

CHATTANOOGA HISTORIC ZONING COMMISSION **MINUTES**

January 21, 2021

The duly advertised meeting of the Chattanooga Historic Zoning Commission was held on January 21, 2021, at 9:30 A.M. electronically, via Zoom. Chair Steve Lewin called the meeting to order. Secretary Levi Witt called the roll and swore in all those who would be addressing the Commission. Steve Lewin explained the rules of procedures and announced that the meeting is being recorded.

Members Present: Steve Lewin, Hannah Forman, Matt McDonald, Skip Pond, John Brennan, Thomas Palmer, Veronica Park

Members Absent:

Staff Members Present: Development Review Planner Melissa Mortimer, Secretary Levi Witt, City Attorney Rob Robinson.

Applicants Present: Aaron Frederick, Kevin Osteen, Karen Poole

Steve Lewin explained the rules of procedures.

Approval of Minutes: Steve Lewin made a motion to approve the December 2020 meeting minutes. Skip Pond seconded the motion. All in favor, votes taken by roll call, the motion was unanimously approved.

OLD BUSINESS:

None.

NEW BUSINESS:

STAFF REVIEWS

Melissa Mortimer presented the December staff reviews to the Commission. The staff reviews for December were as follows:

- HZ-20-173 - 5401 Ansley Drive - Removal of concrete block steps for life and safety and construction of new rear deck.
- HZ-20-183 - 206 Eveningside Drive - 6' rear privacy fence.
- HZ-20-186 - 1412 W. 52nd Street - Rear privacy fence.
- HZ-20-187 - 1512 W. 57th Street - 6' rear privacy fence.
- HZ-20-192 - 202 Eveningside Drive - In-kind replacement of primary home's gutters.

- HZ-20-193 - 204 Eveningside Drive - In-kind window replacement, replace rotten siding to match with LP siding of same dimensions and vertical orientation, window trim added where previously removed/not present, and gutter installation.
- HZ-20-180 - 905 Oak Street - New roof and rebuilding of chimney to match exact dimensions using original brick and material. This meets Secretary of Interior's standards.

Case #HZ-20-189 – 4202 Saint Elmo Avenue – New fence

Project Description:

The applicant, Gary Godin, has applied for the following work:

- New 4' fence in front yard with horizontal boards.

Gary Godin, the applicant, was not present. The Commission had a discussion. Matt McDonald made a motion to move case HZ-20-189 to the end of the agenda in the event that the applicant logged into the meeting. Skip Pond seconded the motion. All in favor, votes taken by roll call, the motion was unanimously approved.

Case #HZ-20-190 – 1308 W. 46th Street – New construction of a residential structure

Project Description:

The applicant, Aaron Frederick, has applied for the following work:

- Construction of a two-story residence
- Garage not included in application

Comments from the community:

Applicant Aaron Frederick spoke about the project and explained the project in further detail to the Commission.

Discussion: A discussion was had between the Commission members. Thomas Palmer made a motion to approve Case HZ-20-190: 1308 W. 46th Street, as submitted pursuant to the Chattanooga City Code, Chapter 10, Article II, Section 10-15e and pursuant to the Saint Elmo Design Guidelines, approval subject to any and all conditions. Steve Lewin seconded the motion. All in favor, votes taken by roll call, the motion carried to approve.

There were conditions noted in the motion:

1. Application address is 1308 W. 46th Street.
2. Windows need to meet the guidelines for proportion. To be 1 / 1 aluminum clad.
3. Driveway - concrete strips per guidelines.
4. Foundation - relocate house to right side of property with retaining wall on left to lower house.
5. Limit foundation height to 2' 6" maximum.
6. Steps off of back porch to be same material as the deck.
7. Retaining wall material - CMU with brick to match house foundation.

Case #HZ-20-195 – 119 Morningside Drive – Alterations to approved plan for new construction

Project Description:

The applicant, Kevin Osteen, has applied for the following work:

- Alterations to approved plans for new construction of a single-family home.

Comments from the community:

Melissa Mortimer read a letter to the Commission from Kevin Osteen, the applicant. The letter detailed Mr. Osteen's reasons for the submitted alterations and his apology for any misconceptions about the project and its changes. Mr. Osteen also addressed the Commission and provided additional clarifications. Melissa Mortimer read emails in support of the project from community members Angela and Virgil Fox, Richard Fisher, Robert Gustafson, Eric and Meg Buchanan, Alison Van Winkle, David Rice, Eric Smith, J.C. and Casilda James, Michael Lowry, Gary Steele, Jack Shepard, Chase Esteves, Mike Lowry, and Sean and Paige McVity. Kathleen Shumacher also addressed the Commission and spoke in support of the project. Karen Poole, on the application with Mr. Osteen, addressed the Commission as well.

Discussion: A discussion was had between the Commission members. Veronica Park made a motion to approve Case HZ-20-195: 119 Morningside Drive, as submitted pursuant to the Chattanooga City Code, Chapter 10, Article II, Section 10-15e and pursuant to the Ferger Place Design Guidelines, approval subject to any and all conditions. Steve Lewin seconded the motion. All in favor, votes taken by roll call, the motion carried to approve.

There were conditions noted in the motion:

1. Foundation to be painted white to match the rest of the house.
2. Current gravel driveway is allowed to remain for 90 days until it gets submitted for final plan approval; otherwise, it is to be replaced with sod.

Case #HZ-20-189 – 4202 Saint Elmo Avenue – New fence

Gary Godin, the applicant, was not present. Steve Lewin made a motion to defer case HZ-20-189: 4202 Saint Elmo Avenue. Matt McDonald seconded the motion. All in favor, votes taken by roll call, the motion carried. Case HZ-20-189 will go before the Commission on February 18, 2021.

OTHER BUSINESS:

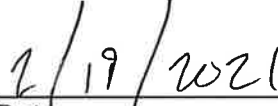
NEXT MEETING DATE: February 18, 2021 (application deadline is January 22, 2021 at 4 p.m.).

Skip Pond made a motion to adjourn. Thomas Palmer seconded the motion. All in favor, the motion was unanimously approved.


The meeting was adjourned at 11:02 A.M.



 Steve Lewin, Chair



 Date



 Levi Witt, Secretary



 Date

CHATTANOOGA HISTORIC ZONING COMMISSION **MINUTES**

February 18, 2021

The duly advertised meeting of the Chattanooga Historic Zoning Commission was held on February 18, 2021, at 9:30 A.M. electronically, via Zoom. Chair Steve Lewin called the meeting to order. Secretary Levi Witt called the roll and swore in all those who would be addressing the Commission. Steve Lewin explained the rules of procedures and announced that the meeting is being recorded.

Members Present: Steve Lewin, Matt McDonald, Skip Pond, John Brennan, Thomas Palmer, Veronica Park, Dana Moody

Members Absent: Hannah Forman

Staff Members Present: Development Review Planner Melissa Mortimer, Secretary Levi Witt, City Attorney Rob Robinson.

Applicants Present: Gary Godin, Will & Kim Honeycutt, Douglas Dodson, Katie Schumacher, Bob Franklin, Justin Nofal

Steve Lewin explained the rules of procedures.

Approval of Minutes: Steve Lewin made a motion to approve the January 2021 meeting minutes. Thomas Palmer seconded the motion. All in favor, votes taken by roll call, the motion was unanimously approved.

OLD BUSINESS:

Case #HZ-20-189 – 4202 Saint Elmo Avenue – New fence

Project Description:

The applicant, Gary Godin, has applied for the following work:

- New 4' fence in front yard with horizontal boards.

Comments from the community:

Applicant Gary Godin spoke about the project and explained the project in further detail to the Commission. Melissa Mortimer read an email from Tim McDonald with questions for Mr. Godin. Mr. Godin answered Mr. McDonald's questions.

Discussion: A discussion was had between the Commission members. Matt McDonald made a motion to approve Case HZ-20-189: 4202 Saint Elmo Avenue, as submitted pursuant to the Chattanooga City Code, Chapter 10, Article II,

Section 10-15e and pursuant to the Saint Elmo Design Guidelines, approval subject to any and all conditions. Thomas Palmer seconded the motion. All in favor, votes taken by roll call, the motion carried to approve.

There were conditions noted in the motion:

1. Owner to secure any waiving boards with a backing board.

NEW BUSINESS:

STAFF REVIEWS

Melissa Mortimer presented the January staff reviews to the Commission. The staff reviews for January were as follows:

- HZ-20-182 - 227 Eveningside Drive - Rebuild rear deck to match.
- HZ-20-191 - 4626 Saint Elmo Avenue - Cloth awning over front entrance.
- HZ-20-194 - 124 Morningside Drive - Replace roof with architectural shingles of matching color.
- HZ-21-2 - 1512 W. 57th Street - Swagged 3' picket fence in front yard.
- HZ-21-5 - 5205 Saint Elmo Avenue - Replacement of unoriginal rear door.
- HZ-21-6 - 4211 Michigan Avenue - Replace rotten siding in-kind, soffit repairs, ceiling repairs.
- HZ-21-7 - 841 Vine Street - Masonry repairs to structure and driveway.
- HZ-21-8 - 4515 Tennessee Avenue - Replacement of unoriginal storm door with full-lite storm door.
- HZ-21-12 - 841 Oak Street - Removal of hackberry tree per City Forester's recommendation.

Case #HZ-21-1 – 4418 Tennessee Avenue – Replace original siding with Hardie

Project Description:

The applicants, Will and Kim Honeycutt, have applied for the following work:

- Replace original wood lap siding with hardie
- Replace three original windows

Comments from the community:

Applicants Will and Kim Honeycutt spoke about the project and explained the project in further detail to the Commission.

Discussion: A discussion was had between the Commission members. Steve Lewin made a motion to approve Case HZ-21-1: 4418 Tennessee Avenue, as

submitted pursuant to the Chattanooga City Code, Chapter 10, Article II, Section 10-15e and pursuant to the Saint Elmo Design Guidelines, approval subject to any and all conditions. Skip Pond seconded the motion. All in favor, votes taken by roll call, the motion carried to approve.

There were conditions noted in the motion:

1. Siding change to be in-kind in material and design with the original siding.
2. Window replacement approved on the basis of the presence of same line of windows previously replaced on the same face.

Case #HZ-21-4 – 841 Oak Street – Second floor porch and door

Project Description:

The applicant, Douglas Dodson, has applied for the following work:

- Add a second story porch to front facade
- Turn window into door for access

Comments from the community:

Applicant Douglas Dodson spoke about the project and explained the project in further detail to the Commission. Bob Franklin, a member of the community, spoke in support of the project.

Discussion: A discussion was had between the Commission members. Thomas Palmer made a motion to approve Case HZ-21-4: 841 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, approval subject to any and all conditions. Dana Moody seconded the motion. All in favor, votes taken by roll call, the motion carried to approve.

There were conditions noted in the motion:

1. Post to align.
2. Door to be a single lite 2 / 3 to match proportion of the original front door.
3. Door to be painted to match windows.

Dana Moody left the meeting. Veronica Park joined the meeting.

Case #HZ-21-9 – 5101 Saint Elmo Avenue – Exterior alterations

Case #HZ-21-9: 5101 Saint Elmo Avenue was deferred due to no meeting sign being posted. The case will go before the Commission on March 18th, 2021.

Case #HZ-21-10 – 823 Oak Street – Rear addition and exterior alterations

Project Description:

The applicant, Katie Schumacher, has applied for the following work:

- 8' privacy fence at the rear of the property.
- Replace metal fluted round columns with square columns.
- Remove security door and trim.
- Install a leaded or stained glass transom window above the door.
- Add a bedroom to the back of the house above the kitchen.
- Replace laundry room windows with fixed glass picture windows trimmed to match the existing windows.
- Replace roof with a new shed roof to run perpendicular to the current roof; will tie into the new carport roof.

Comments from the community:

Applicant Katie Schumacher spoke to the Commission and explained the project in further detail. Karen Walker, member of the community, spoke in support of the project.

Skip Pond recused himself from this case.

Discussion: A discussion was had between the Commission members. John Brennan made a motion to approve Case HZ-21-10: 823 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, approval subject to any and all conditions. Thomas Palmer seconded the motion. All in favor, votes taken by roll call, the motion carried to approve.

There were conditions noted in the motion:

1. Full vinyl windows to be trimmed in wood to match the existing windows.
2. Front yard fence design to be subject to staff review and approval.
3. Rear yard privacy fence to be six (6) feet in height and placement to be along Clark Street with supporting panels at east and west property lines. Additional privacy panels are subject to an additional site plan submission and staff review & approval.
4. Carport gable to be closed construction of wood tongue and groove, six (6) inches in width or, after removal of the vinyl covering at the front porch gable, a material to match the material revealed under the vinyl covering. Final material selection to be subject to staff review and approval.
5. Replacement of historically accurate brackets at the front porch columns to be subject to staff review and approval.

Case #HZ-21-11 – 854 Oak Street – Storage shed**Project Description:**

The applicant, Bob Franklin, has applied for the following work:

- Storage shed / accessory building

Comments from the community:

Applicant Bob Franklin spoke about the project and explained the project in further detail. Katie Schumacher, member of the community, spoke in support of the project.

Discussion: A discussion was had between the Commission members. Skip Pond made a motion to approve Case HZ-21-11: 854 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, approval subject to any and all conditions. Matt McDonald seconded the motion. All in favor, votes taken by roll call, the motion carried to approve.

There were conditions noted in the motion:

1. Roof pitch to be 7 / 12 or deeper.
2. Door to be located on front (long side), not side of building.

Case #HZ-21-13 – 5606 Alabama Avenue – Rear addition**Project Description:**

The applicant, Justin Nofal, has applied for the following work:

- Rear addition.

Comments from the community:

Applicant Justin Nofal spoke about the project and explained the project in further detail to the Commission.

Discussion: A discussion was had between the Commission members. Veronica Park made a motion to defer Case HZ-21-13: 5606 Alabama Avenue, as submitted pursuant to the Chattanooga City Code, Chapter 10, Article II, Section 10-15e and pursuant to the Saint Elmo Design Guidelines, approval subject to any and all conditions. Matt McDonald seconded the motion. All in favor, votes taken by roll call, the motion carried to approve.

There were conditions noted in the motion:

1. Due to a lack of accurate representation, a deferral is recommended. The applicant is to submit revised drawings that accurately depict the relationship between the addition and the existing house conditions--especially where it meets the roof.

OTHER BUSINESS:

NEXT MEETING DATE: March 18, 2021 (application deadline is February 19, 2021 at 4 p.m.).

Steve Lewin made a motion to adjourn. Veronica Park seconded the motion. All in favor, the motion was unanimously approved.

The meeting was adjourned at 12:30 P.M.



Steve Lewin, Chair



Date



Levi Witt, Secretary



Date

CHATTANOOGA HISTORIC ZONING COMMISSION **MINUTES**

March 18, 2021

The duly advertised meeting of the Chattanooga Historic Zoning Commission was held on March 18, 2021, at 9:30 A.M. electronically, via Zoom. Chair Steve Lewin called the meeting to order. Secretary Levi Witt called the roll and swore in all those who would be addressing the Commission. Steve Lewin explained the rules of procedures and announced that the meeting is being recorded.

Members Present: Steve Lewin, Hannah Forman, Matt McDonald, Skip Pond, John Brennan, Veronica Park, Dana Moody

Members Absent: Thomas Palmer

Staff Members Present: Development Review Planner Melissa Mortimer, Secretary Levi Witt, City Attorney Rob Robinson.

Applicants Present: Wayne Bice, Jonathan Brewer, Zachary Lesch-Huie, Francesco Pizzuto

Steve Lewin explained the rules of procedures.

Approval of Minutes: Steve Lewin made a motion to approve the February 2021 meeting minutes. Skip Pond seconded the motion. All in favor, votes taken by roll call, the motion was unanimously approved.

OLD BUSINESS:

Case #HZ-20-9 – 5101 Saint Elmo Avenue – Exterior alterations

Project Description:

Case #HZ-20-9 - 5101 Saint Elmo Avenue - is an enforcement case:

- Exterior alterations. New siding and porch.

Comments from the community:

Wayne Bice spoke to the Commission and gave comments about the case.

Discussion: A discussion was had between the Commission members. Hannah Forman made a motion to defer Case HZ-20-9: 5101 Saint Elmo Avenue, as submitted pursuant to the Chattanooga City Code, Chapter 10, Article II, Section 10-15e and pursuant to the Saint Elmo Design Guidelines, approval subject to any

and all conditions. Matt McDonald seconded the motion. All in favor, votes taken by roll call, the motion carried to approve.

There were no conditions noted in the motion.

NEW BUSINESS:

STAFF REVIEWS

Melissa Mortimer presented the February staff reviews to the Commission. The staff reviews for February were as follows:

1. HZ-21-3 - 1618 W. 53rd Street - Privacy fence.
2. HZ-21-14 - 1316 W. 45th Street - Privacy fence.
3. HZ-21-15 - 1310 W. 45th Street - Privacy fence.
4. HZ-21-16 - 1620 W. 53rd Street - COA renewal.
5. HZ-21-19 - 4111 Tennessee Avenue - Roof and gutter replacement.
6. HZ-21-21 - 4909 Saint Elmo Avenue - Playground.
7. HZ-21-25 - 119 Morningside Drive - Pavers and gravel drive.
8. HZ-21-26 - 4700 Glynden Drive - Basement door.
9. HZ-21-27 - 5504 Alabama Avenue - Demolition (life and safety) per Chief Building Inspector

Case #HZ-21-20 – 713 Battery Place – Door and window relocations

Project Description:

The applicant, Jonathan Brewer, has applied for the following work:

- Relocation of window and door.

Comments from the community:

Applicant Jon Brewer spoke about the project and explained the project in further detail to the Commission.

Discussion: A discussion was had between the Commission members. Matt McDonald made a motion to approve Case HZ-21-20: 713 Battery Place, as submitted pursuant to the Chattanooga City Code, Chapter 10, Article II, Section 10-15e and pursuant to the Battery Place Design Guidelines, approval subject to any and all conditions. Skip Pond seconded the motion. All in favor, votes taken by roll call, the motion carried to approve.

There were conditions noted in the motion:

1. Divided light transom window to be added above door to maintain the height line of the doors and window on the north facade, or, door to be tall enough to match transom window top line.
2. The window added to the north facade shall be reclaimed from the west side of the home; specifically, the window closest to the river on the west side of the house.

Dana Moody left the meeting.

Case #HZ-21-23 – 4704 Florida Avenue – Alterations to original approved COA

Project Description:

The applicant, Zachary Lesch-Huie, has applied for the following work:

- Add a second story porch to front facade
- Turn window into door for access

Comments from the community:

Applicant Zachary Lesch-Huie spoke about the project and explained the project in further detail to the Commission.

Discussion: A discussion was had between the Commission members. John Brennan made a motion to approve Case HZ-21-23: 4704 Florida Avenue, as submitted pursuant to the Chattanooga City Code, Chapter 10, Article II, Section 10-15e and pursuant to the Saint Elmo Design Guidelines, approval subject to any and all conditions. Skip Pond seconded the motion. All in favor, votes taken by roll call, the motion carried to approve.

There were conditions noted in the motion:

1. Replacement front door is approved as installed.
2. Awning structure over rear door is approved as installed.
3. Alternate window placement is approved.
4. Alternate window material is not approved.
5. Rear door porch / landing size and material TBD by staff approval.

Veronica Park left the meeting.

Case #HZ-21-24 – 1710 W. 56th Street – New construction of primary residence

Project Description:

The applicant, Francesco Pizzuto, has applied for the following work:

- New construction of a primary residence

Comments from the community:

Applicant Francisco Pizzuto spoke to the Commission and explained the project in further detail.

Discussion: A discussion was had between the Commission members. Skip Pond made a motion to approve Case HZ-21-24: 1710 W. 56th Street, as submitted pursuant to the Chattanooga City Code, Chapter 10, Article II, Section 10-15e and pursuant to the Saint Elmo Design Guidelines, approval subject to any and all conditions. Matt McDonald seconded the motion. All in favor, votes taken by roll call, the motion carried to approve.

There were conditions noted in the motion:

1. Approval is for footprint of house only at this time.

OTHER BUSINESS:

There was no other business.

NEXT MEETING DATE: April 15, 2021 (application deadline is March 19, 2021 at 4 p.m.).


Steve Lewin made a motion to adjourn. Matt McDonald seconded the motion. All in favor, the motion was unanimously approved.

The meeting was adjourned at 12:30 P.M.



Steve Lewin, Chair

3-18-2021
Date



Levi Witt, Secretary

3-18-2021
Date



CHATTANOOGA HISTORIC ZONING COMMISSION **MINUTES**

April 15, 2021

The duly advertised meeting of the Chattanooga Historic Zoning Commission was held on April 15, 2021, at 9:30 A.M. electronically, via Zoom. Chair Steve Lewin called the meeting to order. Secretary Levi Witt called the roll and swore in all those who would be addressing the Commission. Steve Lewin explained the rules of procedures and announced that the meeting is being recorded.

Members Present: Steve Lewin, Hannah Forman, Matt McDonald, Skip Pond, John Brennan, Veronica Park, Dana Moody

Members Absent: Thomas Palmer

Staff Members Present: Development Review Planner Melissa Mortimer, Secretary Levi Witt, City Attorney Rob Robinson.

Applicants Present: Justin Nofal, Francesco Pizzuto, Scott Swain, Steve Derthick, Alejandro Caraballo, Ryan Fiser

Steve Lewin explained the rules of procedures.

Approval of Minutes: Skip Pond made a motion to approve the March 2021 meeting minutes. Steve Lewin seconded the motion. All in favor, votes taken by roll call, the motion was unanimously approved.

OLD BUSINESS:

Case #HZ-20-9 – 5101 Saint Elmo Avenue – Exterior alterations

Case #HZ-20-9: 5101 Saint Elmo Avenue was deferred due to the meeting notice sign not being posted.

Case #HZ-21-13 – 5606 Alabama Avenue – Rear addition

Project Description:

The applicant, Justin Nofal, has applied for the following work:

- Rear addition.

Comments from the community:

Applicant Justin Nofal spoke about the project and explained the project in further detail to the Commission. Mr. Nofal's father-in-law, a builder on the project, also spoke to the

Commission. Members of the community Bianca Engle and Alejandro Caraballo spoke in support of the project. Melissa Mortimer read an email from Alison Van Winkle with her concerns about the project.

Discussion: A discussion was had between the Commission members. Hannah Forman made a motion to approve Case HZ-21-13: 5606 Alabama Avenue, as submitted pursuant to the Chattanooga City Code, Chapter 10, Article II, Section 10-15e and pursuant to the Saint Elmo Design Guidelines, approval subject to any and all conditions. John Brennan seconded the motion. Five in favor and one in opposition, Dana Moody, and votes taken by roll call, the motion carried to approve.

There were conditions noted in the motion:

1. Bring the handrail of the upper deck in so it does not exceed the height of the existing roofline.
2. Lower the landing of the upper deck so it is not higher than the proposed upper deck floor.
3. Brick foundation must step up with the grade so that no siding is under grade.

Case #HZ-21-45 – 1710 W. 56th Street – New construction of a primary residence

Project Description:

The applicant, Francesco Pizzuto, has applied for the following work:

- New construction of a primary residence

Comments from the community:

Applicant Francesco Pizzuto spoke about the project and explained the project in further detail to the Commission. Melissa Mortimer read emails in opposition to the project from Tim McDonald, Carolyn Cuppage and Lynn Bartoletti. Melissa Mortimer also read an email from Alison Van Winkle with her comments about the project. Mr. Pizzuto responded to these concerns and comments. Community member Bianca Engle also expressed her support for the project.

Discussion: A discussion was had between the Commission members. John Brennan made a motion to approve Case HZ-21-45: 1710 W. 56th Street, as submitted pursuant to the Chattanooga City Code, Chapter 10, Article II, Section 10-15e and pursuant to the Saint Elmo Design Guidelines, approval subject to any and all conditions. Steve Lewin seconded the motion. All in favor, votes taken by roll call, the motion carried to approve.

There were conditions noted in the motion:

1. Front / west elevation: trim board band to be added from bird's mouth to bird's mouth on the large gable. Siding below the band to be lap siding. Front porch roof to be raised to meet added band.
2. Front / west elevation: submit plan to add window in larger gable.
3. Alternative solution to be submitted for smaller front / west elevation gable to achieve balance.
4. Double window at front porch to be centered between the two columns.
5. Side / south elevation: add trim board band from bird's mouth to bird's mouth on the gable to create separation between the lap siding, board and batten siding.
6. All changes to be submitted for staff review and approval.

NEW BUSINESS:

STAFF REVIEWS

Melissa Mortimer presented the March staff reviews to the Commission. The staff reviews for March were as follows:

1. HZ-21-18 - 848 Oak Street - Replace unoriginal siding with hardie board on rear addition.
2. HZ-21-29 - 5407 Tennessee Avenue - Roof replacement and hardie siding to replace damaged asphalt siding on rear.
3. HZ-21-30 - 4110 Saint Elmo Avenue - Roof replacement.
4. HZ-21-32 - 5010 Tennessee Avenue - Addition of balcony in new construction design.

5. HZ-21-35 - 1617 W. 53rd Street - Rebuild deteriorated deck in-kind to match existing.
6. HZ-21-41 - 4122 Alabama Avenue - Replacement of front steps with in-kind materials.
7. HZ-21-42 - 4111 Tennessee Avenue - Replacement of non-original front door.
8. HZ-21-43 - 4351 Guild Trail - Retaining wall.
9. HZ-21-47 - 4106 Saint Elmo Avenue - Roof replacement.
10. HZ-21-48 - 4607 Alabama Avenue - 6' privacy fence.
11. HZ-21-50 - 4016 Saint Elmo Avenue - Roof replacement.

Case #HZ-21-31 – 872 Oak Street – Tree removal

Project Description:

The applicant, Scott Swain, has applied for the following work:

- Tree removal.

Comments from the community:

Applicant Scott Swain spoke about the project and explained the project in further detail to the Commission.

Discussion: A discussion was had between the Commission members. Skip Pond made a motion to approve Case HZ-21-31: 872 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, approval subject to any and all conditions. Matt McDonald seconded the motion. All in favor, votes taken by roll call, the motion carried to approve.

There were conditions noted in the motion:

1. **APPROVED** as submitted for removal of proposed tree to be replaced with a species that will contribute to the canopy of the neighborhood in a more appropriate location. Owner to consult with staff and the city forester on species and location of replacement tree prior to removal of the existing tree.

Case #HZ-21-39 – 829 Vine Street – Attic window enlargement

Project Description:

The applicant, Steve Derthick, has applied for the following work:

- Attic window enlargement.

Comments from the community:

Applicant Steve Derthick spoke about the project and explained the project in further detail to the Commission.

Discussion: A discussion was had between the Commission members. Steve Lewin made a motion to approve Case HZ-21-39: 829 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, approval subject to any and all conditions. Matt McDonald seconded the motion. All in favor, votes taken by roll call, the motion carried to approve.

There were conditions noted in the motion:

1. Replacement window to be either current size, or 26 x 52, or 28 x 50, but maintaining distance from upper corners to soffits on either sides as parallel to that soffit line.
2. Replacement window location and size to be submitted again for staff approval.

Case #HZ-21-28 – 5207 Alabama Avenue – Fence and exterior alterations**Project Description:**

The applicant, Alejandro Caraballo, has applied for the following work:

- Fence and exterior alterations

Comments from the community:

Applicant Alejandro Caraballo spoke to the Commission and explained the project in further detail.

Discussion: A discussion was had between the Commission members. Matt McDonald made a motion to approve Case HZ-21-28: 5207 Alabama Avenue, as submitted pursuant to the Chattanooga City Code, Chapter 10, Article II, Section 10-15e and pursuant to the Saint Elmo Design Guidelines, approval subject to any and all conditions. Hannah Forman seconded the motion. All in favor, votes taken by roll call, the motion carried to approve.

There were conditions noted in the motion:

1. Where double windows are removed from the north end of the house, use pine doors with casing milled out to match existing window casings.
2. Use original siding to patch areas of exterior at rear of house where needed.

Case #HZ-21-33 – 1189 W. 46th Street – New construction

Project Description:

The applicant, Ryan Fiser, has applied for the following work:

- New construction.

Comments from the community:

Applicant Ryan Fiser spoke to the Commission and explained the project in further detail. Melissa Mortimer read emails in opposition to the project from Audrey Hebbeler and Tim McDonald. Melissa Mortimer also read an email with comments from Alison Van Winkle. Ryan Fiser responded to these comments, and Mr. Fiser responded to the opposition as well.

Discussion: A discussion was had between the Commission members. Dana Moody made a motion to deny Case HZ-21-33: 1189 W. 46th Street, as submitted pursuant to the Chattanooga City Code, Chapter 10, Article II, Section 10-15e and pursuant to the Saint Elmo Design Guidelines, denial subject to any and all conditions. Hannah Forman seconded the motion. Six in favor and one abstaining, Skip Pond, votes taken by roll call, the motion carried to approve.

OTHER BUSINESS:

Steve Lewin made a motion to defer all remaining cases to a special-called meeting. Dana Moody seconded the motion. All in favor, votes taken by roll call, the motion carried to approve. The remaining cases will go before the Commission at a special-called meeting on April 22, 2021 at 9:30 A.M.

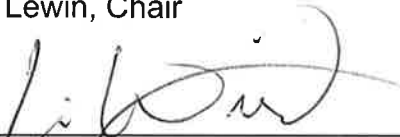
NEXT MEETING DATE: April 22, 2021 (special-called meeting).

Dana Moody made a motion to adjourn. Skip Pond seconded the motion. All in favor, the motion was unanimously approved.


The meeting was adjourned at 12:21 P.M.



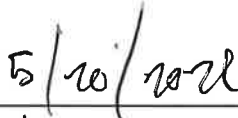
Steve Lewin, Chair



Levi Witt, Secretary



Date



Date

CHATTANOOGA HISTORIC ZONING COMMISSION **MINUTES**

April 22, 2021

The duly advertised special-called meeting of the Chattanooga Historic Zoning Commission was held on April 22, 2021, at 9:30 A.M. electronically, via Zoom. Chair Steve Lewin called the meeting to order. Secretary Levi Witt called the roll and swore in all those who would be addressing the Commission. Steve Lewin explained the rules of procedures and announced that the meeting is being recorded.

Members Present: Steve Lewin, Matt McDonald, Skip Pond, John Brennan, Thomas Palmer

Members Absent: Hannah Forman, Veronica Park, Dana Moody

Staff Members Present: Development Review Planner Melissa Mortimer, Secretary Levi Witt, City Attorney Rob Robinson.

Applicants Present: Wayne Bice, Mary Anne Kristen, Tim Foote, David Macallister, Jon Brewer

Steve Lewin explained the rules of procedures.

OLD BUSINESS:

Case #HZ-20-9 – 5101 Saint Elmo Avenue – Exterior alterations

Project Description:

The applicant, Wayne Bice, has applied for the following work:

- Rear addition.

Comments from the community:

Applicant Wayne Bice spoke about the project and explained the project in further detail to the Commission. Melissa Mortimer read an email in opposition to the project from Tim McDonald. Melissa Mortimer read emails in support of the project from members of the neighborhood Countess Jenkins, Amanda Miller, Dennis & Anna Ozier, Martin Bautista, William Hickman, Nawan [Shirami (?)], Eli Deason, Ty Conner, Aaron & Fran Thompson, Matthew Jacobs, Samuel Clarke, Ben & Ashley Baldwin, Brent O'Keefe, and Michael McCreery. Wayne Bice responded to Tim McDonald's email.

Discussion: A discussion was had between the Commission members. Skip Pond made a motion to defer Case HZ-21-9: 5101 Saint Elmo Avenue, as submitted pursuant to the Chattanooga City Code, Chapter 10, Article II, Section

10-15e and pursuant to the Saint Elmo Design Guidelines, approval subject to any and all conditions. Matt McDonald seconded the motion. All in favor, votes taken by roll call, the motion carried to approve.

There were no conditions noted in the motion.

Case #HZ-21-38 – 4415 Seneca Avenue – Demolition

Project Description:

The applicant, Mary Anne Kristen, has applied for the following work:

- Demolition

Comments from the community:

Applicant Mary Anne Kristen spoke about the project and explained the project in further detail. Tim Foote also spoke about the project. Melissa Mortimer read an email in opposition to the project from community member Tim McDonald. Tim Foote and Mary Anne Kristan responded to Mr. McDonald's email.

Discussion: A discussion was had between the Commission members. John Brennan made a motion to defer Case HZ-21-38: 4415 Seneca Avenue, as submitted pursuant to the Chattanooga City Code, Chapter 10, Article II, Section 10-15e and pursuant to the Saint Elmo Design Guidelines, approval subject to any and all conditions. Steve Lewin seconded the motion. All in favor, votes taken by roll call, the motion carried to approve.

There were conditions noted in the motion:

1. City building inspector to provide assessment of the property to the Commission.

Case #HZ-21-40 – 4506 Alabama Avenue – New garage

Project Description:

The applicant, David Macallister, has applied for the following work:

- New detached garage

Comments from the community:

Applicant David Macallister spoke about the project and explained the project in further detail to the Commission.

Discussion: A discussion was had between the Commission members. Matt McDonald made a motion to approve Case HZ-21-40: 4506 Alabama Avenue, as submitted pursuant to the Chattanooga City Code, Chapter 10, Article II, Section 10-15e and pursuant to the Saint Elmo Design Guidelines, approval subject to any and all conditions. Steve Lewin seconded the motion. All in favor, votes taken by roll call, the motion carried to approve.

There were conditions noted in the motion:

1. Structure to have hipped roof with pitch to match roof of existing home.
2. Aluminum garage doors similar to garage doors found at 4505 Alabama Avenue. Four-lite carriage style garage doors.

Case #HZ-21-44 – 713 Battery Place – Window replacement**Project Description:**

The applicant, Jon Brewer, has applied for the following work:

- Window replacement

Comments from the community:

Applicant Jon Brewer spoke about the project and explained the project in further detail to the Commission.

Discussion: A discussion was had between the Commission members. Thomas Palmer made a motion to deny Case HZ-21-44: 713 Battery Place, as submitted pursuant to the Chattanooga City Code, Chapter 10, Article II, Section 10-15e and pursuant to the Battery Place Design Guidelines, approval subject to any and all conditions. Steve Lewin seconded the motion. All in favor, votes taken by roll call, the motion carried to approve.

There were no conditions noted in the motion.

NEW BUSINESS:

There was no new business.

OTHER BUSINESS:

National Register Nominations:

Melissa Mortimer listed the National Register nominations for the Commission to review. They were as follows:

- 1. Price Evans Foundry
- 2. Beck Knob Cemetery

Skip Pond moved to approve the nominations. Thomas Palmer seconded the motion. All in favor, votes taken by roll call, the motion carried to approve.

NEXT MEETING DATE: May 20, 2021 (Application deadline: April 16, 2021 at 4 P.M.).

Steve Lewin made a motion to adjourn. Thomas Palmer seconded the motion. All in favor, the motion was unanimously approved.

The meeting was adjourned at 11:30 A.M.

SL

Steve Lewin, Chair

5-20-21

Date

[Signature]

Levi Witt, Secretary

5/20/2021

Date

CHATTANOOGA HISTORIC ZONING COMMISSION

MINUTES

May 20, 2021

The duly advertised meeting of the Chattanooga Historic Zoning Commission was held on May 20, 2021, at 9:34 A.M. electronically, via Zoom. Chair Steve Lewin called the meeting to order. Secretary Levi Witt called the roll and swore in all those who would be addressing the Commission. Steve Lewin explained the rules of procedures and announced that the meeting is being recorded.

Members Present: Steve Lewin, Matt McDonald, Skip Pond, John Brennan, Thomas Palmer, Dana Moody

Members Absent:

Staff Members Present: Development Review Planner Melissa Mortimer, Secretary Levi Witt, City Attorney Rob Robinson.

Applicants Present: Wayne Bice, Tinena Bice, Jason Craven, Stephanie Golden Pinney

Steve Lewin explained the rules of procedures.

Approval of Minutes: Steve Lewin made a motion to approve the April 2021 meeting minutes. Skip Pond seconded the motion. All in favor, votes taken by roll call, the motion was unanimously approved.

OLD BUSINESS:

Case #HZ-20-9 – 5101 Saint Elmo Avenue – Exterior alterations

Project Description:

The applicant, Wayne Bice, has applied for the following work:

- Enforcement case - exterior alterations. New siding and porch.

Comments from the community:

Applicant Wayne Bice spoke about the project and explained the project in further detail to the Commission. Tinena Bice also spoke about the project. Members of the community Carolyn Cuppage, Lynn Bartoletti, Mary Lou Carl and Bianca Engle spoke in support of the project.

Discussion: A discussion was had between the Commission members. Matt McDonald made a motion to approve Case HZ-21-9: 5101 Saint Elmo Avenue, as

submitted pursuant to the Chattanooga City Code, Chapter 10, Article II, Section 10-15e and pursuant to the Saint Elmo Design Guidelines, approval subject to any and all conditions. Thomas Palmer seconded the motion. All in favor, the motion carried to approve.

There were conditions noted in the motion:

1. Remove the shutters.
2. Install vegetative screening of the type to reach the handrail height when installed. Said vegetative screening to cover the width of the deck along St. Elmo Avenue and the length of the deck along W. 51st Street to the stairs. Work needs to be completed PRIOR to the sale of the property.
3. This ruling should not be seen as precedent-setting. The commission has ruled in this manner due to the non-contributing nature of the home and property.

Steve Lewin left the meeting. Vice-Chair Skip Pond chaired the meeting.

NEW BUSINESS:

STAFF REVIEWS:

Melissa Mortimer presented the April staff reviews to the Commission. They were as follows:

1. HZ-21-16: 4617 Tennessee Avenue - Enforcement and denial of COA for painted brick.
2. HZ-21-52: 4901 Tennessee Avenue - New roofing and rebuild deck to match existing on garage addition.
3. HZ-21-53: 5689 Lee Avenue - 6' privacy fence.
4. HZ-21-54: 4105 Saint Elmo Avenue - New roof.
5. HZ-21-55: 5303 Saint Elmo Avenue - Renewal of COA for fence, awning and walkway.
6. HZ-21-56: 4519 Tennessee Avenue - Rear addition and deck alterations / improvements.
7. HZ-21-57: 110 Morningside Drive - Gutter replacement.
8. HZ-21-63: 800 Vine Street - In-kind slate roof replacement for garage.
9. HZ-21-64: 4510 Alabama Avenue - Roof replacement.
10. HZ-21-66: 947 Vine Street - Internal gutter system repair / replacement.

Case #HZ-21-51 – 5010 Tennessee Avenue – Parking pad

Project Description:

The applicant, Jason Craven, has applied for the following work:

- Alteration of retaining wall and parking pad extension.

Comments from the community:

Applicant Jason Craven spoke about the project and explained the project in further detail to the Commission. Members of the community Tim McDonald, Carolyn Cuppage, Bianca Engle, Lynn Bartoletti and Sally Krebs spoke in opposition to the project. Melissa Mortimer also read numerous emails from the community in opposition to the project. Jason Craven responded to the opposition.

Discussion: A discussion was had between the Commission members. Dana Moody made a motion to deny Case HZ-21-51: 5010 Tennessee Avenue, as submitted pursuant to the Chattanooga City Code, Chapter 10, Article II, Section 10-15e and pursuant to the Saint Elmo Design Guidelines, approval subject to any and all conditions. Thomas Palmer seconded the motion. All in favor, the motion carried to approve.

There were no conditions noted in the motion.

Case #HZ-21-58 – 4182 Tennessee Avenue – New construction of a primary residence

Project Description:

The applicant, Jason Craven, has applied for the following work:

- New construction of a primary residence

Comments from the community:

Applicant Jason Craven spoke about the project and explained the project in further detail to the Commission. Members of the community Paul Wilkinson, Sally Krebs, Carolyn Cuppage, Lynn Bartoletti, Jim Peterman, Tim McDonald, and Tom Stevens spoke in opposition to the project. Jason Craven responded to the opposition. Attorney for the City Rob Robinson clarified the guidelines for the commission and explained the denial and deferral processes.

Case #HZ-21-58: 4182 Tennessee Avenue was deferred at the request of the applicant. Case #HZ-21-58: 4182 Tennessee Avenue will go before the Commission on June 17, 2021.

Case #HZ-21-59 – 4190 Tennessee Avenue – New construction

Case #HZ-21-59: 4190 Tennessee Avenue was deferred at the request of the applicant and will go before the Commission on June 17, 2021.

Case #HZ-21-60 – 4186 Tennessee Avenue – New construction

Case #HZ-21-60: 4186 Tennessee Avenue was deferred at the request of the applicant and will go before the Commission on June 17, 2021.

Case #HZ-21-61 – 5685 Lee Avenue – New construction**Project Description:**

The applicant, Jason Craven, has applied for the following work:

- New construction.

Comments from the community:

Applicant Jason Craven spoke to the Commission and explained the project in further detail. Members of the community Paul Wilkinson, Lynn Bartoletti and Devin Wilkinson spoke in opposition to the project. Melissa read an email in support of the project from Denise Shaw.

Discussion: A discussion was had between the Commission members. Skip Pond made a motion to approve Case HZ-21-61: 5685 Lee Avenue, as submitted pursuant to the Chattanooga City Code, Chapter 10, Article II, Section 10-15e and pursuant to the Saint Elmo Design Guidelines, approval subject to any and all conditions. Dana Moody seconded the motion. All in favor, votes taken by roll call, the motion carried to approve.

There were no conditions noted in the motion.

Case #HZ-21-62 – 935 McCallie Avenue – Alterations**Project Description:**

The applicant, Stephanie Golden Pinney, has applied for the following work:

- Window / door alterations on rear elevation.

Comments from the community:

Applicant Stephanie Golden Pinney spoke to the Commission and explained the project in further detail.

Discussion: A discussion was had between the Commission members. Thomas Palmer made a motion to approve Case HZ-21-62: 935 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, denial subject to any and all conditions. Skip Pond seconded the motion. All in favor, the motion carried to approve.

OTHER BUSINESS:

There was no other business.

NEXT MEETING DATE: June 17, 2021 (application deadline: May 21, 2021 at 4 P.M.).

Matt McDonald made a motion to adjourn. Dana Moody seconded the motion. All in favor, the motion was unanimously approved.


The meeting was adjourned at 12:38 P.M.



Steve Lewin, Chair

6-17-21

Date



Levi Witt, Secretary

6-17-2021

Date

CHATTANOOGA HISTORIC ZONING COMMISSION **MINUTES**

June 17, 2021

The duly advertised meeting of the Chattanooga Historic Zoning Commission was held on June 17, 2021, at 9:34 A.M. in conference room 1A of the Development Resource Center. Chair Steve Lewin called the meeting to order. Secretary Levi Witt called the roll and swore in all those who would be addressing the Commission. Steve Lewin explained the rules of procedures and announced that the meeting is being recorded.

Members Present: Steve Lewin, Matt McDonald, Thomas Palmer, Clif McCormick, Piper Stromatt, Leanne Kinney

Members Absent: Skip Pond, John Brennan, Dana Moody

Staff Members Present: Development Review Planner Melissa Mortimer, Secretary Levi Witt, City Attorney Rob Robinson.

Applicants Present: Jason Craven, Marlee Mincher, Thomas Johnson, Alejandro Caraballo, Michelle Cathey

Steve Lewin explained the rules of procedures.

Approval of Minutes: Steve Lewin made a motion to approve the May 2021 meeting minutes. Matt McDonald seconded the motion. All in favor, votes taken by roll call, the motion was unanimously approved.

Steve Lewin recused himself for cases HZ-21-60 and HZ-21-58. Steve Lewin made a motion to make Matt McDonald acting chair for the duration of the chairman's recusal. Thomas Palmer seconded the motion. All in favor, the motion carried.

OLD BUSINESS:

Case #HZ-21-60 – 4186 Tennessee Avenue – New construction

Project Description:

The applicant, Jason Craven, has applied for the following work:

- New construction.

Comments from the community:

Applicant Jason Craven spoke about the project and explained the project in further detail to the Commission. Members of the community Denise Shaw, Alejandro

Caraballo, Paul Wilkinson, Noel Werchbrodt, Tim McDonald, Sally Krebs, Crisler Torrence, Margaret Davis, and Daniel Dufour spoke in opposition to the project. Melissa Mortimer read emails from the community in opposition to the project. Jason Craven responded to comments and concerns from the community.

Discussion: A discussion was had between the Commission members. **Matt McDonald made a motion to approve Case HZ-21-60: 4186 Tennessee Avenue, as submitted pursuant to the Chattanooga City Code, Chapter 10, Article II, Section 10-15e and pursuant to the Saint Elmo Design Guidelines, approval subject to any and all conditions. Thomas Palmer seconded the motion. Four in favor and one opposed, Cliff McCormick, the motion carried to approve.**

There were conditions noted in the motion:

- 1. Garage to be one-story. Drawings to be submitted to staff for final approval.**

Case #HZ-21-58 – 4182 Tennessee Avenue – New construction

Project Description:

The applicant, Jason Craven, has applied for the following work:

- New construction.

Comments from the community:

Applicant Jason Craven spoke about the project and explained the project in further detail to the Commission. Members of the community Denise Shaw, Marlee Mincher, Alejandro Caraballo, Paul Wilkinson, Noel Werchbrodt, Tim McDonald, Sally Krebs, Crisler Torrence, Margaret Davis, and Daniel Dufour spoke in opposition to the project. The community also responded to comments made by member of the commission Matt McDonald. Mr. McDonald's comments were as follows:

“In short, the applicant has provided examples that are very similar, and I'm a little bit nervous that we're getting into almost a feeling of a mob rule situation, and I really feel like he's got a great presentation, and to deny him the ability to develop as he's shown in his plans; I just don't think it's the right decision, and that's my two cents.”

Mr. McDonald later apologized for his comments after hearing feedback from the community, saying:

“I'd like to start out by apologizing for poor choice of words with you guys, and I'm sorry that I made any of you feel like you were some unruly mob. That really wasn't my intent. My intent was just to make the point that there's been many times in recorded history when the loudest of courses were not necessarily advocating for the best courses of action. In this case, specifically, height is the primary issue. There's many other points that have been made outside of our purview, and are not covered by the guidelines as they relate to new construction. This is a very similar case to the prior case that we just

saw. I feel the same way that the second-story garage is not necessarily in keeping with the guidelines because it brings the scale to a point that's just out of scale. I also have a question about the porch and the windows and doors that lead to the porch.”

Melissa Mortimer read emails from the community in opposition to the project. Jason Craven responded to comments and concerns from the community.

Discussion: A discussion was had between the Commission members. Thomas Palmer made a motion to deny Case HZ-21-58: 4182 Tennessee Avenue, as submitted pursuant to the Chattanooga City Code, Chapter 10, Article II, Section 10-15e and pursuant to the Saint Elmo Design Guidelines, approval subject to any and all conditions. Cliff McCormick seconded the motion. Four in favor and one opposed, Matt McDonald, the motion carried to approve.

NEW BUSINESS:

STAFF REVIEWS:

Melissa Mortimer presented the May staff reviews to the Commission. They were as follows:

1. HZ-21-69: 1607 W. 43rd Street - Masonry repairs and roof replacement.
2. HZ-21-70: 1614 W. 52nd Street - COA renewal.
3. HZ-21-71: 115 Eveningside Drive - Rebuilding of side deck.
4. HZ-21-72: 4621 Guild Trail - Privacy fence.
5. HZ-21-73: 4303 Alabama Avenue - Privacy fence.
6. HZ-21-74: 4607 Alabama Avenue - Rear terrace staircase.
7. HZ-21-76: 850 Oak Street - Replacement of unoriginal front door.
8. HZ-21-77: 5202 Tennessee Avenue - Rear parking pad and walkway.
9. HZ-21-78: 4511 Saint Elmo Avenue - Wheelchair ramp.
10. HZ-21-79: 1505 W. 54th Street - Privacy fence.
11. HZ-21-80: 4617 Alabama Avenue - Replacement of rotten wood on porch in-kind.
12. HZ-21-83: 118 Morningside Drive - Roof replacement.
13. HZ-21-84: 4504 Tennessee Avenue - Picket fence.
14. HZ-21-85: 1322 W. 45th Street - Picket fence.

Case #HZ-21-46 – 5205 Alabama Avenue – Enforcement

Project Description:

- Enforcement case for front deck. Built by previous owner.

Comments from the community:

Marlee Mincher spoke about the case. Member of the community and neighbor of Marlee Mincher Alejandro Caraballo spoke about the case as well.

Discussion: A discussion was had between the Commission members. Steve Lewin made a motion to defer Case HZ-21-46: 5205 Alabama Avenue, as submitted pursuant to the Chattanooga City Code, Chapter 10, Article II, Section 10-15e and pursuant to the Saint Elmo Design Guidelines, approval subject to any and all conditions. Thomas Palmer seconded the motion. All in favor, the motion carried to approve.

There were conditions noted in the motion:

1. Case to be brought back to Commission at the latest in September with plans for replacement.

Case #HZ-21-65 – 1606 W. 43rd Street – Exterior alterations**Project Description:**

The applicant, Thomas Johnson, has applied for the following work:

- Alterations to historic home.

Comments from the community:

Applicant Thomas Johnson spoke about the project and explained the project in further detail to the Commission. Melissa Mortimer read an email from Tim McDonald with a question about the project.

Discussion: A discussion was had between the Commission members. Thomas Palmer made a motion to approve Case HZ-21-65: 1606 W. 43rd Street, as submitted pursuant to the Chattanooga City Code, Chapter 10, Article II, Section 10-15e and pursuant to the Saint Elmo Design Guidelines, approval subject to any and all conditions. Matt McDonald seconded the motion. All in favor, the motion carried to approve.

There were conditions noted in the motion:

1. Original windows to be repaired if possible. If replaced, material must match existing window material which is stated to be wood. New casement windows are acceptable to be aluminum clad.

Case #HZ-21-68 – 207 Eveningside Drive – Privacy fence and storage shed**Project Description:**

The applicant, Michelle Cathey, has applied for the following work:

- Privacy fence and storage shed.

Comments from the community:

Applicant Michelle Cathey spoke about the project and explained the project to the Commission in further detail. Melissa Mortimer read an email in support of the project from Eric Smith.

Discussion: A discussion was had between the Commission members. Steve Lewin made a motion to approve Case HZ-21-68: 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, approval subject to any and all conditions. Piper Stromatt seconded the motion. All in favor, the motion carried to approve.

There were conditions noted in the motion:

1. Fence picket design to be vertical dog-eared or square top, wood material.

Case #HZ-21-75 – 5207 Alabama Avenue – Alterations to historic home

Project Description:

The applicant, Alejandro Caraballo, has applied for the following work:

- Adding window openings in attic space.

Comments from the community:

Applicant Alejandro Caraballo spoke about the project and explained the project in further detail to the Commission.

Discussion: A discussion was had between the Commission members. Matt McDonald made a motion to approve Case HZ-21-75: 5207 Alabama Avenue, as submitted pursuant to the Chattanooga City Code, Chapter 10, Article II, Section 10-15e and pursuant to the Saint Elmo Design Guidelines, approval subject to any and all conditions. Leanne Kinney seconded the motion. All in favor, the motion carried to approve.

There were conditions noted in the motion:

1. New window to match the style and material of the windows below. New window shall not exceed size and proportions of windows below.

Case #HZ-21-82 – 5681 Lee Avenue – New construction

Project Description:

The applicant, Jason Craven, has applied for the following work:

- New construction of a single-family home with driveway and parking pad.

Comments from the community:

Applicant Jason Craven spoke to the Commission and explained the project in further detail. Members of the community Paul Wilkinson and Sally Krebs spoke to the Commission.

Discussion: A discussion was had between the Commission members. Steve Lewin made a motion to approve Case HZ-21-82: 5681 Lee Avenue, as submitted pursuant to the Chattanooga City Code, Chapter 10, Article II, Section 10-15e and pursuant to the Saint Elmo Design Guidelines, approval subject to any and all conditions. Piper Stromatt seconded the motion. All in favor, votes taken by roll call, the motion carried to approve.

There were conditions noted in the motion:

1. Concrete sidewalk and steps to street and mailbox, raise beam height around west-facing porch to match main entrance beam, make roof rake continuous on east elevation, and construct an optional sidewalk to parking area in concrete or pavers.

OTHER BUSINESS:

There will be an ethics training on July 15, 2021 at 9 A.M. The training will be led by attorney for the City Rob Robinson. Mr. Robinson also clarified the guidelines for application resubmission.

NEXT MEETING DATE: July 15, 2021 (application deadline: June 18, 2021 at 4 P.M.).

Steve Lewin made a motion to adjourn.

The meeting was adjourned at 2:03 P.M.



Steve Lewin, Chair

7-15-21

Date



Levi Witt, Secretary

7-15-2021

Date

CHATTANOOGA HISTORIC ZONING COMMISSION
MINUTES

July 15, 2021

The duly advertised meeting of the Chattanooga Historic Zoning Commission was held on July 15, 2021, at 9:32 A.M. in conference room 1A of the Development Resource Center. Chair Steve Lewin called the meeting to order. Secretary Levi Witt called the roll and swore in all those who would be addressing the Commission. Steve Lewin explained the rules of procedures and announced that the meeting is being recorded.

Members Present: Steve Lewin, Matt McDonald, John Brennan, Dana Moody, Clif McCormick, Piper Stromatt, Leanne Kinney

Members Absent: Skip Pond, Thomas Palmer

Staff Members Present: Development Review Planner Melissa Mortimer, Secretary Levi Witt, City Attorney Rob Robinson.

Applicants Present: Jason Craven, Aaron Frederick, Marie Colsa, Kevin Osteen, Casey Thornton, Debbie Sue Psybyz

Steve Lewin explained the rules of procedures.

Approval of Minutes: Steve Lewin made a motion to approve the June 2021 meeting minutes. Matt McDonald seconded the motion. All in favor, votes taken by roll call, the motion was unanimously approved.

Steve Lewin recused himself from case HZ-21-59. Steve Lewin made a motion to name Dana Moody acting chair for the duration of the chairman's recusal. John Brennan seconded the motion. All in favor, the motion carried.

OLD BUSINESS:

Case #HZ-21-59 – 4190 Tennessee Avenue – New construction

Project Description:

The applicant, Jason Craven, has applied for the following work:

- New construction.

Comments from the community:

Applicant Jason Craven spoke about the project and explained the project in further detail to the Commission. Members of the community Jim Peterman, Paul Wilkinson,

Crisler Torrence, Tim McDonald, Sally Krebs and Lynn Bartoletti spoke in opposition to the project. Melissa Mortimer read emails from the community in opposition to the project. Jason Craven responded to comments and concerns from the community.

Discussion: A discussion was had between the Commission members. Clif McCormick made a motion to defer Case HZ-21-59: 4190 Tennessee Avenue, as submitted pursuant to the Chattanooga City Code, Chapter 10, Article II, Section 10-15e and pursuant to the Saint Elmo Design Guidelines, approval subject to any and all conditions. John Brennan seconded the motion. All in favor, the motion carried to approve.

The Commission took a five-minute recess.

NEW BUSINESS:

STAFF REVIEWS:

Melissa Mortimer presented the June staff reviews to the Commission. They were as follows:

1. HZ-21-79: 1505 W. 54rd Street - 6' wood privacy fence with 2' transparency along Virginia Avenue.
2. HZ-21-86: 4616 Florida Avenue - Storm door and in-kind replacement of damage tongue and groove porch ceiling.
3. HZ-21-87: 4713 Alabama Avenue - roof replacement and flashing. Chimneys not to be removed.
4. HZ-21-89: 4510 Saint Elmo Avenue - 6' wood privacy fence. Rear driveway gate to be wood. Metal cattle gate to be removed.
5. HZ-21-92: 4409 Alabama Avenue - In-kind replacement of concrete walkway.
6. HZ-21-93: 4806 Saint Elmo Avenue - Rear deck and stair replacement.
7. HZ-21-99: 5010 Tennessee Avenue - In-kind replacement of old foundation wall along Tennessee Avenue to allow for utilities and to stabilize damaged wall. Retaining wall to be added behind carport.
8. HZ-21-100: 4616 Florida Avenue - Repair of chert cobble retaining wall damaged by utility company using in-kind materials.
9. HZ-21-103: 5607 Saint Elmo Avenue - Roof replacement.
10. HZ-21-105: 5409 Shauff Place - Retaining wall.

Case #HZ-21-81 – 1308 W. 46th Street – New construction

Project Description:

The applicant, Aaron Frederick, has applied for the following work:

- Construction of one-story garage, driveway and concrete walkways

Comments from the community:

Applicant Aaron Frederick spoke about the project and explained the project in further detail to the Commission.

Discussion: A discussion was had between the Commission members. John Brennan made a motion to approve Case HZ-21-81: 1308 W. 46th Street, as submitted pursuant to the Chattanooga City Code, Chapter 10, Article II, Section 10-15e and pursuant to the Saint Elmo Design Guidelines, approval subject to any and all conditions. Matt McDonald seconded the motion. All in favor, the motion carried to approve.

There were conditions noted in the motion:

1. Garage door material to be aluminum clad.
2. Lap siding reveal not to exceed six inches.
3. Windows to be one light over one light.
4. Foundation height not to exceed two feet.

Case #HZ-21-88 – 1610 W. 49th Street – Rear porch and fence screening facilities

Project Description:

The applicant, Marie Colsa, has applied for the following work:

- Rear porch and fence screening utilities.

Comments from the community:

Applicant Marie Colsa spoke about the project and explained the project in further detail to the Commission.

Discussion: A discussion was had between the Commission members. Matt McDonald made a motion to approve Case HZ-21-88: 1610 W. 49th Street, as submitted pursuant to the Chattanooga City Code, Chapter 10, Article II, Section 10-15e and pursuant to the Saint Elmo Design Guidelines, approval subject to any and all conditions. Dana Moody seconded the motion. All in favor, the motion carried to approve.

There were conditions noted in the motion:

1. Deck material and utility screening to be stained in matching color to coordinate with the red tones of the trim and foundation color.

Case #HZ-21-96 – 4637 Guild Trail – Rear addition

Project Description:

The applicant, Kevin Osteen, has applied for the following work:

- Rear addition.

Comments from the community:

Applicant Kevin Osteen spoke about the project and explained the project in further detail to the Commission.

Discussion: A discussion was had between the Commission members. Steve Lewin made a motion to approve Case HZ-21-96: 4637 Guild Trail, as submitted pursuant to the Chattanooga City Code, Chapter 10, Article II, Section 10-15e and pursuant to the Saint Elmo Design Guidelines, approval subject to any and all conditions. Matt McDonald seconded the motion. All in favor, the motion carried to approve.

There were conditions noted in the motion:

1. All details regarding addition to be resubmitted before framing of addition. House not to be affected by the initial work until additional details have been resubmitted and approved.

Commission member Piper Stromatt recused herself from the following case: Case #HZ-21-98: 5504 Alabama Avenue.

Case #HZ-21-98 – 5504 Alabama Avenue – New construction

Project Description:

The applicant, Casey Thornton, has applied for the following work:

- New construction, parking areas, driveways & paving, and awnings.

Comments from the community:

Applicant Casey Thornton spoke about the project and explained the project to the Commission in further detail.

Discussion: A discussion was had between the Commission members. Clif McCormick made a motion to defer Case HZ-21-98: 5504 Alabama Avenue, as submitted pursuant to the Chattanooga City Code, Chapter 10, Article II, Section 10-15e and pursuant to the Saint Elmo Design Guidelines, approval subject to any and all conditions. Dana Moody seconded the motion. All in favor, the motion carried to approve.

Case #HZ-21-101 – 639 Battery Place – Rear elevator addition

Project Description:

The applicant, Debbie Sue Psybyz, has applied for the following work:

- Rear elevator addition.

Comments from the community:

Applicant Debbie Sue Psybyz spoke about the project and explained the project in further detail to the Commission.

Discussion: A discussion was had between the Commission members. Matt McDonald made a motion to approve Case HZ-21-101: 639 Battery Place, as submitted pursuant to the Chattanooga City Code, Chapter 10, Article II, Section 10-15e and pursuant to the Battery Place Design Guidelines, approval subject to any and all conditions. Clif McCormick seconded the motion. All in favor, the motion carried to approve.

There were conditions noted in the motion:

1. Replacement windows and doors may be fiberglass construction.

OTHER BUSINESS:

Melissa Mortimer announced that the state Historic Preservation office will be conducting a survey of Fort Wood.

NEXT MEETING DATE: August 19, 2021 (application deadline: July 16, 2021 at 4 P.M.).

Steve Lewin made a motion to adjourn.

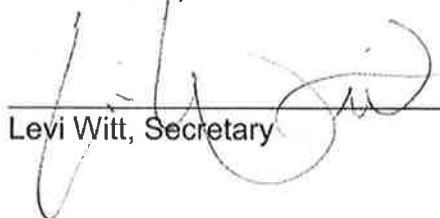
The meeting was adjourned at 12:54 P.M.



 Steve Lewin, Chair

8-19-2021

 Date



 Levi Witt, Secretary

8-19-2021

 Date

CHATTANOOGA HISTORIC ZONING COMMISSION **MINUTES**

August 19, 2021

The duly advertised meeting of the Chattanooga Historic Zoning Commission was held on August 19, 2021, at 9:32 A.M. in conference room 1A of the Development Resource Center. Acting Chair Skip Pond called the meeting to order. Secretary Levi Witt called the roll and swore in all those who would be addressing the Commission. Skip Pond explained the rules of procedures and announced that the meeting is being recorded.

Members Present: Skip Pond, Matt McDonald, John Brennan, Dana Moody, Clif McCormick, Thomas Palmer

Members Absent: Steve Lewin, Piper Stromatt, Leanne Kinney

Staff Members Present: Development Review Planner Melissa Mortimer, Secretary Levi Witt, City Attorney Rob Robinson.

Applicants Present: Jason Craven, Jonathan Surmann, Clayton Himes, Nathan Hefner

Skip Pond explained the rules of procedures.

Approval of Minutes: Matt McDonald made a motion to approve the July 2021 meeting minutes. John Brennan seconded the motion. All in favor, votes taken by roll call, the motion was unanimously approved.

OLD BUSINESS:

Case #HZ-21-59 – 4190 Tennessee Avenue – New construction

Project Description:

The applicant, Jason Craven, has applied for the following work:

- New construction.

Comments from the community:

Applicant Jason Craven spoke about the project and explained the project in further detail to the Commission. Community member Denise Shaw spoke in opposition to the project. Melissa Mortimer read an email in opposition to the project from Sally Krebs.

Thomas Palmer arrived at the meeting and abstained from voting on case #HZ-21-59: 4190 Tennessee Avenue.

Discussion: A discussion was had between the Commission members. Clif McCormick made a motion to approve Case HZ-21-59: 4190 Tennessee Avenue, as submitted pursuant to the Chattanooga City Code, Chapter 10, Article II, Section 10-15e and pursuant to the Saint Elmo Design Guidelines, approval subject to any and all conditions. Dana Moody seconded the motion. Five in favor, and one abstaining, Thomas Palmer, the motion carried to approve.

NEW BUSINESS:

STAFF REVIEWS:

Melissa Mortimer presented the July staff reviews to the Commission. They were as follows:

1. HZ-21-103: 5607 Saint Elmo Avenue - New roof.
2. HZ-21-115: 4122 Alabama Avenue - Deck stairs.
3. HZ-21-117: 4017 Tennessee Avenue - New roof.
4. HZ-21-119: 5001 Beulah Avenue - Remove non-original awning.
5. HZ-21-120: 6 Fair oak Place - Privacy fence and front picket.
6. HZ-21-124: 5685 Lee Avenue - Mirror proposed house design.
7. HZ-21-126: 5410 Beulah Avenue - Remove asbestos siding and restore wood siding.

Case #HZ-21-91 – 5401 Glenn Falls – Replace original wood windows

Project Description:

The applicant, Jonathan Surmann, has applied for the following work:

- Replacement of original wood windows.

Comments from the community:

Applicant Jonathan Surmann spoke about the project and explained the project in further detail to the Commission. Wes Kohring, a representative for Renewal by

Andersen, spoke to the Commission and presented an example of the proposed window to the Commission.

Discussion: A discussion was had between the Commission members. Dana Moody made a motion to defer Case HZ-21-91: 5401 Glenn Falls, as submitted pursuant to the Chattanooga City Code, Chapter 10, Article II, Section 10-15e and pursuant to the Saint Elmo Design Guidelines, approval subject to any and all conditions. John Brennan seconded the motion. All in favor, the motion carried to approve.

Case #HZ-21-104 – 5513 Saint Elmo Avenue – Carport and storage shed

Project Description:

The applicant, Clayton Himes, has applied for the following work:

- Construction of carport and storage shed.

Comments from the community:

Applicant Clayton Himes spoke about the project and explained the project in further detail to the Commission.

Discussion: A discussion was had between the Commission members. Matt McDonald made a motion to approve Case HZ-21-104: 5513 Saint Elmo Avenue, as submitted pursuant to the Chattanooga City Code, Chapter 10, Article II, Section 10-15e and pursuant to the Saint Elmo Design Guidelines, approval subject to any and all conditions. Dana Moody seconded the motion. All in favor, the motion carried to approve.

There were conditions noted in the motion:

1. Fence to have vertical pickets and carport to be a maximum of 22' x 26'.

Case #HZ-21-106 – 4614 Saint Elmo Avenue – Enforcement

Project Description:

Case #HZ-21-106 is an enforcement case for the following work:

- Enforcement for driveway, shed, fence, staircase and sidewalk.

Comments from the community:

Applicant Nathan Hefner spoke about the work and explained the work in further detail to the Commission.

Discussion: A discussion was had between the Commission members. Thomas Palmer made a motion to approve Case HZ-21-106: 4614 Saint Elmo Avenue, as

submitted pursuant to the Chattanooga City Code, Chapter 10, Article II, Section 10-15e and pursuant to the Saint Elmo Design Guidelines, approval subject to any and all conditions. Matt McDonald seconded the motion. All in favor, the motion carried to approve.

There were conditions noted in the motion:

1. Fence to have vertical pickets to match guidelines, replace sidewalk from street to front in flagstone or concrete.

Case #HZ-21-123 – 4182 Tennessee Avenue – New construction

Project Description:

The applicant, Jason Craven, has applied for the following work:

- New construction of primary home and garage.

Comments from the community:

Applicant Jason Craven spoke about the project and explained the project to the Commission in further detail. Community member Denise Shaw spoke in opposition to the project. Applicant Jason Craven responded to the opposition.

Discussion: A discussion was had between the Commission members. Clif McCormick made a motion to defer Case HZ-21-123: 4182 Tennessee Avenue, as submitted pursuant to the Chattanooga City Code, Chapter 10, Article II, Section 10-15e and pursuant to the Saint Elmo Design Guidelines, approval subject to any and all conditions. Dana Moody seconded the motion. Five in favor, and one opposed, Thomas Palmer, the motion carried to approve.

OTHER BUSINESS:

There was no other business.

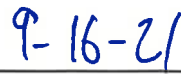
NEXT MEETING DATE: September 16, 2021 (application deadline: August 20, 2021 at 4 P.M.).

Steve Lewin made a motion to adjourn. Matt McDonald seconded the motion.

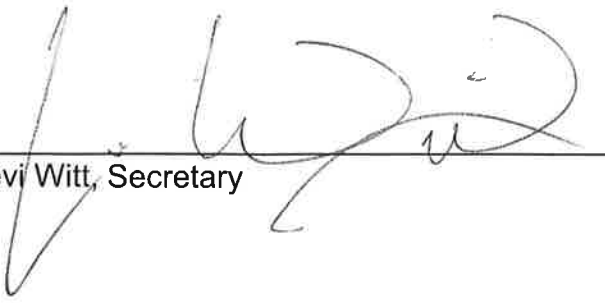
The meeting was adjourned at 12:17 P.M.



Steve Lewin, Chair



Date



Levi Witt, Secretary

9-16-2021

Date

CHATTANOOGA HISTORIC ZONING COMMISSION **MINUTES**

September 16, 2021

The duly advertised meeting of the Chattanooga Historic Zoning Commission was held on September 16, 2021, at 9:34 A.M. in conference room 1A of the Development Resource Center. Chair Steve Lewin called the meeting to order. Secretary Levi Witt called the roll and swore in all those who would be addressing the Commission. Steve Lewin explained the rules of procedures and announced that the meeting is being recorded.

Members Present: Steve Lewin, Skip Pond, Matt McDonald, Dana Moody, Clif McCormick, Piper Stromatt, Leanne Kinney

Members Absent: John Brennan, Thomas Palmer

Staff Members Present: Development Review Planner Melissa Mortimer, Secretary Levi Witt, City Attorney Rob Robinson.

Applicants Present: Marlee Mincher, Glenn Steagall, Jerri Price, Nic Hughes, Ian Grant

Steve Lewin explained the rules of procedures.

Approval of Minutes: Steve Lewin made a motion to approve the August 2021 meeting minutes. Skip Pond seconded the motion. All in favor, votes taken by roll call, the motion was unanimously approved.

OLD BUSINESS:

Case #HZ-21-46 – 5205 Alabama Avenue – Enforcement

Project Description:

This case is an enforcement case for the following work:

- Front deck built by previous owner.

Comments from the community:

Applicant Marlee Mincher spoke about the project and explained the project in further detail to the Commission.

Discussion: A discussion was had between the Commission members. Steve Lewin made a motion to approve Case HZ-21-46: 5205 Alabama Avenue, as submitted pursuant to the Chattanooga City Code, Chapter 10, Article II, Section 10-15e and pursuant to the Saint Elmo Design Guidelines, approval subject to any and all conditions. Skip Pond seconded the motion. All in favor, the motion carried to approve.

There were conditions noted for the approval:

1. Stain used on wood to be dark.

NEW BUSINESS:

STAFF REVIEWS:

Melissa Mortimer presented the August staff reviews to the Commission. They were as follows:

1. HZ-21-110: 1721 W. 57th Street - Parking pad from gravel to concrete.
2. HZ-21-114: 4601 Alabama Avenue - Wood screening on porch.
3. HZ-21-122: 4802 Saint Elmo Avenue - Enforcement (rear roof on back deck)
4. HZ-21-125: 930 Oak Street - Soffit repair / in-kind replacement
5. HZ-21-128: 4306 Seneca Avenue - COA renewal for new construction of garage.
6. HZ-21-129: 1001 E. 5th Street - Enforcement (landscaping elements and rebuilding retaining wall in-kind)
7. HZ-21-130: 5010 Tennessee Avenue - Under-porch screening on side porch and change in carport)
8. HZ-21-131: 4711 Alabama Avenue - Wood picket fence in front yard.
9. HZ-21-132: 929 Fortwood Street - Removal of decaying tree per Pete Stewart
10. HZ-21-134: 951 Vine Street - Enforcement (alterations to non-original retaining wall)
11. HZ-21-139: 211 Morningside Drive - Reglaze windows, repoint foundation, paint wood siding

Case #HZ-21-111 – 4512 Saint Elmo Avenue – Enforcement case

Project Description:

This case is an enforcement for the following work:

- Rear deck.

Comments from the community:

Applicant Glenn Steagall spoke about the project and explained the project in further detail to the Commission.

Discussion: A discussion was had between the Commission members. Steve Lewin made a motion to approve Case HZ-21-111: 4512 Saint Elmo Avenue, as submitted pursuant to the Chattanooga City Code, Chapter 10, Article II, Section 10-15e and pursuant to the Saint Elmo Design Guidelines, approval subject to any and all conditions. Matt McDonald seconded the motion. All in favor, the motion carried to approve.

There were conditions noted for the approval:

1. Approval subject to zoning approval.

Case #HZ-21-121 – 808 Vine Street – Ramp, parking lot, etc.

Project Description:

The applicant, Jerri Price, has applied for the following work:

- Construction of ramp, parking lot, roof repair / replacement, tree removal, new parking access to Clark Street.

Comments from the community:

Applicant Jerri Price spoke about the project and explained the project in further detail to the Commission. Members of the community Hal Baker, Stephen Nemecek, Doug Dodson, Mike Bruesewitz, Carol Free, Katie Schumacher, Steve O'Neil, and Nancy Poston spoke in opposition to the project. Melissa Mortimer read emails in opposition to the project from Lindsey Dodson, Steve Derthick, Diana Davies, John Mathna, John Dever, and Bill & Sue Glascock. Applicant Jerri Price responded to comments and concerns from the community.

The applicant requested a deferral on the case. Case #HZ-21-121 was deferred.

Matt McDonald left the meeting. Quorum was maintained.

The Commission took a five-minute recess. After the recess, the meeting resumed.

Case #HZ-21-133 – 231 Eveningside Drive – New construction

Project Description:

Project Description:

The applicant, Nic Hughes, has applied for the following work:

- Construction of single-family residence.

Comments from the community:

Applicant Nic Hughes spoke about the work and explained the work in further detail to the Commission.

Discussion: A discussion was had between the Commission members. Skip Pond made a motion to approve Case HZ-21-133: 231 Eveningside Drive, as submitted pursuant to the Chattanooga City Code, Chapter 10, Article II, Section 10-15e and pursuant to the Ferger Place Guidelines, approval subject to any and all conditions. Dana Moody seconded the motion. All in favor, the motion carried to approve.

There were conditions noted for the approval:

1. Chimney to be optional.
2. Front dormer to have one (1) window in lieu of three (3) as shown.
3. Brick facade to extend sixteen (16) inches down each side wall.
4. Siding to be horizontal six (6) or seven (7) inch lap in lieu of vertical.
5. Brick detail on left elevation can be deleted.
6. Facade on dormer to be all siding. No brick.

Case #HZ-21-138 – 833 Oak Street – Window replacement**Project Description:**

The applicant, Ian Grant, has applied for the following work:

- Replace front window with french doors.

Comments from the community:

Applicant Ian Grant spoke about the project and explained the project to the Commission in further detail. Community members Katie Schumacher and Doug Dodson spoke in support of the project.

Discussion: A discussion was had between the Commission members. Skip Pond made a motion to approve Case HZ-21-138: 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, approval subject to any and all conditions. Piper Stromatt seconded the motion. Four in favor, and two opposed, Clif McCormick and Dana Moody, the motion carried to approve.

There were conditions noted for the approval:

1. Match transom and dividers to existing front windows.

OTHER BUSINESS:

There was no other business.

NEXT MEETING DATE: October 21, 2021 (application deadline: September 17, 2021 at 4 P.M.).

Steve Lewin made a motion to adjourn..

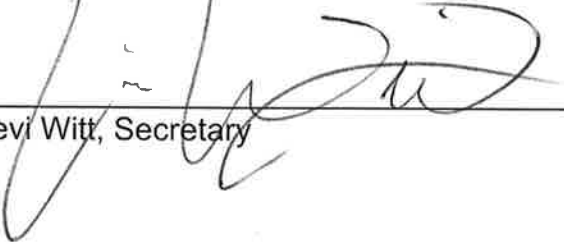
The meeting was adjourned at 11:47 A.M.



Steve Lewin, Chair

10-21-21

Date



Levi Witt, Secretary

10-22-21

Date

CHATTANOOGA HISTORIC ZONING COMMISSION **MINUTES**

October 21, 2021

The duly advertised meeting of the Chattanooga Historic Zoning Commission was held on October 21, 2021, at 9:30 A.M. in conference room 1A of the Development Resource Center. Chair Steve Lewin called the meeting to order. Secretary Levi Witt called the roll and swore in all those who would be addressing the Commission. Steve Lewin explained the rules of procedures and announced that the meeting is being recorded.

Members Present: Steve Lewin, Skip Pond, Matt McDonald, Dana Moody, Clif McCormick, John Brennan, Thomas Palmer

Members Absent: Piper Stromatt, Leanne Kinney

Staff Members Present: Development Review Planner Melissa Mortimer, Secretary Levi Witt, City Attorney Rob Robinson.

Applicants Present: Lauren & Jonathan Surmann, Jason Craven, Pat Kelly, Devin Wilkinson, Andy Flanigan, Robert Cummings, Matt Whitaker, Morgan Lane

Steve Lewin explained the rules of procedures.

Approval of Minutes: Steve Lewin made a motion to approve the September 2021 meeting minutes. Skip Pond seconded the motion. All in favor, votes taken by roll call, the motion was unanimously approved.

OLD BUSINESS:

Case #HZ-21-91 – 5401 Glen Falls – Replace windows

Project Description:

The applicant, Lauren Surmann, has applied for the following work:

- Replace original wood windows

Comments from the community:

Lauren & Jonathan Surmann spoke about the project and explained the project in further detail to the Commission.

Discussion: A discussion was had between the Commission members. Dana Moody made a motion to deny Case HZ-21-91: 5401 Glenn Falls, as submitted

pursuant to the Chattanooga City Code, Chapter 10, Article II, Section 10-15e and pursuant to the Saint Elmo Design Guidelines, denial subject to any and all conditions. Skip Pond seconded the motion. All in favor, the motion carried to approve.

There were no conditions noted for the denial.

Steve Lewin recused himself from the following case: #HZ-21-123 - 4182 Tennessee Avenue. Skip Pond was appointed acting chair for the duration of the chair's recusal.

Case #HZ-21-123 – 4182 Tennessee Avenue – New construction of primary home and garage

Project Description:

The applicant, Jason Craven, has applied for the following work:

- New construction of primary home and garage

Comments from the community:

Applicant Jason Craven spoke about the project and explained the project in further detail to the Commission. Member of the community Denise Shaw spoke in opposition to the project. Mr. Craven responded to Ms. Shaw and gave a rebuttal.

Discussion: A discussion was had between the Commission members. Thomas Palmer made a motion to approve Case HZ-21-123: 4182 Tennessee Avenue, as submitted pursuant to the Chattanooga City Code, Chapter 10, Article II, Section 10-15e and pursuant to the Saint Elmo Design Guidelines, approval subject to any and all conditions. Matt McDonald seconded the motion. All in favor, the motion carried to approve.

There were conditions noted for the approval:

1. Front facade to align with adjacent home.
2. Vegetative landscaping in front of foundation.

NEW BUSINESS:

STAFF REVIEWS:

Melissa Mortimer presented the September staff reviews to the Commission. They were as follows:

1. HZ-21-67: 218 Eveningside Drive - New roof.
2. HZ-21-102: 5401 Glenn Falls - New roof.

3. HZ-21-118: 5607 Saint Elmo Avenue - New roof.
4. HZ-21-140: 4220 Saint Elmo Avenue - New roof.
5. HZ-21-141: 1522 W. 54th Street - 3-4' wood picket fence.
6. HZ-21-143: 907 Oak Street - Paint and repair siding.
7. HZ-21-144: 5003 Saint Elmo Avenue - Picket fence.
8. HZ-21-147: 5010 Tennessee Avenue - Replacement of concrete pad in-kind. Retaining wall to match existing.
9. HZ-21-154: 4705 Alabama Avenue - Renewal for carport and stairs.
10. HZ-21-157: 115 & 117 Morningside Drive - Replacement of concrete drive in-kind with aluminum gate at alley.
11. HZ-21-160: 841 Oak Street - Repairs to slate roof from storm damage. No slate to be replaced.

Steve Lewin returned as chair.

Case #HZ-21-127 – 864 Oak Street – Fence

Project Description:

The applicant, Pat Kelly, has applied for the following work:

- Installation of horizontal fence.

Comments from the community:

Applicant Pat Kelly spoke about the project and explained the project in further detail to the Commission. Community member Sue Glascock spoke in support of the project. Melissa Mortimer read an email in support of the project from Katie Schumacher.

Discussion: A discussion was had between the Commission members. Skip Pond made a motion to approve Case HZ-21-127: 864 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, approval subject to any and all conditions. Matt McDonald seconded the motion. All in favor, the motion carried to approve.

There were conditions noted for the approval:

1. Privacy fence to be rebuilt with vertical pickets to replace horizontal.

Case #HZ-21-136 – 1620 W. 53rd Street – New construction of single family home

Project Description:

The applicant, Devin Wilkinson, has applied for the following work:

- New construction of single family house with aluminum fence

Comments from the community:

Applicant Devin Wilkinson spoke about the project and explained the project in further detail to the Commission. Community member Elizabeth Danielson spoke in opposition to the project. Devin Wilkinson responded to Ms. Danielson's comments.

Discussion: A discussion was had between the Commission members. Dana Moody made a motion to deny Case HZ-21-136: 1620 W. 53rd Street, as submitted pursuant to the Chattanooga City Code, Chapter 10, Article II, Section 10-15e and pursuant to the Saint Elmo Design Guidelines, denial subject to any and all conditions. Clif McCormick seconded the motion. All in favor, the motion carried to approve.

There were no conditions noted for the denial.

Thomas Palmer left the meeting. Quorum was maintained.

Case #HZ-21-137 – 4202 Alabama Avenue – Demolition of home

Project Description:

- The applicant, Andy Flanigan, has applied for the following work:
- Demolition of single family home.

Comments from the community:

Applicant Andy Flanigan spoke about the work and explained the work in further detail to the Commission.

Discussion: A discussion was had between the Commission members. Dana Moody made a motion to approve Case HZ-21-137: 4202 Alabama Avenue, as submitted pursuant to the Chattanooga City Code, Chapter 10, Article II, Section 10-15e and pursuant to the Saint Elmo Guidelines, approval subject to any and all conditions. Steve Lewin seconded the motion. All in favor, the motion carried to approve.

There were conditions noted for the approval:

1. APPROVED as submitted for demolition of home due to severe fire damage. House has lost historic integrity.

Case #HZ-21-142 – 836 Fortwood Street – Demolition

Project Description:

The applicant, Robert Cummings, has applied for the following work:

- Demolition of historic garage. Exterior alterations.

Comments from the community:

Applicant Robert Cummings spoke about the project and explained the project to the Commission in further detail. Community members Bea Laurie, Kerwin Hetzler, Jeanelle Risenburg, and Sue Glascock spoke in opposition to the project. Melissa Mortimer read emails in opposition to the project from Nancy Poston and Steve Derthick. Robert Cummings responded to the community.

Discussion: A discussion was had between the Commission members. Clif McCormick made a motion to defer Case HZ-21-142: 836 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, approval subject to any and all conditions. Dana Moody seconded the motion. All in favor, the motion carried to approve.

The Commission took a five-minute recess.

The Commission returned from the recess and the meeting was resumed.

Case #HZ-21-145 – 4616 Florida Avenue – Chimney removal**Project Description:**

The applicant, Matt Whitaker, has applied for the following work:

- Removal of chimney.

Comments from the community:

Applicant Matt Whitaker spoke about the project and explained the project to the Commission in further detail.

Discussion: A discussion was had between the Commission members. Clif McCormick made a motion to deny Case HZ-21-145: 4616 Florida Avenue, as submitted pursuant to the Chattanooga City Code, Chapter 10, Article II, Section 10-15e and pursuant to the Saint Elmo Design Guidelines, denial subject to any and all conditions. Matt McDonald seconded the motion. All in favor, the motion carried to approve.

There were no conditions noted for the denial.

Case #HZ-21-156 – 1506 W. 54th Street – Dormer**Project Description:**

The applicant, Morgan Lane, has applied for the following work:

- Gable added on east elevation.

Comments from the community:

Applicant Morgan Lane spoke about the project and explained the project to the Commission in further detail.

Discussion: A discussion was had between the Commission members. Clif McCormick made a motion to approve Case HZ-21-156: 1506 W. 54th Street, as submitted pursuant to the Chattanooga City Code, Chapter 10, Article II, Section 10-15e and pursuant to the Saint Elmo Design Guidelines, approval subject to any and all conditions. Matt McDonald seconded the motion. All in favor, the motion carried to approve.

There were conditions noted for the approval:

1. New dormer windows to be vinyl or aluminum clad.
2. Windows to be proportion shown, but at least 8" above the roofline before the flashing.
3. Option for one double window.


OTHER BUSINESS:

There was no other business.

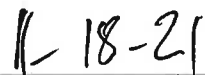
NEXT MEETING DATE: November 18, 2021 (application deadline: October 22, 2021 at 4 P.M.).

Steve Lewin made a motion to adjourn. Skip Pond seconded the motion.


The meeting was adjourned at 12:58 P.M.




 Steve Lewin, Chair



 Date



 Levi Witt, Secretary



 Date

CHATTANOOGA HISTORIC ZONING COMMISSION **MINUTES**

November 18, 2021

The duly advertised meeting of the Chattanooga Historic Zoning Commission was held on November 18, 2021, at 9:30 A.M. in conference room 1A of the Development Resource Center. Chair Steve Lewin called the meeting to order. Secretary Levi Witt called the roll and swore in all those who would be addressing the Commission. Steve Lewin explained the rules of procedures and announced that the meeting is being recorded.

Members Present: Steve Lewin, Skip Pond, Matt McDonald, Dana Moody, Clif McCormick, John Brennan, Piper Stromatt, Leanne Kinney

Members Absent: Thomas Palmer

Staff Members Present: Development Review Planner Melissa Mortimer, Secretary Levi Witt, City Attorney Phil Noblett.

Applicants Present: Casey Thornton, Katherine Freeman, Daniel Lee, Robert Cummings, Sean Allen, Denise Shaw, Debbie Sue Pszybyz, Karri Luzuriaga, Nathan & Eda Walldorf

Steve Lewin explained the rules of procedures.

Approval of Minutes: Steve Lewin made a motion to approve the October 2021 meeting minutes. Skip Pond seconded the motion. All in favor, votes taken by roll call, the motion was unanimously approved.

OLD BUSINESS:

Case #HZ-21-98 – 5504 Alabama Avenue – New construction

Project Description:

The applicant, Casey Thornton, has applied for the following work:

- New construction of single-family home and garage

Piper Stromatt recused herself from this case.

Comments from the community:

Applicant Casey Thornton spoke about the project and explained the project in further detail to the Commission. Community member Denise Shaw spoke in opposition to the project.

Discussion: A discussion was had between the Commission members. Clif McCormick made a motion to approve Case HZ-21-98: 5504 Alabama Avenue, as submitted pursuant to the Chattanooga City Code, Chapter 10, Article II, Section 10-15e and pursuant to the Saint Elmo Design Guidelines, denial subject to any and all conditions. Matt McDonald seconded the motion. All in favor, the motion carried to approve.

There were conditions noted for the approval:

1. Single-hung windows throughout except for fixed or casement at smaller square window placements.
2. Porch to be reduced so beams rest on porch columns.
3. Foundation height to be 18" at front porch.
4. Existing retaining wall to not be disturbed.
5. Existing stairs to be repaired to original condition.
6. Garage and breezeway roof beyond main gable of house denied.

NEW BUSINESS:

STAFF REVIEWS:

Melissa Mortimer presented the October staff reviews to the Commission. They were as follows:

1. HZ-21-116 - 4420 Seneca Avenue - porch railings and replace rotten floor in-kind, new roof, handrails.
2. HZ-21-135: 225 Eveningside Drive - enclose metal supports with wood columns.
3. HZ-21-151: 4201 Tennessee Avenue - reconstruction of rear deck
4. HZ-21-162: 1609 W 53rd Street - replacement of vinyl basement windows and repair/replace rotten wood in-kind.
5. HZ-21-164: 927 Vine Street - Emergency tree removal

6. HZ-21-166: 5513 St. Elmo Avenue - Rear deck and screen porch enclosure on rear
7. HZ-21-168: 608 Palmetto Street - emergency repairs of retaining wall
8. HZ-21-169: 841 Vine Street - Renewal for driveway replacement in-kind.
9. HZ-21-171: 109 Eveningside Drive - in-kind driveway replacement and rear patio
10. HZ-21-172: 1615 W 54th Street, Unit B - front porch and handrail
11. HZ-21-174: 4103 Tennessee Avenue - 4103 Tennessee Ave.
12. HZ-21-177: 1614 W 52nd Street - picket fence in backyard
13. HZ-21-178: 1617 W 52nd Street - retaining wall, stairs and patio
14. HZ-21-179: 255 Eveningside Drive - Deck
15. HZ-21-181: 5006 Alabama Avenue - new roof
16. HZ-21-182: 5008 Alabama Avenue - new roof
17. HZ-21-183: 4505 St. Elmo Avenue - porch columns

Case #HZ-21-108 – 4410 Tennessee Avenue – Shed

Project Description:

The applicant, Katherine Freeman, has applied for the following work:

- Storage / garden shed

Comments from the community:

Applicant Katherine Freeman spoke about the project and explained the project in further detail to the Commission.

Discussion: A discussion was had between the Commission members. Steve Lewin made a motion to approve Case HZ-21-108: 4410 Tennessee Avenue, as submitted pursuant to the Chattanooga City Code, Chapter 10, Article II, Section 10-15e and pursuant to the Saint Elmo Design Guidelines, approval subject to any and all conditions. Skip Pond seconded the motion. All in favor, the motion carried to approve.

There were no conditions noted for the approval.

Case #HZ-21-148 – 5000 Florida Avenue – Rehab, exterior alterations

Project Description:

The applicant, Daniel Lee, has applied for the following work:

- Renovation of old duplex structure. Duplex to be gutted and interior rebuilt as a single family home. Exterior walls & foundations to remain. Alterations to exterior will include new front porch, new asphalt shingles, new board & batten siding, replacement of broken windows, new fiberglass front door, new concrete steps to front porch. Repair of existing sidewalk to front porch.

Comments from the community:

Applicant Daniel Lee spoke about the project and explained the project in further detail to the Commission.

Discussion: A discussion was had between the Commission members. Leanne Kinney made a motion to approve Case HZ-21-148: 5000 Florida Avenue, as submitted pursuant to the Chattanooga City Code, Chapter 10, Article II, Section 10-15e and pursuant to the Saint Elmo Design Guidelines, approval subject to any and all conditions. Clif McCormick seconded the motion. All in favor, the motion carried to approve.

There were conditions noted for the approval:

1. Front bump out of porch to have horizontal lap siding.
2. Front door and window to right to remain in original location.
3. Foot print and roof Lines to remain unchanged.
4. Architectural single roof.
5. Porch balusters to terminate above porch level.
6. Original windows to replace vinyl windows on front elevation.
7. Remainder of windows to be replaced with matching 3/1 replacements on rear and side of home.

Case #HZ-21-158 – 830 Fortwood Street – New construction**Project Description:**

The applicant, Robert Cummings, has applied for the following work:

- New construction of residence

Comments from the community:

Applicant Robert Cummings spoke about the work and explained the work in further detail to the Commission. Members of the community Kerwin Hetzler and Steve Derthick expressed their concerns about the project to the Commission. Melissa Mortimer read an email from Nancy Poston with questions and concerns regarding the project.

Discussion: A discussion was had between the Commission members. Steve Lewin made a motion to defer Case HZ-21-158: 830 Fortwood Street, as submitted pursuant to the Chattanooga City Code, Chapter 10, Article II, Section 10-15e and pursuant to the Fort Wood Guidelines, deferral subject to any and all conditions. Matt McDonald seconded the motion. All in favor, the motion carried to approve.

Case #HZ-21-159 – 1505 W. 54th Street – Privacy fence**Project Description:**

The applicant, Sean Allen, has applied for the following work:

- Privacy fence along Virginia Avenue

Comments from the community:

Applicant Sean Allen spoke about the project and explained the project to the Commission in further detail.

Discussion: A discussion was had between the Commission members. Matt McDonald made a motion to approve Case HZ-21-159: 1505 W. 54th Street, as submitted pursuant to the Chattanooga City Code, Chapter 10, Article II, Section 10-15e and pursuant to the Saint Elmo Design Guidelines, approval subject to any and all conditions. Leanne Kinney seconded the motion. All in favor, the motion carried to approve.

There were conditions noted for the approval:

1. Front picket fence to be consistent in design with previously staff approved privacy fence.
2. Height of picket fence subject to CDOT Specifications.
3. Full 6' privacy fence denied.

Dana Moody exited the meeting. Quorum was maintained.

Case #HZ-21-163 – 4701 Saint Elmo Avenue – Porch**Project Description:**

The applicant, Christian Wilhelm, has applied for the following work:

- Porch

Case #HZ-21-163: 4701 Saint Elmo Avenue was deferred due to the absence of the applicant.

Case #HZ-21-173 – 1402 W. 54th Street – Storage shed**Project Description:**

The applicant, Denise Shaw, has applied for the following work:

- Storage shed added to new construction project.

Comments from the community:

Applicant Denise Shaw spoke about the project and explained the project to the Commission in further detail.

Discussion: A discussion was had between the Commission members. Steve Lewin made a motion to approve Case HZ-21-173: 1402 W. 54th Street, as submitted pursuant to the Chattanooga City Code, Chapter 10, Article II, Section 10-15e and pursuant to the Saint Elmo Design Guidelines, approval subject to any and all conditions. Skip Pond seconded the motion. All in favor, the motion carried to approve.

There were conditions noted for the approval:

1. Windows may be of fiberglass construction.

The Commission took a five-minute recess.

The Commission returned from the recess.

Case #HZ-21-175 – 5401 Tennessee Avenue – Rehab, exterior alterations**Project Description:**

The applicant, Debbie Sue Pszybyz, has applied for the following work:

- Remodel

Comments from the community:

Applicant Debbie Sue Pszybyz spoke about the project and explained the project to the Commission in further detail. Community member Denise Shaw spoke in support of the project.

Discussion: A discussion was had between the Commission members. Clif McCormick made a motion to approve Case HZ-21-175: 5401 Tennessee Avenue, as submitted pursuant to the Chattanooga City Code, Chapter 10, Article II, Section 10-15e and pursuant to the Saint Elmo Design Guidelines, approval subject to any and all conditions. Skip Pond seconded the motion. All in favor, the motion carried to approve.

There were conditions noted for the approval:

1. Brick painting is allowed because it is not an historic or contributing structure to the district.
2. Gutters to be 6" Ogee.

Case #HZ-21-176 – 4810 Alabama Avenue – Rehab, rear addition demolished**Project Description:**

The applicant, Karri Luzuriaga, has applied for the following work:

- Demolition and reconstruction of rear addition.

Comments from the community:

Applicant Karri Luzuriaga spoke about the project and explained the project to the Commission in further detail.

Discussion: A discussion was had between the Commission members. Clif McCormick made a motion to approve Case HZ-21-176: 4810 Alabama Avenue, as submitted pursuant to the Chattanooga City Code, Chapter 10, Article II, Section 10-15e and pursuant to the Saint Elmo Design Guidelines, approval subject to any and all conditions. Matt McDonald seconded the motion. All in favor, the motion carried to approve.

There were conditions noted for the approval:

1. Existing floor lines to match.
2. Addition of new exterior door in location of existing kitchen window to meet egress.
3. Painted stucco on foundation to match existing.
4. Foundation height as required to meet grade.

Case #HZ-21-175 – 5401 Tennessee Avenue – Rehab, exterior alterations**Project Description:**

The applicant, Debbie Sue Pszybyz, has applied for the following work:

- Remodel

Comments from the community:

Applicant Debbie Sue Pszybyz spoke about the project and explained the project to the Commission in further detail. Community member Denise Shaw spoke in support of the project.

Discussion: A discussion was had between the Commission members. Clif McCormick made a motion to approve Case HZ-21-175: 5401 Tennessee Avenue, as submitted pursuant to the Chattanooga City Code, Chapter 10, Article II, Section 10-15e and pursuant to the Saint Elmo Design Guidelines, approval subject to any and all conditions. Skip Pond seconded the motion. All in favor, the motion carried to approve.

There were conditions noted for the approval:

1. Brick painting is allowed because it is not an historic or contributing structure to the district.
2. Gutters to be 6" Ogee.

Case #HZ-21-176 – 4810 Alabama Avenue – Rehab, rear addition demolished**Project Description:**

The applicant, Karri Luzuriaga, has applied for the following work:

- Demolition and reconstruction of rear addition.

Comments from the community:

Applicant Karri Luzuriaga spoke about the project and explained the project to the Commission in further detail.

Discussion: A discussion was had between the Commission members. Clif McCormick made a motion to approve Case HZ-21-176: 4810 Alabama Avenue, as submitted pursuant to the Chattanooga City Code, Chapter 10, Article II, Section 10-15e and pursuant to the Saint Elmo Design Guidelines, approval subject to any and all conditions. Matt McDonald seconded the motion. All in favor, the motion carried to approve.

There were conditions noted for the approval:

1. Existing floor lines to match.
2. Addition of new exterior door in location of existing kitchen window to meet egress.
3. Painted stucco on foundation to match existing.
4. Foundation height as required to meet grade.

Case #HZ-21-187 – 233 Eveningside Drive – Alterations from approved COA

Project Description:

The applicants, Nathan & Eda Walldorf, have applied for the following work:

- Alterations from approved COA. Windows and doors installed do not meet approved.

Comments from the community:

Attorney for the applicants Chris Varner spoke about the project and explained the project to the Commission in further detail. Melissa Mortimer presented a petition from the neighborhood to the Commission and read emails from the community in support of the project. Chris Varner gave additional comments.

Discussion: A discussion was had between the Commission members. John Brennan made a motion to approve Case HZ-21-187: 233 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, approval subject to any and all conditions. Matt McDonald seconded the motion. Six in favor, and one opposed, Leanne Kinney, the motion carried to approve.

There were no conditions noted for the approval.

OTHER BUSINESS:

There was no other business.

NEXT MEETING DATE: December 16, 2021 (application deadline: November 19, 2021 at 4 P.M.).

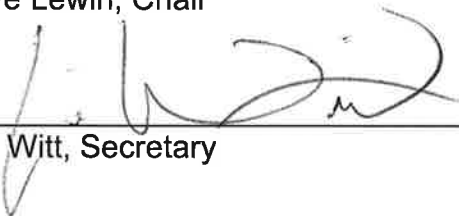
Steve Lewin made a motion to adjourn.

The meeting was adjourned at 12:49 P.M.



Steve Lewin, Chair

12-16-21
Date



Levi Witt, Secretary

12-16-2021
Date

CHATTANOOGA HISTORIC ZONING COMMISSION **MINUTES**

December 16, 2021

The duly advertised meeting of the Chattanooga Historic Zoning Commission was held on December 16, 2021, at 9:32 A.M. in conference room 1A of the Development Resource Center. Chair Steve Lewin called the meeting to order. Secretary Levi Witt called the roll and swore in all those who would be addressing the Commission. Steve Lewin explained the rules of procedures and announced that the meeting is being recorded.

Members Present: Steve Lewin, Skip Pond, Matt McDonald, Dana Moody, Clif McCormick, Piper Stromatt, Leanne Kinney

Members Absent: Thomas Palmer, John Brennan

Staff Members Present: Development Review Planner Melissa Mortimer, Secretary Levi Witt, City Attorney Phil Noblett.

Applicants Present: Robert Cummings, Brandon Taylor, Tim Metcalf, David Corson, Keith McCallie, Amanda Tarr

Steve Lewin explained the rules of procedures.

Approval of Minutes: Steve Lewin made a motion to approve the November 2021 meeting minutes. Clif McCormick seconded the motion. All in favor, votes taken by roll call, the motion was unanimously approved.

OLD BUSINESS:

Case #HZ-21-158 – 830 Fortwood Street – New construction

Project Description:

The applicant, Robert Cummings, has applied for the following work:

- New construction of residence

Comments from the community:

Applicant Robert Cummings spoke about the project and explained the project in further detail to the Commission. Community member Nancy Poston spoke to the Committee

about her questions and concerns. Melissa Mortimer read an email with questions from community member Steve Derthick.

New plans were entered into the record.

Discussion: A discussion was had between the Commission members. Skip Pond made a motion to approve Case HZ-21-158: 830 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, approval subject to any and all conditions. Matt McDonald seconded the motion. All in favor, the motion carried to approve.

There were conditions noted for the approval:

1. Windows to be true divided light with brick mold trim.
2. Precast window sills on all windows.
3. Front porch door sidelights to have horizontal divisions only.
4. Brick columns on rear porch to match front porch.
5. Front and back porch to be narrowed by 12" from corner of house.
6. Front sidewalk and retaining wall cut to match 836 Fortwood Street. Sidewalk to be concrete or pavers.
7. Garage roof to be repaired in-kind. Remove front eyebrow on garage.
8. Parking to be brown gravel, pavers or tinted concrete to match existing driveway.
9. Original driveway to remain.
10. Setback to match 836 Fortwood Street.
11. Dormer window to be 2 x 2.

Matt McDonald exited the meeting.

Case #HZ-21-142 – 836 Fortwood Street – Rehabilitation of historic home

Project Description:

The applicant, Robert Cummings, has applied for the following work:

- Exterior alterations

Comments from the community:

Applicant Robert Cummings spoke about the project and explained the project in further detail to the Commission. Commissioner Dana Moody stated that she did not believe that the rear addition met the standards from the Secretary of the Interior.

Discussion: A discussion was had between the Commission members. Skip Pond made a motion to approve Case HZ-21-142: 836 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, approval subject to any and all conditions. Dana Moody seconded the motion. All in favor, the motion carried to approve.

There were conditions noted for the approval:

1. Existing windows to remain and be restored.
2. Both chimneys to remain and be repaired in-kind.
3. Front door opening to be restored to original.
4. Both front doors to remain. Non-original vestibule to be removed.
5. Restore soffits and fascia to original.
6. Stucco to be restored to original.
7. All trim to be painted white.
8. Garage not to be demolished.
9. Addition is denied. Applicant is to resubmit for addition.

Case #HZ-21-163 – 4701 Saint Elmo Avenue – Rear porch

Case #HZ-21-163 was deferred due the public meeting notice sign not being posted. Case #HZ-21-163 will go before the Commission on Thursday, January 20th, 2022.

NEW BUSINESS:

STAFF REVIEWS:

Melissa Mortimer presented the November staff reviews to the Commission. They were as follows:

1. HZ-21-149 - 4400 Saint Elmo Avenue - Paint exterior and repair wood in-kind.
2. HZ-21-184 - 5006 Saint Elmo Avenue - 3' aluminum picket fence, walkway and rock accent pieces.
3. HZ-21-186 - 1195 W 46th Street - rear deck.
4. HZ-21-188 - 4401 Tennessee Avenue - removal of vinyl soffits and repair to original wood.
5. HZ-21-189 - 5102 Tennessee Avenue - retaining wall and patio in rear of home.
6. HZ-21-192 - 202 Morningside Drive - roof replacement.
7. HZ-21-193 - 4501 St. Elmo Avenue - roof replacement.
8. HZ-21-195 - 4506 Alabama Avenue - Renewal of HZ-21-40.
9. HZ-21-196 - 4616 Florida Avenue - repair and flash chimney.
10. HZ-21-199 - 4514 Tennessee Avenue - Roof replacement.

11. HZ-21-200 - 4309 St. Elmo Avenue - Roof replacement.
12. HZ-21-201 - 4912 Florida Avenue - Stair railing replacement.
13. HZ-21-203 - 843 Oak Street - Porch railing and balusters.
14. HZ-21-209 - 4400 Saint Elmo Avenue - Siding replacement on non-original addition.

Case #HZ-21-155 – 4500 Alabama Avenue – Rehab / enforcement

Project Description:

The applicant, Tristan Ramsey, has applied for the following work:

- Exterior alterations and rear deck

Comments from the community:

Brandon Taylor spoke about the project and explained the project in further detail to the Commission.

Discussion: A discussion was had between the Commission members. Leanne Kinney made a motion to approve Case HZ-21-155: 4500 Alabama Avenue, as submitted pursuant to the Chattanooga City Code, Chapter 10, Article II, Section 10-15e and pursuant to the Saint Elmo Design Guidelines, approval subject to any and all conditions. Dana Moody seconded the motion. All in favor, the motion carried to approve.

There were conditions noted for the approval:

1. Removal of shutters.
2. Vinyl siding to match with reveal around front north elevation window to match consistently with others.
3. Original window openings to remain on addition with wood clad replacement windows.
4. French doors as replacement on addition and a louvered wood vent in front gable.
5. All other windows to remain.

Case #HZ-21-167 – 5422 Saint Elmo Avenue – Rehab / enforcement

Project Description:

The applicant, Randy Chapman, has applied for the following work:

- Renovation, enforcement case

Comments from the community:

Tim Metcalf spoke about the project and explained the project in further detail to the Commission.

Discussion: A discussion was had between the Commission members. Clif McCormick made a motion to defer Case HZ-21-167: 5422 Saint Elmo Avenue, as submitted pursuant to the Chattanooga City Code, Chapter 10, Article II, Section 10-15e and pursuant to the Saint Elmo Design Guidelines, deferral subject to any and all conditions. Skip Pond seconded the motion. All in favor, the motion carried to approve.

There were conditions noted for the deferral:

1. Revised drawings showing exact window width, height, horizontal placement, vertical placement, trim detail, trim dimensions and exact eave, soffit, porch beam and porch column details with dimensions.
2. All above items to match historic conditions based on staff photos.

Commissioner Leanne Kinney was not present for Case #HZ-21-167: 5422 Saint Elmo Avenue.

Case #HZ-21-205 – 4567 Alabama Avenue – Garage deck and stair**Project Description:**

The applicant, Keith McCallie, has applied for the following work:

- Garage deck connection and door, new front sidewalk, and rear stone path, steps cut into original stone wall.

Comments from the community:

David Corson spoke about the work and explained the work in further detail to the Commission. Applicant and designer on the project Keith McCallie also spoke to the Commission about the project.

Discussion: A discussion was had between the Commission members. Clif McCormick made a motion to approve Case HZ-21-205: 4567 Alabama Avenue, as submitted pursuant to the Chattanooga City Code, Chapter 10, Article II, Section 10-15e and pursuant to the Saint Elmo Guidelines, approval subject to any and all conditions. Leanne Kinney seconded the motion. All in favor, and two opposed, the motion carried to approve.

There were conditions noted for the approval:

1. Remainder of submission, including garage deck, is denied.

Case #HZ-21-210 – 1015 E. 5th Street – Side porch / enforcement

Project Description:

The applicant, Amanda Tarr, has applied for the following work:

- Side porch addition
- There is also an enforcement on the side porch addition

Comments from the community:

Applicant Amanda Tarr spoke about the project and explained the project to the Commission in further detail. Community member Katie Schumacher spoke to the Commission in support of the project.

Discussion: A discussion was had between the Commission members. Clif McCormick made a motion to approve Case HZ-21-210: 1015 E. 5th Street, as submitted pursuant to the Chattanooga City Code, Chapter 10, Article II, Section 10-15e and pursuant to the Fort Wood Design Guidelines, approval subject to any and all conditions. Steve Lewin seconded the motion. All in favor, and one opposed, the motion carried to approve.

There were conditions noted for the approval:

1. Landscape screen to be installed below porch floor level.
2. Bronze metal horizontal pipe railing or bronze cable railings.


OTHER BUSINESS:

There was no other business.

NEXT MEETING DATE: January 20, 2022 (application deadline: December 16, 2021 at 4 P.M.).

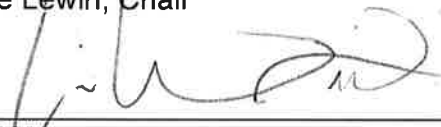
Steve Lewin made a motion to adjourn.

The meeting was adjourned at 1:43 P.M.



Steve Lewin, Chair

12-16-2021
Date



Levi Witt, Secretary

12-16-2021
Date