

Meeting Minutes

October 19, 2023

The duly advertised meeting of the Chattanooga Historic Zoning Commission was held on October 19th, 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, Leanne Kinney, Matt McDonald, Dana Moody

Members Absent: Todd Morgan

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

Applicants Present: Matt Lewis, Cassie Courtney, Stephen Nichols, Nate Paulk, Josh Cooper, Debbie Sue Przybysz.

Approval of Minutes: John Brennan made a motion to approve minutes. Matt McDonald seconded. All in favor, the minutes were approved.

Old Business:

HZ-23-27: 4609 Alabama Ave: Exterior Alterations

The Applicant Matthew Lewis has the following:

- Exterior Alterations

Staff Comments:

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

Relevant Guidelines Covered:

6.8 Doors Page 40
6.13 Foundations: Page 45
6.9 Driveways and Paving: Page 41
6.17 Landscaping: Page 48
6.25 Porches, Porch Columns and Railings Page 59
6.32 Sidewalks and Walkways: Page 67
6.33 Siding (lap siding, wall shingles) Page 68
6.40 Wood Page 74
6.41 Windows Page 74
6.27 Roofs Page 62

Comments from the community:

Jonathan Bussey 4601 Alabama Ave – Emailed in favor of the project.

Brian Saffold 1507 W 42nd St – Emailed in favor of the project

Angela & Virgil Fox 1706 W 42nd St – Emailed in favor of the project

Gary Whitehead-Nudd 4711 Alabama Ave – Emailed in favor of the project

Jennifer Thaggard 4607 Ave – Emailed in favor of the project

The Pollom Family 4705 Alabama Ave – Emailed in favor of the project

Tyler & Yesenia from St. Elmo – Emailed in favor of the project

Mark van der Waarde & Evelyn Greter 4617 Alabama Ave – Emailed in favor of the project

Mike Viertel 4402 Tennessee – Emailed in favor of the project

Esme Oehig 4561 Alabama Ave – Emailed in favor of the project

Discussion: A discussion was had between the commission members and applicant. Piper Stromatt made a motion to approve Case #HZ-23-27 – 4609 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, approval subject to the following conditions:

1. **Replace front façade siding with wood cap siding sides and rear to remain Hardie.**
2. **Front door to remain original on front façade.**
3. **Windows to remain in correct locations on front façade.**
4. **Window/Door trim to be replaced with wood trim on front façade.**
5. **Windows to be added on left façade at a total of 2.**
6. **Paint and trim to match.**

Nathan Bird seconded the motion. Six members approved with two being opposed. The motion was carried to approve.

New Business:

- September Staff Reviews

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

1. **HZ-23-117: 4713 Alabama Ave** - Roof and Deck
2. **HZ-23-118: 4567 Alabama Ave** - Addition to the primary dwelling, front porch extension
3. **HZ-23-119: 5422 St. Elmo Ave** - Front and back fence
4. **HZ-23-120: 1620 W 53rd** - Approval of 2-story home with basement garage and fence.
5. **HZ-23-121: 4917 Virginia Ave** - New Construction with drive and sidewalk
6. **HZ-23-123: 4416 Alabama Ave** - construction of outbuilding.
7. **HZ-23-126: 5415 Tennessee Ave** - Storm door installation
8. **HZ-23-130: 5515 Alabama Ave** - Repair of block, brick, and siding. Replace windows and addition of rail.
9. **HZ-23-138: 4917 Virginia Ave** - Emergency demo of dwelling due to safety issues. Rebuild to be cleared by CHZC
10. **HZ-23-127 4616 Florida Ave** - Front porch rehabilitation.

Case #HZ-23-128 – 109 Morningside Dr. – Exterior Alterations

Project Description:

The Applicant Cassie Courtney has the following:

- Exterior Alterations

Staff Comments:

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

Relevant Guidelines Covered:

- 5. Alterations to existing buildings.
 - A. Roofs Page 11
 - C. Windows and Doors, Page 13
 - D. Details, Page 14
 - E. Materials, Page 15

Comments from the community:

Applicant Cassie Courtney 109 Morningside Dr. - spoke about the project and explained in further detail to the Commission regarding the roof, stucco, doors and gutter repair and the materials to be used.

Discussion: A discussion was had between the commission members and applicant. John Brennan made a motion to approve Case #HZ-23-128 – 109 Morningside Drive, as submitted pursuant to the Chattanooga City Code, Chapter 10, Article 2, Section 10-15e and pursuant to the Ferger Place Design Guidelines, approval subject to the following conditions:

1. Roof material to be clay tile.
2. Door material may be wood, steel, or fiberglass. Fan light transoms to remain.

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

Case #HZ-23-131 – 5307 Beulah Ave. – Rear Addition

Project Description:

The applicant Stephan Nichols 5307 Beulah Ave has the following:

- Rear addition
- Enclosing the existing South porch

Staff Comments:

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

Relevant Guidelines Covered:

- 6.1 Additions, Page 33
- 6.41 Windows Page 74
- 6.25 Porches, Page 59

Applicant Stephan Nichols 5307 Beulah Ave - spoke about the project and explained in further detail to the Commission regarding the demo and rebuilding of a rear addition to the home, windows, and the enclosing of the rear porch.

Discussion: A discussion was had between the commission members and applicant. Matt McDonald made a motion to approve Case HZ-23-131 5307 Beulah Ave, 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.

1. **Leave original exterior wall in place.**

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

Case #HZ-23-133 – 1606 W 51st Street – Alterations from COA, addition and outbuilding

Project Description:

Applicant Nate Paulk 1606 W 51st Street has the following:

- Alterations from the previous COA
- Garage door materials

Staff Comments:

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

Relevant Guidelines Covered:

6.23 New Construction: outbuildings, Page 57
6.1 Additions, Page 33
6.41 Windows, Page 74

Applicant spoke about the project and explained in further detail to the Commission regarding the building of a storage shed on the property.

Discussion: A discussion was had between the commission members and applicant. Dana Moody made a motion to approve Case HZ-23-133 1606 W 51st Street, 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.

1. **Garage door may contain lights in the top third.**

Piper Stromatt seconded the motion. All in favor, the motion was carried to approve.

Case #HZ-23-134 – 5101 Tennessee Ave – Rear Porch Addition

Project Description:

Applicant Josh Cooper 5101 Tennessee Ave has the following:

- Screened porch addition on rear of home

Staff Comments:

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

Relevant Guidelines Covered:

6.1 Additions Page 33
6.25. Porches, Porch Columns and Railings Page 59
6.41 Windows, Page 74

Applicant Josh Cooper 5101 Tennessee Ave spoke about the project and explained in further detail to the Commission regarding the building of a rear screened porch addition.

Discussion: A discussion was had between the commission members and applicant. Leanna Kinney made a motion to approve Case HZ-23-134 5101 Tennessee Ave., as submitted pursuant to the Chattanooga City Code, Chapter 10, Article 2, Section 10-15e and pursuant to the Saint Elmo Design Guidelines, approval with no conditions.

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

Case #HZ-23-137 – 4917 Virginia Ave – Rebuilding house after emergency demo

Project Description:

Applicant Debbie Sue Przybysz 4700 Florida Ave has the following:

- Rebuilding house after emergency demo

Staff Comments:

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

Relevant Guidelines Covered:

6.22: New Construction Page 52

Applicant Debbie Sue Przybysz 4700 Florida Ave spoke about the project and explained in further detail to the Commission regarding the rebuilding of the home after emergency demo, and the plans for the new construction.

Discussion: A discussion was had between the commission members and applicant. Cliff McCormick made a motion to approve Case HZ-23-137 4917 Virginia Ave., 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.

1. 10-foot ceiling
2. 8/12 pitch roof, hip or gable
3. Foundation height to be 30” or less.

John Brennan seconded the motion. All in favor, the motion was carried to approve.

John Brennan made a motion to adjourn. Matt McDonald seconded.

The meeting was adjourned at 12:20 p.m.

Skip Pond, Chairman

Date

Andrew Pinion, Secretary

Date