

# Meeting Minutes

December 21, 2023

The duly advertised meeting of the Chattanooga Historic Zoning Commission was held on November 16<sup>th</sup>, 2023, at 9:30 A.M. in conference room 1A of the Development Resource Center. Chair Skip Pond called the meeting to order, Andrew Pinion 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, John Brennan, Clif McCormick, Piper Stromatt, Nathan Bird, Matt McDonald, Todd Morgan

**Members Absent:** Leanne Kinney, Dana Moody

**Staff Members Present:** Historic Preservation Planner Melissa Mortimer, Administrative Support Assistant II Andrew Pinion, Attorney Andrew Trundle

**Applicants Present:** Keith Riley, Ken Morris

## **New Business:**

- November Staff Reviews

Melissa Mortimer presented the staff reviews for November to the Commission:

1. **HZ-23-144: 5405 Ansley Dr** - rear deck and wood privacy fence.
2. **HZ-23-147: 4104 Alabama Ave** - new wood siding to cover existing wood siding.
3. **HZ-23-158: 1613 W 53rd St** - new door to be reinstalled in original door opening and a new wall.
4. **HZ-23-160: 421 St. Elmo Ave** - wood siding repairs/replacement and new gutters.
5. **HZ-23-161: 1201 W 46th St** - 6' wood privacy fence in rear yard.
6. **HZ-23-168: 4512 St. Elmo Ave** - in-kind wood replacement of damaged siding on front gable-end.
7. **HZ-23-172: 102 Morningside** - replacement of non-original rear door with a solid wood 15-lite door.

## **HZ-23-139: 5413 Alabama Ave: New Construction**

The Applicant Keith Riley has the following:

- New Construction

## **Staff Comments:**

Historic Preservation Planner Melissa Mortimer presented the report to the committee.

## **Relevant Guidelines Covered:**

6.22 New Construction Page 52  
6.9 Driveways and Paving Page 41

Applicant Keith Riley 5413 Tennessee Ave. - spoke about the project and explained in further detail to the Commission.

**Discussion: A discussion was had between the commission members and applicant. John Brennan made a motion to defer Case #HZ-23-139 – 541 Alabama Ave., as submitted pursuant to the Chattanooga City Code, Chapter 10, Article 2, Section 10-15e and pursuant to the Saint Elmo Design Guidelines.**

**Nathan Bird seconded the motion. All in favor. The case is deferred.**

Case #HZ-23-150 – 5406 Virginia Ave. – New Construction

**Project Description:**

The Applicant Ken Morris has the following:

- New Construction

**Staff Comments:**

Historic Preservation Planner Melissa Mortimer presented the report to the committee.

**Relevant Guidelines Covered:**

6.22 New Construction, Page 52  
6.9 Driveways and Paving, Page 41

**Comments from the community:**

Applicant Ken Morris 5613 Tennessee Ave. - spoke about the project and explained in further detail to the Commission.

**Discussion: A discussion was had between the commission members and applicant. Nathaniel Bird made a motion to approve Case #HZ-23-150 – 5406 Virginia Ave, as submitted pursuant to the Chattanooga City Code, Chapter 10, Article 2, Section 10-15e and pursuant to the St. Elmo Design Guidelines, approval subject to the following conditions:**

1. All front windows to be double hung
2. Front windows may be slightly larger (up to 3:1 H:W), to be staff approved.
3. Columns to be 6'6".

**Cliff McCormick seconded the motion. All in favor, the motion was carried to approve.**

Case #HZ-23-156 – 1402 W 53<sup>rd</sup> St. – Rehabilitation

**Project Description:**

The applicant Wallace Fortson has the following:

- Rehabilitation

**Staff Comments:**

Historic Preservation Planner Melissa Mortimer presented the report to the committee.

**Relevant Guidelines Covered:**

6.41 Windows, Page 74  
6.3 Awnings, Page 35  
6.8 Doors, Page 40  
6.40 Wood, Page 74

Applicant Wallace Fortson 1310 Dodson Ave - spoke about the project and explained project in further detail to the Commission.

**Discussion: A discussion was had between the commission members and applicant. Clif McCormick made a motion to approve Case HZ-23-156, 1402 W 53<sup>rd</sup> St, as submitted pursuant to the Chattanooga City Code, Chapter 10, Article 2, Section 10-15e and pursuant to the Saint Elmo Design Guidelines, approval subject to the following conditions.**

**No Conditions**

**Nathan Bird seconded the motion. All in favor, the motion was carried to approve.**

Case #HZ-23-163 – 5509 Alabama Ave – New Construction

**Project Description:**

Applicant C Denise Shaw 1402 W 54<sup>th</sup> St has the following:

- New Construction

**Staff Comments:**

Historic Preservation Planner Melissa Mortimer presented the report to the committee.

**Relevant Guidelines Covered:**

6.22 New Construction, Page 52  
6.9 Driveways and Paving, Page 41

Applicant Denise Shaw 1402 W 54<sup>th</sup> St spoke about the project and explained in further detail to the Commission.

Neighbor Justin Lucia 550 Alabama Ave spoke in opposition of the case. Mr. Lucia has issues with how large the proposed structure will be.

**Discussion: A discussion was had between the commission members and applicant. Piper Stromatt made a motion to approve Case HZ-23-163 5509 Alabama Ave., as submitted pursuant to the Chattanooga City Code, Chapter 10, Article 2, Section 10-15e and pursuant to the Saint Elmo Design Guidelines.**

1. **Either baluster type will be accepted.**
2. **Porch fan acceptable.**
3. **Skirting planks to extend from porch to under stairs on front façade.**

**Matt McDonald seconded the motion. All in favor, the motion was carried to approve.**

Case #HZ-23-166 – 4614 Glynden Dr – Renovations

**Project Description:**

Applicant C Denise Shaw 1402 W 54<sup>th</sup> St has the following:

- New Construction.

**Staff Comments:**

Historic Preservation Planner Melissa Mortimer presented the report to the committee.

**Relevant Guidelines Covered:**

6.22 New Construction, Page 22  
6.9 Driveways and Paving Page 41

Applicant Denise Shaw 1402 W 54<sup>th</sup> St spoke about the project and explained in further detail to the Commission.

**Discussion: A discussion was had between the commission members and applicant. Matt McDonald made a motion to defer Case HZ-23-166, 4614 Glynden Dr., as submitted pursuant to the Chattanooga City Code, Chapter 10, Article 2, Section 10-15e and pursuant to the Saint Elmo Design Guidelines, approval subject to the following conditions:**

**Nathaniel Bird seconded the motion. All in favor. The case is deferred.**

**Piper Stromatt leaves proceedings at 11:45 AM.**

Case #HZ-23-167 – 838 Vine St – Porch Alterations**Project Description:**

Applicant Darryl Smith 5501 Beulah Ave has the following:

- Porch Alterations

**Staff Comments:**

Historic Preservation Planner Melissa Mortimer presented the report to the committee.

**Relevant Guidelines Covered:**

4.2 Entrances and Porches, Page 37  
4.7 Masonry, Page 43

Applicant David Luzuriaga 838 Vine St spoke about the project and explained in further detail to the Commission. Applicant stated they had a contractor in the past that did the work that had not been approved.

Neighbor Kate Schumacher 863 Oak St spoke in opposition to some aspects of the build. She was concerned about the front façade as well as the back porch.

**Discussion: A discussion was had between the commission members and applicant. Nathaniel Bird made a motion to approve Case HZ-23-167 838 Vine St., as submitted pursuant to the Chattanooga City Code, Chapter 10, Article 2, Section 10-15e and pursuant to the Fort Wood Design Guidelines, approval subject to the following conditions:**

1. Porch to be constructed as previously approved under HZ-22-34 with the exception of the new ceiling height.

**Todd Morgan seconded the motion. All in favor, the motion was carried to approve.**

Clif McCormick made a motion to adjourn. Nathan Bird seconded. All in favor.

**The meeting was adjourned at 12:16 p.m.**

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**Skip Pond, Chairman**

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**Date**

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**Andrew Pinion, Secretary**

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**Date**