parapet was so not to use a rolled roof but a metal roof. Kevin – I like the parapet on the side. Michael – The brick is original? Debbie – Yes you can see it through the wood siding.

Kevin – It is a lot of changes on this house. I think the exposed column would be better in this situation. Patrick – What about the cupola? Nancy – I think it is dangerous. Kevin – I like it. It would add something different to St. Elmo. Debbie – The option is a flat roof and I am against that. There are photos of a house with a cupola. Michael – Read the Guidelines. They do not disallow cupolas. Maybe applicant could submit some of the details later. Nancy – The window details do not mention that they are made of wood. Debbie – They are the same windows I have used before. JoBeth – I don't like the garage door on the right. Debbie – I am fine with French doors.

Michael made a motion to approve Case #16-HZ-00076, 4509 Tennessee Avenue, as submitted pursuant to the Chattanooga City Code, Chapter 10, Article II, Section 10-15e and pursuant to the St. Elmo Design Guidelines, subject to any and all conditions. Conditions: French doors instead of garage doors with details submitted; front porch, back porch column, beam and railing details to be submitted; details on cupola; back dormer window configuration to be submitted; all siding layout will be Hardi board planks.

Ryan seconded the motion. The motion was unanimously approved.

CASE #16-HZ-00085 – 5472 Florida Avenue

PROJECT DESCRIPTION:

The applicant, Candace Esparza, has applied for a Certificate of Appropriateness for the following work:

- Demolish structure
- New construction of single family dwelling

Dallas Rucker presented a PowerPoint presentation. I inspected the house and found no problems with the structure. There were no cracks or problems with the foundation or the walls of the house.

Discussion: Candace Esparza addressed the Commission. This is a concrete block structure. The house is in the flood zone and that is my purpose of taking the house down and building a new structure raised some. There is nothing special or historic about this building. I suspect it was an outbuilding. If I were to renovate it, I would still be in the flood zone. I want to raise the floor of a new home up about three steps. I would like to build something like the house I just did in St. Elmo. It is against code to have a home in the flood zone as this one is currently. Michael – When did you get the other house approved? Candace – About 6 months ago. It would be basically the same house except it would not have that high of a front profile and it would be a different color. That house was completed May of this year. This house will be staged just like this one. There is a large tree in the front of the property that will stay where it is. At the back corner of this property is

a canal and that is where the flooding comes from. Patrick – Read Guidelines for demolition. I think it meets the Guidelines for demolition. Kevin – Dallas you felt it was sound. Can you speak to the flood issue? Dallas – The formula by FEMA has to do with the value of the cost vs. the cost of damage to the structure. The structure is ok but otherwise it needs to be redone.

Community Comments: Phil Noblett – You are required to publicize the intent to demo a structure to meet Code 10-15C4. The applicant has to advertise and circulate. Gail – Is it a contributing structure to the historic districts. There is a listing of what is contributing or non-contributing. Phil – It will have to be publicized 15 days prior to the meeting.

JoBeth made a motion to defer Case #16-HZ-00085, 5472 Florida Avenue, as submitted pursuant to the Chattanooga City Code, Chapter 10, Article II, Section 10-15e and pursuant to the St. Elmo Design Guidelines, subject to any and all conditions. Conditions: proof that structure is not a contributing structure; public notice given of demolition; applicant to provide all new construction documents to staff.

Ryan seconded the motion. The motion was unanimously approved.

CASE #16-HZ-00088 – 4118 St. Elmo Avenue

PROJECT DESCRIPTION:

The applicant, David & Maria Littlejohn, has applied for a Certificate of Appropriateness for the following work:

- Demo portion destroyed by fire
- Rebuild/restore to original design

Dallas Rucker presented a PowerPoint presentation.

Discussion: Matt Sears, contactor for David & Maria Littlejohn addressed the Commission. Owners lived here 5 years. There was an electrical wire fire on the front porch. We have to take entire front of the house and reframe it. 60% of the roof structure burned so the entire roof will be redone. We will replace everything that was there before the fire so the house will look the same. I would like to use Hardi for the trim. The rest would still be wood. The chimneys seem to be ok and we will keep them. There was one that was not operable but the others were. I'm sure there will be some masonry repairs. We will not have to move the cast iron columns. They were not damaged by the fire except for painting. I will do all the little details in wood as it was originally.

Community Comments: None

Ryan made a motion to approve Case #16-HZ-00088, 4118 St. Elmo Avenue, as submitted pursuant to the Chattanooga City Code, Chapter 10, Article II, Section 10-15e and pursuant to the St. Elmo Design Guidelines, subject to any and all conditions. Conditions: use of Hardi for trim is allowed

JoBeth seconded the motion. The motion was unanimously approved.

OTHER BUSINESS

Fort Wood – Kerwin Hetzler – I have no idea what happened last meeting. Was anything requested from Mr. Massingale? He is using wrong materials; he is putting in the old windows that were there prior to his renovations. Mr. Glascock met with Mr. Rucker and he felt this was not a priority to staff. That is not acceptable. JoBeth – There is no inspection or enforcement going on in the neighborhoods lately. People call us. There is no one doing follow up inspection or enforcement of what is approved and being done without approval. At the last meeting I was insulted. We are expected to comply with the Guidelines and then some people do not have to follow the Guidelines. This Commission spoke to the Mayor several months ago and nothing has resulted from that. I was embarrassed at the last meeting. We try to follow through with staff and we seem to get nowhere. Dallas – Mr. Glascock came by today and said nothing about any of this. I'm new and I'm going to do the best I can. I think Gary was fed up with a lot of things. Nancy – We need to see what is to be done. JoBeth – Gary said he was going to the house and look at it. Work was done every day past that time. This Commission would not have approved what has been done on the addition. I'm sure there are other cases in the same boat. Dallas – The stop order I saw was stop work on the rear wall and no work was being done on that rear wall. Nancy – We have never met the owner. I would like to see him come before the Commission. Kerwin – Allowing these things to go on is making a mockery out of everything we have done. He has come in and bulldozed his way through. Dallas – I am trying to understand what is going on. I told him he had to change his permits to commercial rather than residential. Michael – As a Board we have no power to enforce our decisions. We need to know the process for reporting something that is not being done in compliance with a COA. We would send pictures was all we were told. Is there an actual procedure we need to follow? Nancy – I was told to take pictures, I did and still he continued work. JoBeth – We have always called and someone is sent out. That is not happening now. Michael – As a Commission we can say there was work done that a COA was not issued. As soon as the City's manpower can go out there, a stop work order issued and an application comes to the Commission next month. JoBeth – There are a lot of windows that are not there now. Patrick – This has been discussed at every meeting since I have been here and nothing has been done yet. Nancy – The work has been done and students will arrive in 2 weeks. Michael – The only recourse we have is a citation. Phil Noblett – Read from the code. 4 applications were submitted – 2 staff and 2 Commission which were withdrawn. Read what is to be reviewed before Commission. The code says staff will be provided for you. Historic is the only zoning in Tennessee that reviews only the aesthetics of a building. I understood Hilbert was going out to the property after the last meeting and the windows were still there just covered up. Patrick – That really does not answer the current problem. Phil – The authority is the Director of LDO and that is now Dallas. If someone violates that they can be issued a citation. JoBeth – There was a lot of stuff that was being changed quickly. Phil – Maybe we need to add something to the code. Michael – The enforcement should be done by staff. If person does not adhere to the enforcement then he is given a citation. Maybe our next course of action is that someone from the Commission meets with Dallas and then we go and ask Mr. Massingale to come before the Commission. Jane – Procedures for enforcement is a challenge everywhere. Codes and building enforcement has the authority to issue a citation. Dallas – A citation takes them to City Court, not here. I went out there and saw the stop work and it said the back wall. I plan on being receptive to what you will bring me but we are shorthanded. We will get to it as soon as possible. I will go out there and talk with him and see what we can do. We can

issue a citation and that is a charge of \$50. Phil – The only thing City Court can do is \$50 a day. Michael – I will be glad to come in and talk to Dallas about this and work with him on proceeding with this. We do have the leverage of holding the CO. We cannot do anything here really but we will meet with Dallas next week and see what we can do. JoBeth – This is the first time I remember that a staff approval has become a problem. We approved the staff approval because it was stuff that could be staff approved. Kevin – Sorry for what has happened and we want to get them straightened out and move forward. We are proud to have Fort Wood as a historic district. Hal – We appreciate the Commission and what you have done. You have really helped us keep our neighborhood great. This has just gotten away from us all and we have to deal with it. If nothing is done, things could start being done without application

STAFF APPROVALS

Ryan made a motion to approve staff approvals.

Kevin seconded the motion. The motion was unanimously approved.

NEXT MEETING DATE: August 18, 2016

Patrick made a motion to adjourn.

Nancy seconded the motion. The motion was unanimously approved.

The meeting was adjourned at 8:00 p.m.

William Stuart Wood, Chair

Angela Wallace, Secretary

CHATTANOOGA HISTORIC ZONING COMMISSION

MINUTES

August 16, 2016

The duly advertised meeting of the Chattanooga Historic Zoning Commission was held August 16, 2016 at 5:30 p.m. at the Development Resource Center, Conference Room 1A. Kevin Osteen called the meeting to order. Angela Wallace called the roll and swore in all those who would be addressing the Commission. Kevin Osteen explained the rules of procedure and announced that the meeting was being recorded.

Members Present: Patrick Ryan, William Shealy, Nancy Poston, JoBeth Kavanaugh and Kevin Osteen

Members Absent: Stuart Wood, Ryan Fiser,

Staff Members Present: Dallas Rucker, Angela Wallace

Applicants Present: Daniel Weathers w/K3D Property, Brian Geselbracht, Deborah Sue Przybysz, Candace Esparza, Martin Klinghard and Kevin Osteen

Nancy made a motion to approve the Minutes from the June and July meetings. The motion was seconded by William and unanimously approved.

OLD BUSINESS

CASE #16-HZ-00069 – 5402 Alabama Avenue

PROJECT DESCRIPTION:

The applicant, Daniel Weathers w/K3D Property Services, has applied for a Certificate of Appropriateness for the following work:

- New construction single family home

Dallas Rucker presented a PowerPoint presentation.

Discussion: Daniel Weathers w/K3D Property Services addressed the Commission. We will use cement board siding, metal panel for ceiling. Windows will be white aluminum clad and stucco for foundation. We will box in fascia to install gutters. Columns will be 6x6”.

Community Comments: none

William made a motion to approve Case #16-HZ-00069, 5402 Alabama Avenue, as submitted pursuant to the Chattanooga City Code, Chapter 10, Article II, Section 10-15e and pursuant to the St. Elmo Design Guidelines, subject to any and all conditions. Conditions: front door will be wood.

Nancy seconded the motion. The motion was unanimously approved.

CASE #16-HZ-00076 – 4509 Tennessee Avenue

PROJECT DESCRIPTION:

The applicant, Deborah Sue Przybysz, has applied for a Certificate of Appropriateness for the following work:

- Restoration – follow up

Dallas Rucker presented a PowerPoint presentation.

Discussion: Deborah Sue Przybysz addressed the Commission. There were 6 items to report on. The French doors will be the same as the French doors on the front. The rise to the cupola will be 1’3”. There will be 3 windows on east and west and 2 windows on north and south. The roof will be hip. Page 7 of the new drawings will be the front and rear columns 6x6” painted black. The base will be 2” off slab. William – Adding a band to the base would be more traditional. Debbie – Dormers shown on Page 2 changed to as shown on Page 3. The dormer will be on the same line as the cupola. The windows will be 1:1 or casement depending on code for egress. We want to use wire mesh (on Page 3) painted. If you do not like that we will use what is on Page 2. The siding detail has been changed; board and batten will go all around on the base level. William – The drawings are great. Are you mitering the corners? Debbie – There will be trim on the corners. JoBeth – The dormer on back will line up as on Page 3? Debbie – Yes. We are thinking casement windows. This will be living space, no bedroom. Dallas – It would benefit you to put egress window of 5’7”. Kevin – That can be staff approved. Patrick – Is the front wall in plane with the front wall of the original house? Debbie – Yes. On Page 2 of the packet we altered what was going to be a window; we would like to put a single door with a Juliette balcony.

Community Comments: none

Patrick made a motion to approve Case #16-HZ-00076, 4509 Tennessee Avenue, as submitted pursuant to the Chattanooga City Code, Chapter 10, Article II, Section 10-15e and pursuant to the St. Elmo Design Guidelines, subject to any and all conditions. Conditions: none

JoBeth seconded the motion. The motion was unanimously approved.

CASE #16-HZ-00085 – 5472 Florida Avenue

PROJECT DESCRIPTION:

The applicant, Candace Esparza, has applied for a Certificate of Appropriateness for the following work:

- Demolish structure
- New construction of single family dwelling

Dallas Rucker presented a PowerPoint presentation.

Discussion: Candace Esparza addressed the Commission. Last month you approved demo of structure – was advertised in paper with no response. Patrick – State asked if it was a contributing historic structure. It is not.

Patrick made a motion to approve Case #16-HZ-00085, 5472 Florida Avenue, as submitted pursuant to the Chattanooga City Code, Chapter 10, Article II, Section 10-15e and pursuant to the St. Elmo Design Guidelines, subject to any and all conditions. Conditions: demo only

JoBeth seconded the motion. The motion was unanimously approved.

We are going to use the exact same house that was approved last year in St. Elmo. It fits nicely on the site. It is slightly in the flood zone so there will be about 3 steps up from ground to raise it above the flood zone. We are using same materials as on the other house. Dallas read list of materials. The front door will be solid wood with lite at the top of door. Columns are solid wood. William – I would like to see more detail on the door. Candace – It is a wood door with 3 lights at the top. Kevin – We need to specify that the house will be built to scale. Nancy – Are the trees staying? Candace – The trees stay. William - How does the setback relate to neighboring houses? Candace – They are not consistent. Patrick – What is the setback on this house and how does it line up with the neighboring houses? Candace – It’s about half way in between the two of them. Kevin – What is the parking? Candace – There is a small drive on the side. Kevin – We would like for you to resubmit the parking. We want the parking to be at the side of the house not in the front. JoBeth – I would like to see what is done. Kevin read the Guidelines regarding driveways and parking. Candace – Good that is just what we said. We were trying to set the house between the trees.

Community Comments: none

William made a motion to approve Case #16-HZ-00085, 5472 Florida Avenue, as submitted pursuant to the Chattanooga City Code, Chapter 10, Article II, Section 10-15e and pursuant to the St. Elmo Design Guidelines, subject to any and all conditions. Conditions: door wood with 3 light craftsman; material and scale to match drawings; driveway to be on left side of home solid or strips with parking to be at back; setback to match house to the north.

JoBeth seconded the motion. The motion was unanimously approved.

NEW BUSINESS

CASE #16-HZ-00083 – 0 Alabama Avenue

PROJECT DESCRIPTION:

The applicant, Martin Klinghard, has applied for a Certificate of Appropriateness for the following work:

- New construction

Dallas Rucker presented a PowerPoint presentation.

Discussion: Martin Klinghard addressed the Commission. We built the blue house you were just talking about. This one will be cottage and should have an address now. We will have a dormer with 3 windows. The roof will be shingles. The porch will be the same as shown. The porch shown on the side will be the front porch on this house. Siding will be hardi, foundation brick and doors will be craftsman style with 3 windows. The drive will be in the back off 55th street. Kevin – The picture here is actually the side of the house. Martin – Yes. Since the house is on the corner, the front and side are both actually “fronts” of house. The bump out dormer is allowing for stairs. We will have gutters on the house. The windows are all 1:1. The sizes of the windows will match as shown on pictures. William – The windows on the front upper look a little weird being different sizes. Patrick – I think there is still some symmetry there. Kevin – We typically have drawings that are more accurate than this. We are being asked to move a lot of parts to this house. We have set a hard line of not doing that here. I like the house for St. Elmo, but it would be nice to have better drawings. Patrick – We might have different ideas of what is going to be with just verbal information. Kevin – We need all 4 elevations and a site plan. I question the windows as shown on the picture but you said they would all be 1:1. William – You need to decide if you want the dormer on the back elevation. Kevin – If you can bring all this back on Thursday we will look at it then. Also please give Angela the address if you can get it.

Community Comments:

Nancy made a motion to defer Case #16-HZ-00083 – 0 Alabama Avenue, as submitted pursuant to the Chattanooga City Code, Chapter 10, Article II, Section 10-15e and pursuant to the St. Elmo Design Guidelines, subject to any and all conditions. Conditions: bring back more exact and detailed drawings.

William seconded the motion. The motion was unanimously approved.

Kevin recused himself – JoBeth took over as chair

CASE #16-HZ-00095 – 1411 W. 54th Street

PROJECT DESCRIPTION:

The applicant, Kevin Osteen, has applied for a Certificate of Appropriateness for the following work:

- Repair/replace roof system
- Open front porch
- Rebuild chimney
- Add deck
- General repairs

Discussion: Kevin Osteen addressed the Commission. I am matching everything existing. The house has vinyl siding and it looks like we will have to pull off all sides and there is wood siding which we will repair. The windows have been replaced with aluminum 4:4 previously. There is a chimney which has been torn down and we will replace it. I will be putting a new deck on the back. The roof on the rear/north has some strange roof lines. I want to tear that off and redo the roof line to fix it all. The front porch is enclosed and I am tearing that off and restoring it to original style.

The deck will have 2x4 balusters. There will be a couple of steps. William – What about the screen? Kevin – That should be disregarded, it is not part of the job. If that changes, I will come back to the Commission. If I have to replace anything on the siding, I will use wood to match. The chimney is painted and will match.

Community Comments: None

William made a motion to approve Case #16-HZ-00095, 1411 W. 54th Street, as submitted pursuant to the Chattanooga City Code, Chapter 10, Article II, Section 10-15e and pursuant to the St. Elmo Design Guidelines, subject to any and all conditions. Conditions: we are disregarding the screen on the drawing on the back; rear deck rail to be consistent on both sides.

Patrick seconded the motion. The motion was unanimously approved.

CASE #16-HZ-00096 – 4711 Alabama Avenue

PROJECT DESCRIPTION:

The applicant, Kevin Osteen, has applied for a Certificate of Appropriateness for the following work:

- Exterior repairs & renovation

Dallas Rucker presented a PowerPoint presentation.

Discussion: Kevin Osteen addressed the Commission. Replace the roof; siding is like ship lap. We will match the siding. North side of house has rotted out. Front porch is damaged, will replace it to match code; keeping windows (3:1); roof over porch will be metal; new gutters. The foundation is damaged and will repoint and probably have to stucco it all. Add storm windows replacing what is there and damaged. William suggested using indoor storm windows. Kevin – The budget is for the rebuild. My preference is to go with the exterior. I am removing the shutters on the front. The rear roof has a hip and shed and I want to put a gable there. The carport is in the back yard, I am not intending to have off street parking. I may turn this into a screen room there but I will bring that back at a later time.

Community Comments: None

Patrick made a motion to approve Case #16-HZ-00096, 4711 Alabama Avenue, as submitted pursuant to the Chattanooga City Code, Chapter 10, Article II, Section 10-15e and pursuant to the St. Elmo Design Guidelines, subject to any and all conditions. Conditions: none

William seconded the motion. The motion was unanimously approved.

Kevin rejoined the meeting.

CASE #16-HZ-00098 – 207 Eveningside Drive

PROJECT DESCRIPTION:

The applicant, Brian Geselbracht, has applied for a Certificate of Appropriateness for the following work:

- Replace driveway

Dallas Rucker presented a PowerPoint presentation.

Discussion: Brian Geselbracht addressed the Commission. The old deck was cedar. The dotted line is existing and I am going to rebuild the deck and bring it out 8' and around the corner. Using all treated wood looking basically the same. The deck will be inset from the edge of the house on both sides. I will be coming out enough to cover the door on the first level to prevent flooding. I would like to use 6x6" columns. The steps will not extend past the edge of the deck. Pickets will be 2x2". The steps will have handrails on both sides of the steps.

Community Comments: None

JoBeth looks like a nice improvement.

Patrick made a motion to approve Case #16-HZ-00098 – 207 Eveningside Drive, as submitted pursuant to the Chattanooga City Code, Chapter 10, Article II, Section 10-15e and pursuant to the Ferger Place Design Guidelines, subject to any and all conditions. Conditions: none

JoBeth seconded the motion. The motion was unanimously approved.

OTHER BUSINESS

Michael Prater has resigned. Donna Williams has two new members to start next month.

Nancy – Dallas what is going on with the Vine Street houses? Dallas – We have had conversations. No one is allowed to move in until everything is taken care of. He will need to submit for all the items he did outside the original approval. The attorneys' have talked. We can only go by what is written.

JoBeth – What is the status of hiring a preservation planner? Dallas – I don't know exactly where we are. Some other interested parties have come forward. It was a money issue. There was additional money added because of adding the form based code. My plans reviewer is going to help us put together a list and examples of what drawings we need. JoBeth and Kevin – That would be a great help.

Nancy – There is a meeting on Friday in Franklin. I am going to try to attend

Dallas – The lady from the state is going to set up some training for the Board. There are some grants available to help us bring our records up to date in reference to the historic areas.

STAFF APPROVALS

None

NEXT MEETING DATE: August 18, 2016 and September 15, 2016

Patrick made a motion to adjourn.

Nancy seconded the motion. The motion was unanimously approved.

The meeting was adjourned at 7:30 p.m.

William Stuart Wood, Chair

Angela Wallace, Secretary

CHATTANOOGA HISTORIC ZONING COMMISSION

MINUTES

August 18, 2016

The duly advertised meeting of the Chattanooga Historic Zoning Commission was held August 18, 2016 at 5:35 p.m. at the Development Resource Center, Conference Room 1A. Stuart Wood called the meeting to order. Angela Wallace called the roll and swore in all those who would be addressing the Commission. Stuart Wood explained the rules of procedure and announced that the meeting was being recorded.

Members Present: Stuart Wood, William Shealy, Nancy Poston, JoBeth Kavanaugh and Kevin Osteen

Members Absent: Patrick Ryan, Ryan Fiser,

Staff Members Present: Dallas Rucker, Angela Wallace

Applicants Present: Paul Toruya, Angela Young, Francesco Pizzuto, Jared & Lauren Higgins, Jason Craven and Heather Klapp w/Lewin Construction and Martin Klinghard

OLD BUSINESS

None

NEW BUSINESS

William recused himself from this case.

CASE #16-HZ-00090 – 4300 Seneca Avenue

PROJECT DESCRIPTION:

The applicant, Paul Toruya, has applied for a Certificate of Appropriateness for the following work:

- New construction single family home

Dallas Rucker presented a PowerPoint presentation.

Discussion: Paul Toruya addressed the Commission. This will be similar to the house at 1202 W. 46th Street. There will be a need for retaining walls on the back and side. Lot slopes up from the road. This house will be placed evenly between existing houses. The drive will be on the opposite side than existing garage pad. The wall will start at 2-3' and increases to back corner at 10-12' and then down to 6-7' on other back corner. The garage pad will not have a roof but will look like the garages down Seneca. The wall will be concrete block topped with a cap stone. There will be a brick wall around the parking area. JoBeth – How far above grade is the wall at the steps. Paul – The street side will be about 4-5'. Stuart – The front steps to the house will go straight from the road? Paul – Yes. The posts are brick. Stuart – The house on the left is very tall and makes a long

run. Have you considered doing something like that and tie to the walkway instead of to the street? Paul – There will be a sidewalk around. We are actually going to widen the brick columns to 6'. We are going to eliminate one of the stairs. I can do the same thing here. We can look at going off the steps sideways to the walkway on the right. Kevin – If you are putting a wide stairway on one I would like to see it on both. JoBeth – I would like to see the long run minimized. Kevin – Are there stairs at the back of the lot? Paul – No. The wall will be stucco concrete. The tallest part of the house next door retaining wall is about 9'.

Community Comments: none

Kevin – Let's be clear on the stairs. JoBeth – I would like to see them turn like with a landing. Stuart – They could tie in to the parkway. I would like to see the applicant come back with a redesign on the steps.

Kevin made a motion to approve Case #16-HZ-00090, 4300 Seneca Avenue, as submitted pursuant to the Chattanooga City Code, Chapter 10, Article II, Section 10-15e and pursuant to the St. Elmo Design Guidelines, subject to any and all conditions. Conditions: applicant will submit a redesign on the entrance steps. Retaining wall will be built per drawings and materials, height and design with regard to finish.

JoBeth seconded the motion. The motion was unanimously approved.

William rejoined the Commission.

CASE #16-HZ-00092 – 1613 W. 51st Street

PROJECT DESCRIPTION:

The applicant, Angela Young, has applied for a Certificate of Appropriateness for the following work:

- Exterior renovations

Dallas Rucker presented a PowerPoint presentation.

Discussion: Angela Young addressed the Commission. I want to bring the house back to what was original. I submitted pictures of similar houses in my neighborhood. The porch had white wood railing when I bought it. The concrete on the porch has deteriorated. I would like to install a metal handrail. I want to remove the metal covering around the bottom of the siding at the porch. I would like to add a black canvas awning so I could sit on the porch during the day. JoBeth – What size awning do you want? Angela – The awning would go to the edge of the porch. It would be to the left of what is there as shown on the photos. The awning goes over the window at the side of the portico. I was denied putting another material as a railing so I want to put what is traditional for this house. Someone previously cut the original metal railing off. JoBeth – Read the Guidelines. William – It needs to be the same depth of the covering over the door. I think you would either go over the stubs that are there or just offset them. We don't know what you may find behind the metal strips around the bottom of the siding. Angela – It looks like 3/4" plywood. William – You could come back if there is something else you need to do when you get it removed.

Community Comments: none

William made a motion to approve Case #16-HZ-00092, 1613 W. 51st Street, as submitted pursuant to the Chattanooga City Code, Chapter 10, Article II, Section 10-15e and pursuant to the St. Elmo Design Guidelines, subject to any and all conditions. Conditions: iron handrail per original photo; canvas awning to extent over pair of windows left of door and no deeper than existing front door covering; removal of sheet metal is approved and applicant will come back before the Board with suggestion for what is to be done to what is underneath.

Kevin seconded the motion. The motion was unanimously approved.

CASE #16-HZ-00093 – 4811 Virginia Avenue

PROJECT DESCRIPTION:

The applicant, Francesco Pizzuto, has applied for a Certificate of Appropriateness for the following work:

- Addition at rear
- Exterior renovations

Dallas Rucker presented a PowerPoint presentation.

Discussion: Francesco Pizzuto addressed the Commission. I want to come out 4' to the side and 5' to the back yard and just follow the roofline. I will be using the same material that exists. Jerri Price – We are making it a mid-century modern style. We are maintaining the lines of the house. Stuart – How visible will the addition be? Francesco – The only view of the board and batten will be on the back. Jerri – It is an alley and it is barely visible. There are a lot of trees and brush. Francesco – The addition will be a washer/dryer and small bath. JoBeth – I think it shows it's an addition and I don't think it will be very visible from the other property or the alley. Francesco – The deck is about 3 steps up from the ground. Jerri – We did research on the home. The awning we are proposing is like those done in the period and much better looking than what is there. The awning will only be over the front door. Francesco - The height will be right underneath the fascia board. We want to put the steps all across the doorway and make the awning look like a mid-century house. It will be made of metal. The awning floats and there is a roll back gutter. The board and batten will be painted the same as the house. William – Could you make the awning flatter? Jerri – We tried that and visibly it needed to be sloped. This awning is only a couple of inches bigger than the existing awning.

Community Comments: none

Stuart – Most of the examples include a thicker slab. I think this needs a little more weight on it. What are you going to use for a front door? Jerri – It will be one of the samples shown staying with the period. Kevin – I like the awning. The addition on the back, is there any way you could add a window on the rear? Jerri – We can. Kevin – Yes a detail or a band.

Kevin made a motion to approve Case #16-HZ-00093, 4811 Virginia Avenue, as submitted pursuant to the Chattanooga City Code, Chapter 10, Article II, Section 10-15e and pursuant to the St. Elmo Design Guidelines, subject to any and all conditions. Conditions: awning to be dimensionally thicker than on drawings; front door to be wood and simple in window design; rear elevation of addition to have a detail to break up the board and batten.

JoBeth seconded the motion. The motion was unanimously approved.

CASE #16-HZ-00094 – 1615 W. 52nd Street

PROJECT DESCRIPTION:

The applicant, Paul Toruya, has applied for a Certificate of Appropriateness for the following work:

- Replace front steps & repair damage

Dallas Rucker presented a PowerPoint presentation. Work was done without application.

Discussion: Paul Toruya addressed the Commission. This is a rental house we were doing some work on the interior. This porch fell in during that process. The person on the project put this porch on without obtaining approval or permit. Whatever you want we will do, keep the wood or replace it with concrete.

Community Comments: Angela Young – These 3 houses are on the street next to me. When I came to the Board and asked for a wooden porch it was denied. The houses here had concrete stoops. My question is approval is given to wood on some houses and then other houses get denied. It's confusing.

JoBeth – This was a stop work. He did not get approval to do the wood. Stuart – Often things in St. Elmo are done depending on the time period. JoBeth – Read the Guidelines on porches/decks. I think it should be concrete. William – I think it should be put back to concrete.

William made a motion to approve Case #16-HZ-00094, 1615 W. 52nd Street, as submitted pursuant to the Chattanooga City Code, Chapter 10, Article II, Section 10-15e and pursuant to the St. Elmo Design Guidelines, subject to any and all conditions. Conditions: original porch dimensions to be retained and materials to be concrete as was originally.

JoBeth seconded the motion. The motion was unanimously approved.

CASE #16-HZ-00097 – 4906 St. Elmo Avenue

PROJECT DESCRIPTION:

The applicant, Jared Higgins, has applied for a Certificate of Appropriateness for the following work:

- Exterior renovations

Discussion: Jared Higgins addressed the Commission. It is primarily repair and replace. The deck has a lot of rot. It looks like the entire deck will have to be removed. Everything that is wood will be replaced with wood and cedar shake will be replaced with cedar shake. I would like to change the decorative pieces to match an identical house in St. Elmo. I also want to add a detail piece in the vent. I will replace the windows on the second floor with wood windows to match in style. JoBeth – Would you mind coming back with photos of the details you are talking about? Jared – That would be fine. The reason for replacing the windows is efficiency of the windows and there is some rot at the bottom of the windows. JoBeth – I think we need photos showing the damage to the windows before we approve replacing them.

Community Comments: none

Kevin made a motion to approve Case #16-HZ-00097, 4906 St. Elmo Avenue, as submitted pursuant to the Chattanooga City Code, Chapter 10, Article II, Section 10-15e and pursuant to the St. Elmo Design Guidelines, subject to any and all conditions. Conditions: applicant will resubmit porch detail, porch columns, handrail and attic vent design; replacement in kind of shakes, decking (roof and porch) and framing members; replacement of windows is denied pending further investigation of deterioration and resubmission of evidence of damage.

JoBeth seconded the motion. The motion was unanimously approved.

CASE #16-HZ-00099 – 5410 St. Elmo Avenue

PROJECT DESCRIPTION:

The applicant, Jason Craven and Heather Klapp w/Lewin Construction, has applied for a Certificate of Appropriateness for the following work:

- Exterior repairs & renovation

Dallas Rucker presented a PowerPoint presentation.

Discussion: Jason Craven and Heather Klapp w/Lewin Construction addressed the Commission. We are restoring the original 6” wood lap siding. We will try to repair all the windows. We will redo the roof with shingles. We will run tests to determine if existing siding is asbestos.

Community Comments: none

Nancy made a motion to approve Case #16-HZ-00099, 5410 St. Elmo Avenue, as submitted pursuant to the Chattanooga City Code, Chapter 10, Article II, Section 10-15e and pursuant to the St. Elmo Design Guidelines, subject to any and all conditions. Conditions: none

JoBeth seconded the motion. The motion was unanimously approved.

CASE #16-HZ-00100 – 5417 St. Elmo Avenue

PROJECT DESCRIPTION:

The applicant, Jason Craven and Heather Klapp w/Lewin Construction, has applied for a Certificate of Appropriateness for the following work:

- Renovation
- Addition

Dallas Rucker presented a PowerPoint presentation.

Discussion: Jason Craven and Heather Klapp w/Lewin Construction addressed the Commission. We want to extend the back of the roof to utilize space and add a second floor. We want to add dormers to the side of the house. The windows in the shed would match the existing. We want to replace the storm windows with 1:1. There is not a front door and we will add a craftsman solid wood. There is no porch railing and we want to add a wood railing. Stuart – You said craftsman style door but this is a Queen Anne style. You will want to use that style door. Heather – There is a stained glass on the side that we plan to preserve. JoBeth – The dormers and roof line was not on the original application? Heather – Yes. Only the front window is gone and the rest of the windows will have to be repaired. Jason – We were adding a stair and needed to put the dormer. Stuart - I think the application was broad enough to include the dormers. William – Dormers on Queen Anne style is usually a gable dormer. Heather – Would it be acceptable to have a gable dormer on both sides. William – I think you could put a gable easily. Stuart – Do you want to come back with this? Jason – Is there a way we could get started with work except for that? Heather – In order to use that space do you have a recommendation on that? Stuart – Not really.

Community Comments: None

JoBeth made a motion to approve Case #16-HZ-00100 – 5417 St. Elmo Avenue, as submitted pursuant to the Chattanooga City Code, Chapter 10, Article II, Section 10-15e and pursuant to the St. Elmo Design Guidelines, subject to any and all conditions. Conditions: resubmit roof and gable design; resubmit door design; remove outbuilding from the application.

Kevin seconded the motion. The motion was unanimously approved.

CASE #16-HZ-00083 – 5416 Alabama Avenue

PROJECT DESCRIPTION:

The applicant, Martin Klinghard, has applied for a Certificate of Appropriateness for the following work:

- New construction

Dallas Rucker presented a PowerPoint presentation.

Discussion: Martin Klinghard addressed the Commission. Case presented last meeting but drawings had to be resubmitted with additional information. We submitted the new elevations showing more accurately what the house will be. The front of the house will be one plane instead

of a bump out. There will be a gable for the stairs. There will be a parking pad coming off 55th Street. The window in the gable will be a regular window not a curved window. The casement windows are in a bedroom. The windows are 26x62” the door will be craftsman with 3 windows and a transom above. The top windows are 28x52” and 2 slightly smaller ones in the middle. Dave Sligle – Explained the elevations. The window upstairs is 3 windows. The windows on the front match the windows on the rear. William – I’m curious how the roof is going to look. Kevin – Why were you doing away with the bump out? Martin – To get more square footage. William – Can we ask you to align the roof line with the gables and the shed? Martin – We were planning to.

Community Comments: None

William – The side window on second floor will go from an arched window to a regular window?
Martin - Yes.

William made a motion to approve Case #16-HZ-00083 – 5416 Alabama Avenue, as submitted pursuant to the Chattanooga City Code, Chapter 10, Article II, Section 10-15e and pursuant to the St. Elmo Design Guidelines, subject to any and all conditions. Conditions: rectangular window on rear facade second story in place of arched window shown in plans; second story gable to align with center of main roof line and top of shed dormer in drawing #1.

JoBeth seconded the motion. The motion was unanimously approved.

OTHER BUSINESS

815 & 821 Vine Street – Dallas – Mr. Massingale said he has the windows in and correct. Nancy – He told me he could not get his renters moved in because of Historic Zoning. Dallas - I am not allowing him to move in anyone because he does not have his COA. Stuart – I understood he had to submit an application for the things not on the initial application.

Stuart – The modification of the windows in the back was a big issue. There was a stop work order issued for work that was not applied for. All we needed was an application for the work done outside the original application. Massingale – I did nothing other than what was on the permit. Gary and Cary had me change the permit. Mr. Hilbert came to my house and compared what I had done to photos. I was told to repair the windows, not replace them. The existing windows were vinyl and I restored the wood. Everything I have done has been maintenance items. Stuart – There was a difference in the number of windows in the back. Massingale – I fixed that. I changed my permits. The substrate was damaged so we were forced to replace it. I’ve never seen a COA. I put the original windows back in. I’m proud to be part of the Fort Wood community. I welcome anyone to look at them and find anything wrong. JoBeth – It is the scope of your original request. Because steps were skipped it never came here. When you changed windows on an historic home that was when things went outside your scope of work. That was when it needed to come before this Commission. You replaced siding with what? Massingale – I replaced it with Hardi which was approved by Mr. Hilbert. William – We understand that you have to take care of problems. What should have happened was a change should have been made to the COA application. You took care of the permit but you did not change the COA. Massingale – Mr. Hilbert did not instruct me to go to historic.

Stuart – We cannot take action tonight. You were not officially on the agenda tonight. You need to amend your application with any modifications to the original application. Get it through staff approval or bring it back to us.

Massingale’s Attorney – We feel Gary Hilbert was the staff person at that time. He went on site and approved the modifications by Mr. Massingale. I submit that Hilbert being on site gave approval. Donna Williams – Mr. Hilbert reported directly to me. We went over the details of this case. This is not the forum for this discussion. Your attorney should talk to our attorney. We can work it out but not here.

Stuart – Our normal process would have allowed for quick resolution for this.

Board Training: Donna – The State office will do training in the fall.

New Board Members: Donna – This Commission will be fully staffed by September meeting.

Board Meetings: Donna – This is the only Commission that meets in the evening. We will be moving to daytime because IRS rules are changing. William – I will not be continuing in that case because of my work. As a homeowner though I feel it would be very hard for me to come to a daytime meeting. Donna – This will take place in January.

STAFF APPROVALS

None

NEXT MEETING DATE: September 15, 2016

William made a motion to adjourn.

Kevin seconded the motion. The motion was unanimously approved.

The meeting was adjourned at 8:10 p.m.

William Stuart Wood, Chair

Angela Wallace, Secretary

CHATTANOOGA HISTORIC ZONING COMMISSION

MINUTES

September 15, 2016

The duly advertised meeting of the Chattanooga Historic Zoning Commission was held September 15, 2016 at 5:35 p.m. at the Development Resource Center, Conference Room 1A. Stuart Wood called the meeting to order. Angela Wallace called the roll and swore in all those who would be addressing the Commission. Stuart Wood explained the rules of procedure and announced that the meeting was being recorded.

Members Present: Stuart Wood, Ryan Fiser, JoBeth Kavanaugh, Kevin Osteen, Doug Eckert and Melissa Mortimer

Members Absent: Patrick Ryan, Nancy Poston, Ricardo Morris, and William Shealy

Staff Members Present: Linda Guest-York, Angela Wallace

Applicants Present: Paul Toruya, James Trey Baldwin, David and Kerwin Hetzler, Matt Houts, Cody & Katelyn Roebuck, Karen Poole, Zachary Lesch-Huie and Diane Muth

Kevin made a motion to approve the Minutes from the two August meetings. The motion was seconded by Ryan and unanimously approved.

OLD BUSINESS

CASE #16-HZ-00043 – 5604 Alabama Avenue

PROJECT DESCRIPTION:

The applicant, James Trey Baldwin, has applied for a Certificate of Appropriateness for the following work:

- Front porch redo
- Replace deck

Linda Guest-York presented a PowerPoint presentation.

Discussion: James Trey Baldwin addressed the Commission. Everything was approved last time except the porch and the deck. Doug – Are you replacing the entire deck? James – Yes. Doug – How will the supports interface with the ground? James – Concrete and anchors. Stuart – The resubmittal was front porch, back porch and front door. James - I am just refurbishing the front door but the rear door will be replaced. It will have to be custom made or I can take a craftsman door and cut it down to fit. I want to cut the right side of the porch off and landscape that area, it appears that it was added to the original. I want the porch to end at the end of the gable. I believe it was added on after the original house was built. Doug – All the posts are not original are they? James – True, they have been replaced but they are all the same style. Kevin – The roof line is very typical as it is now. We recently asked a resident in Fort Wood who wanted to change his porch to provide more evidence that it was there originally. I would ask the same here. Stuart – I think if you removed the ceiling it would be clear what was original. James – What if we just go ahead and

leave it as is and I will replace all materials with as is – just replace the rotten wood. All the siding does have to come off and I will replace it with Hardi smooth siding.

Community Comments: none

JoBeth made a motion to approve Case #16-HZ-00043, 5604 Alabama Avenue, as submitted pursuant to the Chattanooga City Code, Chapter 10, Article II, Section 10-15e and pursuant to the St. Elmo Design Guidelines, subject to any and all conditions. Conditions: the front porch layout will remain the same but any deterioration will be replaced in kind. The rear door will be same style as in photo submitted.

Doug seconded the motion. The motion was unanimously approved.

CASE #16-HZ-00062 – 4220 Seneca Avenue

PROJECT DESCRIPTION:

The applicant, Paul Toruya, has applied for a Certificate of Appropriateness for the following work:

- Retaining wall

Linda Guest-York presented a PowerPoint presentation. We did receive the topographical survey as requested.

Discussion: Paul Toruya addressed the Commission. The wall will be concrete and will start at 4-6', rise to the corner at 8-10' and then drop down to 5-6' where it ties into Mr. Shealy's property on the right. Doug – Where will the water go? Paul – There are seep holes all through the wall and there are t-walls behind the wall. The wall will be stucco. Ryan – Are there any issues with codes regarding a wall this high? Paul – Not anything that we have been made aware of. JoBeth – Are you going to do anything to minimize the view of the wall? Paul – We will be planting vegetation along it to grow and cover the wall. Kevin – My concern is that they have two more to go. We are looking at a very stark wall here. After the homes are sold, it will be up to the homeowner to maintain the vegetation.

Community Comments: none

Doug made a motion to approve Case #16-HZ-00062, 4220 Seneca Avenue, as submitted pursuant to the Chattanooga City Code, Chapter 10, Article II, Section 10-15e and pursuant to the St. Elmo Design Guidelines, subject to any and all conditions. Conditions: none

JoBeth seconded the motion. The motion was unanimously approved.

NEW BUSINESS

CASE #16-HZ-00101 – 841 Vine Street

PROJECT DESCRIPTION:

The applicant, David Hetzler, has applied for a Certificate of Appropriateness for the following work:

- Reinforce and stabilize front porch and steps

Linda Guest-York presented a PowerPoint presentation.

Discussion: David Hetzler addressed the Commission. The columns are starting to shift forward at least 2". Raines Brothers is going to remove the stacked stone. They will preserve this and reuse it. We do not know what is moving until they get in there. The porch will also be lifted. The column is a solid composite and self-supporting. I'm not sure what the material is. The part that has a crack in it is a coping that runs around the porch. The porch will be exactly like it is now just stabilized.

Community Comments: none

JoBeth made a motion to approve Case #16-HZ-00101, 841 Vine Street, as submitted pursuant to the Chattanooga City Code, Chapter 10, Article II, Section 10-15e and pursuant to the Fort Wood Design Guidelines, subject to any and all conditions. Conditions: none

Ryan seconded the motion. The motion was unanimously approved.

CASE #16-HZ-00104 – 5500 Post Avenue

PROJECT DESCRIPTION:

The applicant, Matt Houts, has applied for a Certificate of Appropriateness for the following work:

- Repairs due to roof leak
- Foundation repairs

Linda Guest-York presented a PowerPoint presentation.

Discussion: Matt Houts addressed the Commission. The windows are not original or operational. Some of the windows are very large and they will have to be made as two 2:2 windows. The existing deck is going to be removed. The back roof line runs water back into the house so we are going to remove the little piece at the back and change it to a straight shed roof. All the siding will be removed and replaced with Hardi siding 7.25 reveal. We need to pull some soil away from the foundation, repair and paint. I would like to remove the front chimney. The inside has a large hole in it and it is beginning to lean. There is no way to make the chimney functional. I would like to remove it in the attic and cap it off. Melissa – The Guidelines does not allow for the removal of the chimney. Matt – The rear chimney comes out of the kitchen and it is leaning and in very bad shape. We would like to remove it also. There is no repointing at this point. We want to remove the bars on the windows and door. We would be changing the windows on the front also. Melissa – Is the

window in the front the one you have to split? Matt – Yes, it is not functional at all. The current window is 1:1 now, but it was probably originally 2:2. The window is made of Plexiglas presently. We want to remove the chain link fence. The hand rail will be removed and replaced with wrought iron if budget allows and if not painted wood. May build new rear deck of same size or smaller. Doug – If you take both chimneys down it would no longer look historic. JoBeth read Guidelines concerning chimneys. Kevin – Both chimneys are seen from the front of the house. JoBeth – Did you submit drawings on the rebuild? Matt – No because we don't know if we will or what we will have to do to have one out of the water. We have not decided anything on the rear door. Stuart – You will have to resubmit drawings and details on the location of the door and what the door will be. Melissa – Wrought iron for the handrail on the front porch is not approved in the Guidelines. Stuart – Although iron is presently on the front porch you would be still changing it if you change the posts. JoBeth – The reveal on the Hardi is rather large. Kevin – I would like to see you step down on that some. I would like to have more information on the windows. Matt – It is going to be a problem because if I have to keep 2 of the windows, all around them will be new windows. Stuart – We need to see more detail on the status of the windows. JoBeth – I want to see exactly what the post will be. Matt – The post will be 1x6" and wrapped.

Community Comments: None

Kevin made a motion to approve Case #16-HZ-00104, 5500 Post Avenue, as submitted pursuant to the Chattanooga City Code, Chapter 10, Article II, Section 10-15e and pursuant to the St. Elmo Design Guidelines, subject to any and all conditions. Conditions: approve clean and repair of wall and steps; remove security bars; replace siding with 6" Hardi; change rear roof line; replace roof; paint brick and repair stucco on foundation; remove fence; remove deck. Resubmit handrail and porch design with materials and dimensions; show condition of 2:2 windows proving that they can't be repaired, if beyond repair submit drawings of replacement windows, any replacements should match existing windows; rear door placement design; new deck design with dimensions. Removal of chimney denied.

JoBeth seconded the motion. The motion was unanimously approved.

Kevin recused himself from this case.

CASE #16-HZ-00105 – 4615 Alabama Avenue

PROJECT DESCRIPTION:

The applicant, Cody & Katelyn Roebuck, has applied for a Certificate of Appropriateness for the following work:

- Replace metal roof

Linda Guest-York presented a PowerPoint presentation.

Discussion: Cody & Katelyn Roebuck addressed the Commission. We are new residents to St. Elmo. We realized there were Guidelines but didn't realize they applied to a shed in the back. We apologize for the work we have already done. You can see the shape of the shed from the photos. We had to take the entire top area off; there was a lot of rain damage. There were two windows

originally and we added two windows on the back and one on each side. We also added one double window on the side wall. What was there was beyond repair. There was some of the siding that did not need to be replaced and we matched the siding exactly. The roof is in bad shape and was not done properly. It looks like there might be some shingles under the metal roof. A portion of the foundation we replaced with cinder block. We want to use the shed as a shop and possibly as a place where my wife can paint. We would also use it as storage. Ryan – What is the siding next to the new window? Cody – It is T-111. JoBeth – It needs to be board and batten to match the rest of the siding.

Community Comments: none

Doug – The doors siding is original board and batten? Cody – Yes. The only part that is not individual board and batten is the area around the new window on the side. I would like the roof to be tin. Melissa – Corrugated metal is unacceptable. Stuart – We need more detail on the material. Cody – The house has asphalt shingles.

Zachery – Could you provide like 3 choices that he could choose from?

The application referenced the work that has already been done so those items can be included in the motion.

Ryan made a motion to approve Case #16-HZ-00105, 4615 Alabama Avenue, as submitted pursuant to the Chattanooga City Code, Chapter 10, Article II, Section 10-15e and pursuant to the St. Elmo Design Guidelines, subject to any and all conditions. Conditions: all T-111 shall be removed and replaced with board and batten; roof to be replaced with asphalt shingles to match main house or standing seam metal roofing.

JoBeth seconded the motion. The motion was unanimously approved.

Kevin rejoined the Commission.

CASE #16-HZ-00106 – 202 Eveningside Drive

PROJECT DESCRIPTION:

The applicant, Karen Poole, has applied for a Certificate of Appropriateness for the following work:

- Demo sunroom and rebuild

Linda Guest-York presented a PowerPoint presentation.

Discussion: Karen Poole addressed the Commission. The windows in the sunroom are metal windows and we want to replace with wood, 8:8. We thought we could repair it but the columns are hollow and are rotten. One of the columns is full of honey and has been full of bees. The columns are not the same size or the same height. There must have been an outdoor porch originally. The ceiling inside is rotten. We want to use Hardi board and use 8:8 wood windows. The siding will be the same as on the rest of the house. The horizontal bands on the sunroom will not be on the new build. Other than that the look will be same size and with the good material. There will be no

columns. The windows will be the same as the windows on the house. Stuart – This structure is clearly a porch but it will look like part of the house and not that of a porch. Karen – Would it be better if we put columns? I want to improve the house and be able to use this area. We can put columns if you want. Doug – Do you think there should be columns on the corners of the room? I think that the proposal is a definite improvement. JoBeth – Read the Guidelines. Kevin – I would approve the demo but I think we need elevations for the replacement. Stuart – I don't like approving a demo until we know what will replace it.

Community Comments: None

Kevin made a motion to defer Case #16-HZ-00106, 202 Eveningside Drive, as submitted pursuant to the Chattanooga City Code, Chapter 10, Article II, Section 10-15e and pursuant to the Ferger Place Design Guidelines, subject to any and all conditions. Conditions: need elevation and details of the porch design.

Melissa seconded the motion. The motion was approved. 4 yes and 2 no (Doug and Stuart)

Discussion - I don't feel like we know what was original or what has been added. JoBeth – I don't think this is an addition but it got closed in. Stuart – I think we are battling the time of year also.

CASE #16-HZ-00107 – 4712 Florida Avenue

PROJECT DESCRIPTION:

The applicant, Zachary Lesch-Huie, has applied for a Certificate of Appropriateness for the following work:

- Restoring front porch

Linda Guest-York presented a PowerPoint presentation.

Discussion: Zachary Lesch-Huie addressed the Commission. Footprint will remain the same. The only original pieces are the beam trim, the bead board, and fascia board. The post and rail is clearly a replacement. There is original lumber on the framing 2x10" pine. All the posts are new. The framing is notched into brick holes in the house. I want to remove all the new stuff and replace it with something more architecturally appropriate and safer - the decking, flooring, posts, footers, railing and balusters. I want to have championed posts. Doug – You would need to have the upper and lower detail on the posts to have the look you are wanting. Kevin – This house has been submitted before by another owner. This porch needs repairing/replacement. Zach – I don't have drawings of what the new would look like. Doug – Again that puts us at a disadvantage. JoBeth – I think the examples you submitted are appropriate. Stuart – I think getting started on structural stuff could be started. The rails and posts need to come back to us with more detail. JoBeth – What do you want to put on the floor? Zach – I envisioned a post from the roof to the ground. One thing I would like to add is the lattice around the foundation. JoBeth – You would need to supply that and photos of examples if you can. Zach – I think we could go ahead with removing. Stuart – I would like to see us approve something and defer the design.

Community Comments: None

Kevin made a motion to approve Case #16-HZ-00107, 4712 Florida Avenue, as submitted pursuant to the Chattanooga City Code, Chapter 10, Article II, Section 10-15e and pursuant to the St. Elmo Design Guidelines, subject to any and all conditions. Conditions: may demo porch and footers and replace footings to the porch flooring. Everything above the porch flooring is deferred

JoBeth seconded the motion. The motion was approved, with 5 for and 1 against.

CASE #16-HZ-00108 – 876 Oak Street

PROJECT DESCRIPTION:

The applicant, Joe Muth, has applied for a Certificate of Appropriateness for the following work:

- Replace front French doors

Linda Guest-York presented a PowerPoint presentation.

Discussion: Joe Muth addressed the Commission. The doors are rotten, dry rotted. I am having new ones custom made in the exact same size, style, and color.

Community Comments: None

Melissa made a motion to approve Case #16-HZ-00108 – 876 Oak Street, as submitted pursuant to the Chattanooga City Code, Chapter 10, Article II, Section 10-15e and pursuant to the Fort Wood Design Guidelines, subject to any and all conditions. Conditions: none

JoBeth seconded the motion. The motion was unanimously approved.

CASE #16-HZ-00083 – 876 Oak Street

PROJECT DESCRIPTION:

The applicant, Joe Muth, has applied for a Certificate of Appropriateness for the following work:

- Replace broken windows

Linda Guest-York presented a PowerPoint presentation.

Discussion: Joe Muth addressed the Commission. Windows will be replaced with like, in-kind. The piece that holds the mechanism has completely rotten out. There are 5 windows in the basement level but 3 of them are not functional. I can replace the 3 or all 5. The replacement is exactly the same windows. I put these windows in in 1993.

Community Comments: None

JoBeth made a motion to approve Case #16-HZ-00083 – 876 Oak Street, as submitted pursuant to the Chattanooga City Code, Chapter 10, Article II, Section 10-15e and pursuant

to the Fort Wood Design Guidelines, subject to any and all conditions. Conditions: to replace in kind basement windows that are broken or in need of replacement facing Fortwood Place or McCallie – up to a total of 5.

Doug seconded the motion. The motion was unanimously approved.

OTHER BUSINESS

Elect Chair and Vice Chair

Chair – Kevin – unanimous

Vice-Chair – JoBeth unanimous

November meeting date: Tuesday – November 15 _____

Tuesday – November 22 _____

STAFF APPROVALS

Kevin made a motion to approve staff approvals.

JoBeth seconded the motion. The motion was unanimously approved.

NEXT MEETING DATE: October 20, 2016

Doug made a motion to adjourn.

JoBeth seconded the motion. The motion was unanimously approved.

The meeting was adjourned at 8:15 p.m.

Kevin Osteen, Chair

Angela Wallace, Secretary

CHATTANOOGA HISTORIC ZONING COMMISSION

MINUTES

October 20, 2016

The duly advertised meeting of the Chattanooga Historic Zoning Commission was held October 20, 2016 at 5:30 p.m. at the Development Resource Center, Conference Room 1A. Kevin Osteen called the meeting to order. Angela Wallace called the roll and swore in all those who would be addressing the Commission. Kevin Osteen explained the rules of procedure and announced that the meeting was being recorded.

Members Present: JoBeth Kavanaugh, Kevin Osteen, Patrick Ryan, Nancy Poston, William Shealy, Doug Eckert and Melissa Mortimer

Members Absent: Ricardo Morris

Staff Members Present: Dallas Rucker, Angela Wallace

Applicants Present: Steve Lewin w/Lewin Construction, Matt Houts, Kathleen Schumacher, Jeanelle Risenburg, Michelle McIntyre, Cynthia Rice, Lydia Thornton, Jeremiah Moore and Tommy Massengale

JoBeth made a motion to approve the Minutes from the last meeting. The motion was seconded by Nancy and unanimously approved.

OLD BUSINESS

CASE #16-HZ-00100 – 5417 St. Elmo Avenue

PROJECT DESCRIPTION:

The applicant, Steve Lewin w/Lewin Construction, has applied for a Certificate of Appropriateness for the following work:

- Roof and gable design
- Door design

Dallas Rucker presented a PowerPoint presentation.

Discussion: Steve Lewin w/Lewin Construction addressed the Commission. We had a longer shed dormer which was not acceptable. Suggesting a single gable on both sides or a double gable are our two options. William – A craftsman door was proposed and it is a Victorian home, therefore, we asked for something different. Steve – We prefer Option B but if that is not acceptable we will go with Option A. William – I would go with Option B. Kevin – I agree with that. I think it is typical of the neighborhood even if not to the house style. Steve - We can put the double dormer where we originally proposed the shed. JoBeth – Is the door going to be like the drawing? That is not a good option. Kevin – We can spec a door if Steve is agreeable. Steve – That is fine.

Community Comments: none

JoBeth – I like the new proposal. Patrick – I like this proposal also.

William made a motion to approve Case #16-HZ-00100, 5417 St. Elmo Avenue, as submitted pursuant to the Chattanooga City Code, Chapter 10, Article II, Section 10-15e and pursuant to the St. Elmo Design Guidelines, subject to any and all conditions. Conditions: front door to be ¾-light door in wood; and modified double gable moved from south elevation to north elevation – Option B

JoBeth seconded the motion. The motion was unanimously approved.

CASE #16-HZ-00104 – 5500 Post Avenue

PROJECT DESCRIPTION:

The applicant, Matt Houts, has applied for a Certificate of Appropriateness for the following work:

- Handrail and post design
- Window replacement (condition and replacement design)
- Rear door design and placement
- New deck design and dimensions

Dallas Rucker presented a PowerPoint presentation.

Discussion: Matt Houts addressed the Commission. We are removing the deck at this time and will come back with it if do it later. Porch rails are typically painted wood 4x4” post wrapped and 2x2” balusters and painted white. Window conditions were looked at by a millwork professional and only one was deemed repairable and that was the big front window. The rest of the windows need to be replaced. Melissa – Are you going to repair the front one and replace the others? Matt – I think that would look strange. We thought we would replace the front one to be two double windows. JoBeth – This was very typical of that time period. Matt – There are 6 windows to be replaced and then I want to add one to the back wall of the house so it would be 7 total. Kevin – I think the front window should be preserved. I don’t have a problem replacing all the other windows. Matt – The proposed replacement is a 2:2 as close as we can get in size. JoBeth – How close are we talking? Matt – I don’t have the size of the original openings. It was very close. It is a Pella double hung vinyl wood clad. The back door is a 3 light.

Community Comments: None

William – What is the style of the house? We usually would have a half light or 3 lights on the front. The back of the house is not that important. Kevin – My preference is the front window is repaired and the other windows are what he proposed. Doug – The Guidelines say the windows should be repaired or replaced to match the original design however, others are acceptable. I am fine with what he described. JoBeth – If we are talking ½” difference in the size of the original and replacement is fine but if it is more than that, I can’t agree. Matt provided a drawing – the old windows are 78” opposed to 77” for the replacements. Kevin – Exterior trim – Repair or replace? Matt – It will match what is there now. Kevin – What about the front door? William – I think it should be a ½ light. Kevin – We have approved a fiberglass door for the front before.

Doug made a motion to approve Case #16-HZ-00104, 5500 Post Avenue, as submitted pursuant to the Chattanooga City Code, Chapter 10, Article II, Section 10-15e and pursuant to the St. Elmo Design Guidelines, subject to any and all conditions. Conditions: front door should be a half light of wood or fiberglass painted; front window is to be restored/repaired and preserved; all other windows are to be replaced with same size (within 1” of original).

William seconded the motion. The motion was unanimously approved.

NEW BUSINESS

Nancy recused herself from this case.

CASE #16-HZ-00091 – 863 Oak Street

PROJECT DESCRIPTION:

The applicant, Kathleen Schumacher, has applied for a Certificate of Appropriateness for the following work:

- New construction of carriage house

Dallas Rucker presented a PowerPoint presentation.

Discussion: Kathleen Schumacher addressed the Commission. We will use Hardi plank. There is a gravel pad where we want to put the building. It will not be 2 stories but looks 2 stories so to be in proportion of the house. Wanting to match the previous addition to the house and would like to do the color of green to match that addition. We want to do the gables just like the front of the house but the vent will be a louver vent instead of a window. We will make a 2 car garage. The shed roofs on the garage are to match the shed roofs on the house with the shingles to match the house. The doors will be a four panel composite paint to blend in with the rest. We want to put a detail on the front in the gable that will match the detail on the front of the house.

Community Comments: Hal Baker – This was presented to the Neighborhood Association and we had no opposition to the building of this.

JoBeth – My concern is that this takes up almost the entire lot. However, the house on the corner consists of 2 houses that take up the entire lot. Everything else around there pretty much goes along with the Guidelines. In some ways this does replicate what happened before Historic Zoning in Fort Wood. Doug – I understand that, but I like what she has done with staying consistent with the Guidelines and the house. JoBeth – I don’t know if it will get approved by Zoning. It’s kind of a judgment call. The houses may have had carriage houses but not 2 car garages. Kevin – I see the massing from a birds eye view but from Oak Street I don’t think so. Melissa – The way she added the replica of the decorative piece I think it is more gothic. William – The decorative is the same as on the house? Kathleen – We are going to trace the decorative piece so it will match exactly. The entire footprint will be over the gravel pad – there will be no grass taken up for this building. JoBeth - What about the cedar shake? There is none on the house. Kathleen – I can use whatever material you want.

Melissa made a motion to approve Case #16-HZ-00091, 863 Oak Street, as submitted pursuant to the Chattanooga City Code, Chapter 10, Article II, Section 10-15e and pursuant to the Fort Wood Design Guidelines, subject to any and all conditions. Conditions: shingles to match house; removal of the gable end design.

William seconded the motion. The motion was approved, with 1 opposed (JoBeth).

Nancy rejoined the Commission.

CASE #16-HZ-00110 – 840 and 842 Fortwood Street

PROJECT DESCRIPTION:

The applicant, Jeanelle Risenburg, has applied for a Certificate of Appropriateness for the following work:

- Replacing driveway

Dallas Rucker presented a PowerPoint presentation.

Discussion: Jeanelle Risenburg addressed the Commission. This is a shared driveway. We want to remove the hardscape with minimal grading just to level it up and re-pour the concrete. We have a variety of colors now and we are fine with just plain concrete. Melissa read Guidelines on tinting. William – We encourage people to tint the concrete. Jeanelle – Across the street is blacktop and we do not want blacktop. We have no problem with tinting the concrete. JoBeth – Angela can we find the color that was done a couple of months ago? Angela – Yes. JoBeth – If you would be agreeable to that it would be good.

Community Comments: None

Kevin – You are not expanding the drive are you? Jeanelle – The overspill from a neighbor who poured it some years ago ran on the property and we want to cut that out and make it a clean edge.

Doug made a motion to approve Case #16-HZ-00110, 840 and 842 Fortwood Street, as submitted pursuant to the Chattanooga City Code, Chapter 10, Article II, Section 10-15e and pursuant to the Fort Wood Design Guidelines, subject to any and all conditions. Conditions: use concrete tinting per previously approved color as provided by Angela

JoBeth seconded the motion. The motion was unanimously approved.

CASE #16-HZ-00111 – 5109 St. Elmo Avenue

PROJECT DESCRIPTION:

The applicant, Michelle McIntyre, has applied for a Certificate of Appropriateness for the following work:

- Replace all windows

Dallas Rucker presented a PowerPoint presentation.

Discussion: James Hintz for Michelle McIntyre addressed the Commission. Replace with Anderson double hung at same size. The grids will be fixed and the same. The siding will be replaced with Hardi. The siding under this siding is vinyl. William – We may ask that you see what is under the vinyl siding and see if it can be repaired. James – I can pull a corner and see what is there. The windows are not operable at all. They are all sealed with paint or caulking and none of the pulleys work. The storm windows can be pulled off by hand. Kevin – I think we are going to need additional information on the original siding and the condition of the existing windows. We need more than what we have. These pictures don't show us the full condition of the windows.

Community Comments: none

James – I can tear off a corner and see what is there and come back with that information and evidence of the condition. We need further evidence of the condition of the windows.

William made a motion to approve Case #16-HZ-00111, 5109 St. Elmo Avenue, as submitted pursuant to the Chattanooga City Code, Chapter 10, Article II, Section 10-15e and pursuant to the St. Elmo Design Guidelines, subject to any and all conditions. Conditions: approve removal of siding to expose original siding; replacement of windows is pending evidence of condition of windows.

Doug seconded the motion. The motion was unanimously approved.

CASE #16-HZ-00115 – 822 Vine Street

PROJECT DESCRIPTION:

The applicant, Cynthia Rice, has applied for a Certificate of Appropriateness for the following work:

- Replace perimeter walkway
- Install fence

Dallas Rucker presented a PowerPoint presentation.

Discussion: Cynthia Rice addressed the Commission. Doug – Explain the drawing please. Cynthia went through the drawings of the fence. I want the pieces of fence at the sides for safety reasons because there are drop-offs around the house. I want to put a little walkway from the driveways across the front of the house for a pathway there to help with water runoff and level walkway. The walkway would be 6' wide and across the front of the house. The walkway is behind existing boxwoods so it will not be noticeable from the road. The privacy fence will go around the back of the property, will be 7' and board on board – treated and stained when can. There will be a top and face board on top of the fence. It will be slanted very slightly for water runoff.

Community Comments: Lisa Mack – I have a fence around my property and support this proposal.

Kerwin Hetzler – I have some concerns about the fence. The property behind this fence has utilities on the back of their house. There are some issues with this house not finishing previous activities.

Kevin – If there is a utility easement that would be addressed when she goes to get her permit. That is something outside our purview. Kerwin – What about the unfinished driveway? Kevin – That is a COA that is no longer valid.

Cynthia – The front fence is aluminum. JoBeth read the Guidelines. Kevin – I think the rear fence is acceptable. JoBeth – She may need to come back with the stain color on the rear fence in 6 months. I'm not sure what the side fence is tying into on the side of the house. Cynthia – There is a drop off there.

JoBeth made a motion to approve Case #16-HZ-00115, 822 Vine Street, as submitted pursuant to the Chattanooga City Code, Chapter 10, Article II, Section 10-15e and pursuant to the Fort Wood Design Guidelines, subject to any and all conditions. Conditions: approved as submitted except a resubmittal of a to-scale drawing of the fence on the left side of the house at the drop off.

Doug seconded the motion. The motion was unanimously approved.

CASE #16-HZ-00116 – 4210 St. Elmo Avenue

PROJECT DESCRIPTION:

The applicant, Lydia Thornton, has applied for a Certificate of Appropriateness for the following work:

- Restoring front porch

Dallas Rucker presented a PowerPoint presentation.

Discussion: Keith Riley for Lydia Thornton addressed the Commission. The door on the side of the house is to the kitchen and it is screwed shut because of the safety of the stairwell. We want to run a walkway from the back of the house. The parking is behind the house so we have turned it to open up the driveway. The deck is straightforward. Kevin – Are you going to attach the deck to the house or put footers in the ground? Keith – Footers. We are trying to get the proximity where you come out of the cars and to the steps. The deck will be stained later. I am going to angle the stairs. The balusters will be 2x2”.

Community Comments: None

No issues expressed.

Patrick made a motion to approve Case #16-HZ-00116, 4210 St. Elmo Avenue, as submitted pursuant to the Chattanooga City Code, Chapter 10, Article II, Section 10-15e and pursuant to the St. Elmo Design Guidelines, subject to any and all conditions. Conditions: none

Doug seconded the motion. The motion was unanimously approved.

CASE #16-HZ-00118 – 5510 St. Elmo Avenue

PROJECT DESCRIPTION:

The applicant, Jeremiah Moore, has applied for a Certificate of Appropriateness for the following work:

- Install gutters
- Replace windows

Dallas Rucker presented a PowerPoint presentation.

Discussion: Jeremiah Moore addressed the Commission. NO ONE PRESENT

Community Comments: None

Doug made a motion to defer Case #16-HZ-00118 – 5510 St. Elmo Avenue, as submitted pursuant to the Chattanooga City Code, Chapter 10, Article II, Section 10-15e and pursuant to the St. Elmo Design Guidelines, subject to any and all conditions. Conditions: none

Patrick seconded the motion. The motion was unanimously approved.

CASE #16-HZ-00123 – 815 Vine Street

PROJECT DESCRIPTION:

The applicant, Tommy Massengale, has applied for a Certificate of Appropriateness for the following work:

- Repair/replace siding
- Repair back entrance and stair landing

Dallas Rucker presented a PowerPoint presentation.

Discussion: John Anderson for Tommy Massengale addressed the Commission. Our application was filed at direction of the city. The work was approved on side by Mr. Hilbert. Kevin – Work has been completed. The case has a lengthy history. JoBeth – This was sent back to the Board because of the windows at the back of the house. Dallas – There was no mention of the replacement of the back entrance and the stairs. Kevin – Do we have a materials list? Do we have an original photo? JoBeth – The deck and steps were not submitted originally. Dallas – No it was not on the original application. Kevin – How much siding was replaced? John – It was virtually all the siding. Cary Morris requested that it be replaced. Mr. Hilbert inspected this and approved. Patrick - The question is the added work. What were on the original applications that were withdrawn? John – That was for the removal of the back addition, add a larger addition and some parking. JoBeth – This is the first time we have seen this case. There were alterations to the addition and Gary instructed that the windows be put back where they were. John – The application you have was the only application filed with you. Kevin – Dallas are you comfortable with this work? Dallas – As far as structurally, yes. We do not have pictures of what was there originally. Kevin – He has to have egress from the rear of the home. The deck is not a permanent structure.

JoBeth – This is not a deck it is a stoop. William – What do we need to have this meet the Guidelines? Patrick – I think from a historic point of view this looks goofy. I think it has to be painted. JoBeth – We need a skirt rail and a 2x6” rail at the top.

Community Comments: None

William made a motion to approve Case #16-HZ-00123 – 815 Vine Street, as submitted pursuant to the Chattanooga City Code, Chapter 10, Article II, Section 10-15e and pursuant to the Fort Wood Design Guidelines, subject to any and all conditions. Conditions: rear stoop to be modified to add top and bottom rail and a 2x6” board on the top

Melissa seconded the motion. The motion was unanimously approved.

CASE #16-HZ-00124 – 821 Vine Street

PROJECT DESCRIPTION:

The applicant, John Anderson for Tommy Massengale, has applied for a Certificate of Appropriateness for the following work:

- Repair/replace siding, decking & windows

Dallas Rucker presented a PowerPoint presentation. Cary Morris went out several times. He did put the deck back when asked to.

Discussion: John Anderson for Tommy Massengale addressed the Commission. JoBeth – The Guidelines on the deck is the same as before. John – The original application that was withdrawn would have removed this addition and replace it with a 2 story brick addition. Mr. Hilbert was there several times. The contractor put 2 windows instead of the three windows. Mr. Hilbert said to put the three windows back in as they were. The deck was put back in the same size and style except one step up. Nancy – Is it the same size? John – It is smaller to expose an original decorative piece at the side.

Community Comments: None

JoBeth – Other than the handrail and to be painted or stained, the bottom board and top board needs to be added. Kevin – On both of these cases, the frustration could have been avoided if the process had been followed. What we directed on the previous deck needs to be added to this deck.

Nancy made a motion to approve Case #16-HZ-00124 – 821 Vine Street, as submitted pursuant to the Chattanooga City Code, Chapter 10, Article II, Section 10-15e and pursuant to the Fort Wood Design Guidelines, subject to any and all conditions. Conditions: to be modified to add top and bottom rail and a top board of 2x6”

JoBeth seconded the motion. The motion was unanimously approved.

This was a deferral last month and she did not understand that she needed to notify staff and did not submit drawings or any documentation. Dallas asked the Commission if they wanted to go ahead and hear what she had. They agreed they would go ahead.

CASE #16-HZ-00106 – 202 Eveningside Drive

PROJECT DESCRIPTION:

The applicant, Karen Poole, has applied for a Certificate of Appropriateness for the following work:

- Demo sunroom and rebuild

Discussion: Karen Poole addressed the Commission. We want to demolish the sunroom and rebuild it. We decided to rebuild it exactly as it is with the windows replaced. Kevin – The board did approve the windows presented last time. William – The roof will have the same roof pitch.

Community Comments: None

Melissa made a motion to approve Case #16-HZ-00106, 202 Eveningside Drive, as submitted pursuant to the Chattanooga City Code, Chapter 10, Article II, Section 10-15e and pursuant to the Ferger Place Design Guidelines, subject to any and all conditions. Conditions: none

JoBeth seconded the motion. The motion was unanimously approved.

OTHER BUSINESS

New application packet – Kevin and Angela put together a packet to help streamline the application process. Doug – Last time it seemed no one wanted to change stuff. Kevin – The idea is if the checklist is not complete, it will not proceed to the meeting. Dallas - We have also developed a checklist on our side for when things get submitted.

JoBeth – I think this will help the homeowner

JoBeth – We need to decide if we can see a case without representation.

Kevin – I have used a project of mine as a sample of what we want. We also need to make the new construction checklist user friendly for the applicant and then one for us to use and go through in reviewing the case.

William – Do we need different samples for different submissions?

Dallas – We have several different checklists that we use and I don't see why this can't apply to historic.

STAFF APPROVALS

William made a motion to approve staff approvals.

Patrick seconded the motion. The motion was unanimously approved.

NEXT MEETING DATE: November 15, 2016 (Tuesday)

William made a motion to adjourn.

Patrick seconded the motion. The motion was unanimously approved.

The meeting was adjourned at 8:20 p.m.

Kevin Osteen, Chair

Angela Wallace, Secretary

CHATTANOOGA HISTORIC ZONING COMMISSION

MINUTES

November 15, 2016

The duly advertised meeting of the Chattanooga Historic Zoning Commission was held November 15, 2016 at 5:30 p.m. at the Development Resource Center, Conference Room 1A. Kevin Osteen called the meeting to order. Angela Wallace called the roll and swore in all those who would be addressing the Commission. Kevin Osteen explained the rules of procedure and announced that the meeting was being recorded.

Members Present: JoBeth Kavanaugh, Kevin Osteen, Patrick Ryan, Nancy Poston, Doug Eckert and Melissa Mortimer

Members Absent: William Shealy, Ricardo Morris

Staff Members Present: Dallas Rucker, Angela Wallace

Applicants Present: Jeanelle Risenburg, Michelle McIntyre, Cynthia Rice, GreenTech Homes, LLC, Andrew Wolff, Linda Benton, Ryan Freeman and Jeremiah Moore

Nancy made a motion to approve the Minutes from the last meeting. The motion was seconded by JoBeth and unanimously approved.

ANNOUNCEMENT – Cut off for next meeting is Thursday, November 17, 2016

We already have 9 cases scheduled so will only take deferrals.

OLD BUSINESS

CASE #16-HZ-00111 – 5109 St. Elmo Avenue

PROJECT DESCRIPTION:

The applicant, Michelle McIntyre, has applied for a Certificate of Appropriateness for the following work:

- Replace siding

Dallas presented a PowerPoint presentation. Applicant took the window portion out of application.

Discussion: Michelle McIntyre addressed the Commission. We removed the storm windows from the windows and we want to make the existing ones functional if possible. The wood siding under the vinyl siding is rotten extensively. We want to restore the windows and replace the siding. We want to remove the rest of the vinyl and replace it with new wood siding. There are a lot of spots at the corners and nail holes that are in bad shape. The way the nails are in the siding would make it really hard to replace any lower boards from being replaced individually. There seemed to be at least 3 layers of siding. We will use Hardi board. Kevin – What design are you going to use? Michelle – I'm open to what it needs to be. JoBeth read Guidelines. I think since it has the nails it makes it difficult to replace. If she keeps the same reveal I see no problem. Kevin – I would like to see the window trim stay the same also.

Community Comments: None

Nancy made a motion to approve Case #16-HZ-00111, 5109 St. Elmo Avenue, as submitted pursuant to the Chattanooga City Code, Chapter 10, Article II, Section 10-15e and pursuant to the St. Elmo Design Guidelines, subject to any and all conditions. Conditions: the reveal to be the same as original wood; trim should be same dimensions; use Hardi smooth boards.

JoBeth seconded the motion. The motion was unanimously approved.

CASE #16-HZ-00115 – 822 Vine Street

PROJECT DESCRIPTION:

The applicant, Cynthia Rice, has applied for a Certificate of Appropriateness for the following work:

- Install fence

Dallas presented a PowerPoint presentation.

Discussion: Cynthia Rice addressed the Commission. The dimensions were on the original drawing. The picture I sent was me standing on the porch and taking it down the side. JoBeth – I still don't understand anything from that picture. We need to see it as it relates to the house. She explained where it is on the drawing she presented. It's more of a handrail than a fence. It looks like the fence in the front of the house. It is to keep anyone from going through it from that side of the house. Kevin – I understand the drawing, the fence will go on top of the wall that is already there. Cynthia - I just don't want people to fall off the wall. This part of the fence will follow the top of the wall. The fence will not tie into the house; it will tie into the top of the wall.

Community Comments: none

Doug made a motion to approve Case #16-HZ-00115, 822 Vine Street, as submitted pursuant to the Chattanooga City Code, Chapter 10, Article II, Section 10-15e and pursuant to the Fort Wood Design Guidelines, subject to any and all conditions. Conditions: a picket fence will be placed along the top of the wall and be no more than 3 feet high.

Melissa seconded the motion. The motion was unanimously approved. 1 opposed JoBeth

NEW BUSINESS

CASE #16-HZ-00121 – 4701 St. Elmo Avenue

PROJECT DESCRIPTION:

The applicant, GreenTech Homes, has applied for a Certificate of Appropriateness for the following work:

- New construction of garage

Dallas presented a PowerPoint presentation.

Discussion: GreenTech Homes addressed the Commission. Bill – The house is complete. We want to add a garage with the same siding as on the house. We want to stucco the foundation of about 2 inches. There will be no windows in the garage. The side door will be as shown. All exterior materials will be the same as on the house. Kevin – Again – GreenTech is altering the presentation with changes to the drawings. I ask the Board to make a ruling as to rather we should accept this. The windows will be removed and the material list is not for this building.

Doug made a motion to go forward with the case. Patrick seconded the motion. The vote was one in favor and 5 against. The motion fails.

Bill – We will keep the windows then. Kevin – We will defer until you bring in accurate drawings.

Community Comments: None

Patrick made a motion to defer Case #16-HZ-00121, 4701 St. Elmo Avenue, as submitted pursuant to the Chattanooga City Code, Chapter 10, Article II, Section 10-15e and pursuant to the St. Elmo Design Guidelines, subject to any and all conditions. Conditions: need to present accurate drawings and materials list.

Nancy seconded the motion. The motion was approved (one opposed – Doug).

CASE #16-HZ-00125 –842 Fortwood Street

PROJECT DESCRIPTION:

The applicant, Jeanelle Risenburg, has applied for a Certificate of Appropriateness for the following work:

- Add Deck

Dallas Rucker presented a PowerPoint presentation.

Discussion: Jeanelle Risenburg addressed the Commission. The house is in 2 sections. There was an extension added to the house in 1952 which is where I am adding the deck. The room above the garage is the master bedroom. There was a Juliet balcony there and a fire escape at one time. I want to be able to open the door that has been closed due to code when I bought the house. There would be an 8 foot deck and then two 4 foot walkways around for access to the main deck. None of this infringes on the neighbor's property. If there were stairs designed to this deck, it would require multiple turns and also it would provide access to the second floor of the house which would be a safety issue. I want to maintain what is on both sides of me who both have simple decks and balusters. It would be painted white or stain. I want it to blend in with the brick and the neighbor's house. It is visible from the parking area and the alley. There is no visibility from the front street.

Community Comments: None

Doug – The exterior door is covered with plywood? Jeanelle - I would be opening it up. It is a 6 panel wood exterior door. Nancy – I think we need to offset it to show a difference. Is there enough room? Jeanelle – Yes I can take it in 8-12.” There is just over a foot available there. Kevin – We need to determine a handrail design. We need drawings of what is decided here. Doug – How will this structure be stabilized? The material is treated pine. Nancy – We talked about having a cover cap on the pickets. I would like to see it stained. Jeanelle – I am planning on having it stained. Melissa – I’m still concerned about not having a more detailed design. Nancy – We have allowed this type of addition on the back of the house where it is not seen from the street. Patrick – Are we clear as to what the owner wants to do? Doug – I am. There is a lot of leeway for additions on the back of buildings and not seen from the main street. Patrick – Having a deck with open doors is better than boarded up doors.

Patrick made a motion to approve Case #16-HZ-00125, 842 Fortwood Street, as submitted pursuant to the Chattanooga City Code, Chapter 10, Article II, Section 10-15e and pursuant to the Fort Wood Design Guidelines, subject to any and all conditions. Conditions: 2x6 inch top rail on railing; no exposed cross sections.

Doug seconded the motion. The motion was unanimously approved.

CASE #16-HZ-00126 – 4916 Florida Avenue

PROJECT DESCRIPTION:

The applicant, Andrew Wolff, has applied for a Certificate of Appropriateness for the following work:

- Replace all windows

Dallas Rucker presented a PowerPoint presentation.

Discussion: Andrew Wolff addressed the Commission. Roof is to be replaced using architectural shingles. There are sections of rotten trim all around the house which will be replaced with wood. There are some broken siding tiles and I have some of the same I would replace them with. At some point the house had wooden columns and I would like to replace the iron ones with appropriate boxed wood columns. In the gables I would like to have the same trim in all the gables where they are missing. I want to put something different from the one that is there but they would all match. The access to the crawl space is rotten. I want to build a wood frame with a lower profile as a hatch lid out of Hardi wood. I want to paint the exterior. I would like to repair the chimney. It seems to be missing a brick and I have some bricks in the yard to use. I would not use the fireplace in the house. I want to repaint the mortar as needed. I want to repair the front steps and the porch. The concrete is collapsing. I want to strip the paint off and use the bare concrete. The porch has red quarry tile on top that is broken. I would like to replace the broken ones if I can find some to match. If I can't I would like to take it back to the bare porch. I want to repair the front path where tree roots have broken the concrete. The path is below grade to the yard so I might need to just pour the entire walkway. I want to replace the front fence. It has chain link now and I want to put a wood picket fence with a gate and paint white. I need to replace gutters and downspout. One additional thing, there is crown molding around at the top of the shingles and I would like to remove the molding because it is messed up and it interferes with the guttering.

Community Comments: None

Doug – Siding will be repaired with the same reveal? Andrew – I want to repair with same materials. Melissa – The Guidelines say should not remove the pediment trim. I would like to see you keep the same style. Kevin – I think the other two gables are not original to the house. Melissa – I would just leave the trim in the one it is in and not add it to the other two. Kevin – How deep is the front porch? Andrew – About 9 or 10 feet and it is real stone on the front of the foundation. Kevin – I agree that the porch could stand a bigger column. Doug – I think if you pulled off the siding you would find wood siding. Melissa – Since it is asbestos it would be expensive. Andrew – There are just a few broken ones. I was thinking about 8 inch columns on the porch. There are 4 columns currently.

Patrick made a motion to approve Case #16-HZ-00126, 4916 Florida Avenue, as submitted pursuant to the Chattanooga City Code, Chapter 10, Article II, Section 10-15e and pursuant to the St. Elmo Design Guidelines, subject to any and all conditions. Conditions: picket fence no higher than 3 feet; porch columns 8x8 inch; repair the existing pediment to original status and do not add any pediment to the other gables; fascia trim to be preserved on exposed gables.

Doug seconded and unanimous approved.

CASE #16-HZ-00127 – 839 Oak Street

PROJECT DESCRIPTION:

The applicant, Linda Benton, has applied for a Certificate of Appropriateness for the following work:

- Replace trellis with roof

Dallas Rucker presented a PowerPoint presentation.

Discussion: Linda Benton addressed the Commission. The existing portico is open and the rafters are dry rotted and falling apart. We want to remove the rafters and we want to mimic the front of the house putting a flat roll roof exactly like the front porch. The columns are original to the house and we will keep them as is. We have to replace the header beam and add the dental molding as is on the front porch. The underside of the roof would be a tongue and groove as on the front porch. We would use the same colors as on the house. There will be no railing. We want to have light on the porch and a ceiling fan on the underside of the roof. There is trellis on the sides of the porch now and we want to replace any rotten pieces to keep the same look. The front porch is wrapped with bronze gutter and we would put the same gutter around this or not whatever you prefer.

Community Comments: None

Patrick – Is that open trellis on the side of the porch original to the house? Linda – As I understand a previous owner got a variance to build the porch out from the house and it extends over the lot line and we own that lot also. I really don't know what was original to the house. The brick and the

grout of this section match the house exactly. Nancy – I think it would enhance the look of the house overall.

Melissa made a motion to approve Case #16-HZ-00127, 839 Oak Street, as submitted pursuant to the Chattanooga City Code, Chapter 10, Article II, Section 10-15e and pursuant to the Fort Wood Design Guidelines, subject to any and all conditions. Conditions: match all front porch details.

Nancy seconded the motion. The motion was unanimously approved.

CASE #16-HZ-00128 – 4410 Tennessee Avenue

PROJECT DESCRIPTION:

The applicant, Ryan Freeman, has applied for a Certificate of Appropriateness for the following work:

- Addition of dormer to back

Dallas Rucker presented a PowerPoint presentation. No one here!

Discussion: Ryan Freeman addressed the Commission.

Community Comments: None

Doug made a motion to defer Case #16-HZ-00128 – 4410 Tennessee Avenue, as submitted pursuant to the Chattanooga City Code, Chapter 10, Article II, Section 10-15e and pursuant to the St. Elmo Design Guidelines, subject to any and all conditions.

Patrick seconded the motion. The motion was unanimously approved.

Kevin recused himself from this case.

CASE #16-HZ-00118 – 5510 St. Elmo Avenue

PROJECT DESCRIPTION:

The applicant, Jeremiah Moore, has applied for a Certificate of Appropriateness for the following work:

- Install gutters
- Replace windows

Dallas Rucker presented a PowerPoint presentation.

Discussion: Jeremiah Moore addressed the Commission. There is a hodge-podge of windows, every size and style. I want to replace them with 1:1. I cannot tell what was original. I did talk to someone about repairing them and he did not think it was feasible on almost all of them. I would like to save the large 10:10 window on the side. It does not operate at all but I would like to keep it

in place. Patrick – It appears that the front windows of 4:1 would be what would have been original to the house. Jeremiah – I would replace with vinyl clad over wood. Gutters would be replaced with aluminum K style. Patrick – I think a divided lite 2:1 would look better.

Community Comments: None

Melissa made a motion to approve Case #16-HZ-00118 – 5510 St. Elmo Avenue, as submitted pursuant to the Chattanooga City Code, Chapter 10, Article II, Section 10-15e and pursuant to the St. Elmo Design Guidelines, subject to any and all conditions. Conditions: replace all windows with vinyl clad minimal 3:1 with exception of the 20 lite window; preserve original trim; gutters approved.

Patrick seconded the motion. The motion was unanimously approved.

OTHER BUSINESS

New application – Board approved. Kevin and Dallas will get a new construction checklist.

Those not continuing in 2017 will need to submit letters of resignation. Patrick will continue.

2017 Calendars distributed.

STAFF APPROVALS

Nancy made a motion to approve staff approvals.

Patrick seconded the motion. The motion was unanimously approved.

NEXT MEETING DATE: December 1, 2016

Kevin made a motion to adjourn.

Patrick seconded the motion. The motion was unanimously approved.

The meeting was adjourned at 7:45 p.m.

Kevin Osteen, Chair

Angela Wallace, Secretary

CHATTANOOGA HISTORIC ZONING COMMISSION

MINUTES

December 1, 2016

The duly advertised meeting of the Chattanooga Historic Zoning Commission was held December 1, 2016 at 5:30 p.m. at the Development Resource Center, Conference Room 1A. Kevin Osteen called the meeting to order. Angela Wallace called the roll and swore in all those who would be addressing the Commission. Kevin Osteen explained the rules of procedure and announced that the meeting was being recorded.

Members Present: JoBeth Kavanaugh, Kevin Osteen, William Shealy, Nancy Poston and Melissa Mortimer

Members Absent: Patrick Ryan, Doug Eckert

Staff Members Present: Linda Guest-York, Angela Wallace

Applicants Present: Matt Houts, Zachary Lesch-Huie, Matt Sliger, GreenTech Homes, LLC, Ryan Freeman, Mark Wilson, David Messerly, Kenneth Elwood with ECD and Philip Cox

OLD BUSINESS

CASE #16-HZ-00104 – 5500 Post Avenue

PROJECT DESCRIPTION:

The applicant, Matt Houts, has applied for a Certificate of Appropriateness for the following work:

- Replace back deck

Discussion: Matt Houts - *Deferred till further notice.*

CASE #16-HZ-00107 – 4712 Florida Avenue

PROJECT DESCRIPTION:

The applicant, Zachary Lesch-Huie, has applied for a Certificate of Appropriateness for the following work:

- Front Porch

Linda presented a PowerPoint presentation.

Discussion: Zachary Lesch-Huie addressed the Commission. Last time approval was for from the ground to the floor of the porch. This submission is for from the floor up. The pickets will change to be like the drawing in the submission. The floor decking is normal tongue and groove and was approved last time. The bead board will be replaced in kind as needed. The header will stay the same, just replacing an area that is water damaged. Everything on the front has already been replaced sometime in the past. The very front is original and we are planning to keep that. The columns will be replaced with columns to mimic the spindles.

Community Comments: none

Nancy – The railing needs to have the pickets covered at the bottom like we have asked other applicants. Zack – It will be 1x6 inch on top and the bottom like in the picture. William – What was it you were going to replace at the top of the porch? Kevin – The trim board in the corner.

William made a motion to approve Case #16-HZ-00107 – 4712 Florida Avenue, as submitted pursuant to the Chattanooga City Code, Chapter 10, Article II, Section 10-15e and pursuant to the St. Elmo Design Guidelines, subject to any and all conditions. Conditions: if ceiling replacement is required, material to be replaced in kind; similarly fascia board on the header to be replaced in kind to match original; approval for all other items

Nancy seconded the motion. The motion was unanimously approved.

CASE #16-HZ-00120 – 5007 Tennessee Avenue

PROJECT DESCRIPTION:

The applicant, Matt Sliger, has applied for a Certificate of Appropriateness for the following work:

- Install fence

Linda presented a PowerPoint presentation.

Discussion: Matt Sliger addressed the Commission. Height in front is 3 feet and 6 feet on sides and back. The pickets will be cedar in the front and the sides and back would be pine. On one side is a brick wall with tall bushes and my front fence will go to that. On the other side the 3 feet will go to the side of the house and then go to 5 feet along the rest of the side and back. Plan to put the 3 foot fence on top of the small cinder block retaining wall at the corner where the land drops down. The wall is about 1 foot high.

Community Comments: none

JoBeth made a motion to approve Case #16-HZ-00120 – 5007 Tennessee Avenue, as submitted pursuant to the Chattanooga City Code, Chapter 10, Article II, Section 10-15e and pursuant to the St. Elmo Design Guidelines, subject to any and all conditions. Conditions: approved as submitted

Nancy seconded the motion. The motion was unanimously approved.

CASE #16-HZ-00121 – 4701 St. Elmo Avenue

PROJECT DESCRIPTION:

The applicant, GreenTech Homes, has applied for a Certificate of Appropriateness for the following work:

- New construction of garage

Linda presented a PowerPoint presentation.

Discussion: Paul Toruya of GreenTech Homes addressed the Commission. The house has been built. We want to put a 2 car garage on the parking pad that was in the original submission. Will use the same materials as was used on the house. Will be built according to submitted plans.

Community Comments: none

Melissa made a motion to approve Case #16-HZ-00121 – 4701 St. Elmo Avenue, as submitted pursuant to the Chattanooga City Code, Chapter 10, Article II, Section 10-15e and pursuant to the St. Elmo Design Guidelines, subject to any and all conditions. Conditions: built as submitted

JoBeth seconded the motion. The motion was unanimously approved.

CASE #16-HZ-00128 – 4410 Tennessee Avenue

PROJECT DESCRIPTION:

The applicant, Ryan Freeman, has applied for a Certificate of Appropriateness for the following work:

- Add dormer to back of house

Linda presented a PowerPoint presentation.

Discussion: Ryan Freeman addressed the Commission. Want to add a gable dormer on the back which faces an alley. We are renovating the attic to add a bedroom and bath. The windows will be 3x4 feet. The open part of the window does meet code requirements for egress. We have had a structural engineer to check out the house for adding to the attic. The siding will be Hardi matching the color of the house. We want to match the existing wood siding and lap size on the house as closely as possible. William – It would be great if you could match the wood. Ryan – We would love to if we could find it.

Community Comments: none

Nancy made a motion to approve Case #16-HZ-00128 – 4410 Tennessee Avenue, as submitted pursuant to the Chattanooga City Code, Chapter 10, Article II, Section 10-15e and pursuant to the St. Elmo Design Guidelines, subject to any and all conditions. Conditions: siding and all trim to match existing.

JoBeth seconded the motion. The motion was unanimously approved.

NEW BUSINESS

CASE #16-HZ-00130 – 4513 St. Elmo Avenue

PROJECT DESCRIPTION:

The applicant, Mark Wilson, has applied for a Certificate of Appropriateness for the following work:

- Replace roof
- Add handrails
- Remove fence

Linda presented a PowerPoint presentation.

Discussion: Mark Wilson addressed the Commission. Purchased the house a couple of months ago. The handrail doesn't meet code and no handrail on steps. The driveway is shared with the neighbor. The garage is shared also. I want to replace the roof on the main house and paint it. I want to repair the chimneys. I also will replace the roof on the garage. I will put Hardi board on the siding of the garage. I want to rehab the front and rear doors on the house. I want to use the handrail on the house where the spindles do not go all the way to the floor. I will replace any damaged trim with in kind. I will put bead board for the ceiling on the porch. Rear fence to be removed. I will put Hardi with the same reveal as the house on the garage. JoBeth – We need detail on the balusters and the doors on the garage. Kevin – Are you redoing the entire garage? Mark – Yes.

Community Comments: none

JoBeth made a motion to approve Case #16-HZ-00130 – 4513 St. Elmo Avenue, as submitted pursuant to the Chattanooga City Code, Chapter 10, Article II, Section 10-15e and pursuant to the St. Elmo Design Guidelines, subject to any and all conditions. Conditions: resubmittal of balusters and handrail detail, steps and the doors to be used on the garage.

Nancy seconded the motion. The motion was unanimously approved.

CASE #16-HZ-00131 – 849 Vine Street

PROJECT DESCRIPTION:

The applicant, David Messerly, has applied for a Certificate of Appropriateness for the following work:

- Replace wood front porch & paint

Linda presented a PowerPoint presentation.

Discussion: David Messerly addressed the Commission. There is some rotten wood in the floor. We want to replace the rotten wood and paint it to match the rest of the porch.

Community Comments: None

Melissa made a motion to approve Case #16-HZ-00131 – 849 Vine Street, as submitted pursuant to the Chattanooga City Code, Chapter 10, Article II, Section 10-15e and pursuant to the Fort Wood Design Guidelines, subject to any and all conditions. Conditions: replace wood in kind.

JoBeth seconded the motion. The motion was unanimously approved.

CASE #16-HZ-00134 – 5006 St. Elmo Avenue

PROJECT DESCRIPTION:

The applicant, Kenneth Elwood (ECD), has applied for a Certificate of Appropriateness for the following work:

- Demolition

No one present.

Community Comments: none

JoBeth made a motion to deny Case #16-HZ-00134 – 5006 St. Elmo Avenue, as submitted pursuant to the Chattanooga City Code, Chapter 10, Article II, Section 10-15e and pursuant to the St. Elmo Design Guidelines, subject to any and all conditions. Conditions: none

Nancy seconded the motion. The motion was unanimously approved.

CASE #16-HZ-00135 – 1612 W. 55th Street

PROJECT DESCRIPTION:

The applicant, GreenTech Homes, has applied for a Certificate of Appropriateness for the following work:

- New Construction

Linda presented a PowerPoint presentation.

Discussion: Paul Toruya of GreenTech Homes addressed the Commission. We have gotten a customer for this home and they wanted some changes, mainly enlarging some of the windows. Kevin - Any changes in material? Paul – Yes just on the front façade.

Community Comments: None

Melissa made a motion to approve Case #16-HZ-00135 – 1612 W. 55th Street, as submitted pursuant to the Chattanooga City Code, Chapter 10, Article II, Section 10-15e and pursuant to the St. Elmo Design Guidelines, subject to any and all conditions. Conditions: as submitted

JoBeth seconded the motion. The motion was unanimously approved.

CASE #16-HZ-00136 – 4917 Tennessee Avenue

PROJECT DESCRIPTION:

The applicant, Emily Cox, has applied for a Certificate of Appropriateness for the following work:

- Concrete over gravel driveway

Linda presented a PowerPoint presentation.

Discussion: Emily Cox addressed the Commission. We want to concrete over the gravel. There is a 10-12 foot drop from the street to the parking area so it keeps washing everything down to the back. We want to make the turnaround large enough for two cars. We would like to make it 12 feet across. Nancy – Will there be any green space? Emily – Yes, will keep what is there now.

William made a motion to approve Case #16-HZ-00136 – 4917 Tennessee Avenue, as submitted pursuant to the Chattanooga City Code, Chapter 10, Article II, Section 10-15e and pursuant to the St. Elmo Design Guidelines, subject to any and all conditions. Conditions: as submitted with enlarging the turnaround.

JoBeth seconded the motion. The motion was unanimously approved.

OTHER BUSINESS

Good bye to William – last evening meeting

STAFF APPROVALS

Nancy made a motion to approve staff approvals.

JoBeth seconded the motion. The motion was unanimously approved.

NEXT MEETING DATE: January 19, 2016

William made a motion to adjourn.

JoBeth seconded the motion. The motion was unanimously approved.

The meeting was adjourned at 7:00 p.m.

Kevin Osteen, Chair

Angela Wallace, Secretary