

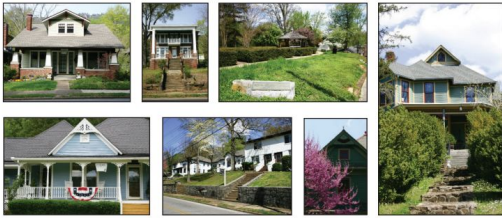
Historic Zoning Commission

December 19, 2024



St. Elmo

Historic District Guidelines



Fort Wood

Historic District Guidelines



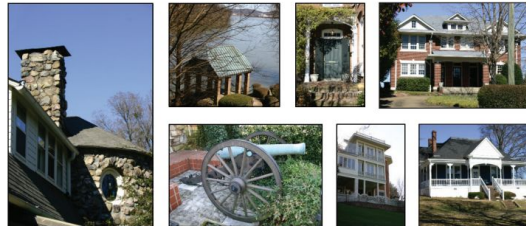
Ferger Place

Historic District Guidelines



Battery Place

Historic District Guidelines



Rules of Procedure

The order of business for hearing will be as follows:

1. **Staff Presentation**
 - a. Application description of proposed project
 - b. Note if the site/structure is historic and/or listed as contributing to the character of the district.
 - c. Location of proposed project
 - d. Explanation of proposed project
 - e. Project photographs and plans
2. **Applicant Presentation** (10 minutes maximum)
3. **Comments by Other Persons** (limited to 5 minutes)
 - a. Opponents, proponents, and other
4. **Applicant Response** (5 minute maximum)
5. **Historic Zoning Commission Discussion**
6. **Motion and Vote**

A Certificate of Appropriateness will be issued within a week of the hearing.

If you defer your case OR if you have conditional items to bring back before the Commission, you **MUST** contact staff and ask to be added to the agenda for that meeting. You will NOT automatically be added to the agenda.

Please note that this meeting is being recorded.

Additional Rules of Procedure

- **Swearing In & Sign In:** If you plan to speak you must be sworn in and sign in at the podium.
- **Laser Pointer:** Use the laser pointer to indicate what areas you are modifying when presenting.
- **Applicant Deferring Case:** If you would like to defer your case to be heard at a later date, a deferral must be requested by the applicant prior to the statement of the case's motion.
 - The application must be updated (in its entirety) by the applicant and submitted one week after the meeting date.
- **Exiting During the Meeting:** If you leave the meeting, please wait until exiting to wooden doors to speak.
- **COA Information:**
 - All construction work must meet the Certificate of Appropriateness (COA) and Design Guidelines as approved by the Chattanooga Historic Zoning Commission or CHZC Staff. If plans change, a new application will be required. If work is not started within 6 months of issue date, a new COA will need to be issued.
 - A COA is NOT a building permit or a land disturbing permit. Please contact the Land Disturbing Office or the Building Permit Office prior to starting the project.
 - The COA must be posted in a visible location or on file on the property until the project is completed.

Agenda

1. Roll Call

2. Swearing In

3. Rules of Procedure. Order of Business

4. Approve Minutes of Prior Meetings

6. Old Business:

- I. HZ-24-101: 4518 St. Elmo Ave.: Foundation
- II. HZ-24-104: 838 Vine St.: Front Porch

7. New Business:

a. Listing of Staff Reviews

b. Commission Cases to review

- I. HZ-24-113: 5501 Beulah Ave. : Parking + Shed
- II. HZ-24-116: 4425 Seneca Ave.: Garage Addition
- III. HZ-24-118: 4309 Michigan Ave.: New Construction
- IV. HZ-24-120: 4812 Alabama Ave.: Exterior Rehabilitation + Addition
- V. HZ-24-121: 1703 W. 54th St.: Porch/Addition + Carport

8. Other Business: National Register Nomination: Pleasant Garden Cemetery

9. Announcements: Next meeting date: January 16, 2025 (application deadline – December 20, 2024 at 4 p.m.)

10. Adjourn

Staff Reviews

- I. HZ-24-114: 4218 Tennessee Ave.: Exterior Rehabilitation
- II. HZ-24-115: 5307 Beulah Ave.: Rear Porch
- III. HZ-24-117: 5002 Florida Ave.: Railing
- IV. HZ-24-119: 927 Fort Wood St.: Porch Tile Repair
- V. HZ-24-122: 109 Morningside: Foundation Stabilization
- VI. HZ-24-123: 5307 Beulah Ave.: Asphalt Shingle Roof
- VII. HZ-24-124: 4407 St. Elmo Ave. : New Window Openings (New Construction)



Old Business

Case # HZ-24-101

4518 St. Elmo Ave.

Neighborhood: St. Elmo

Historic Structure: Yes, ca. 1930

Description of proposed project: Foundation



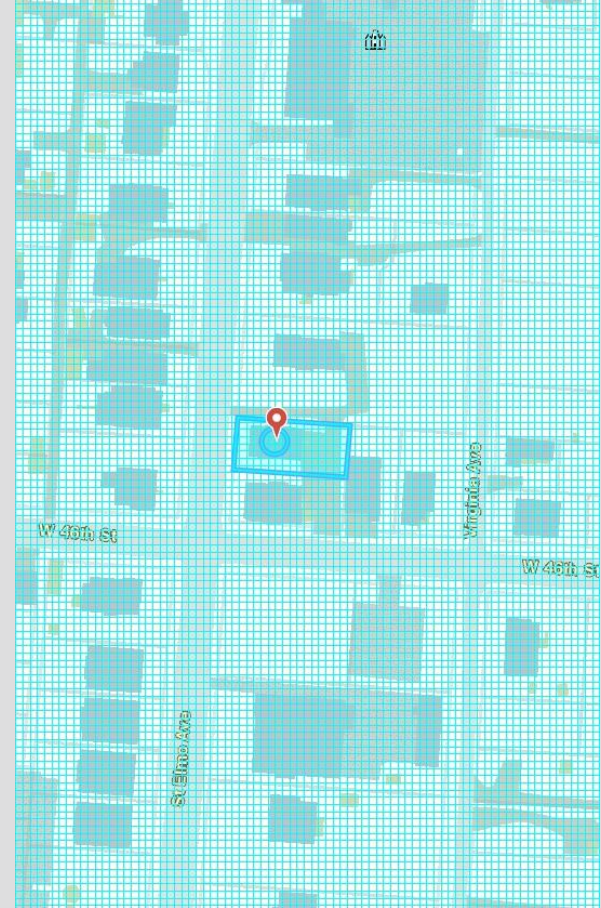
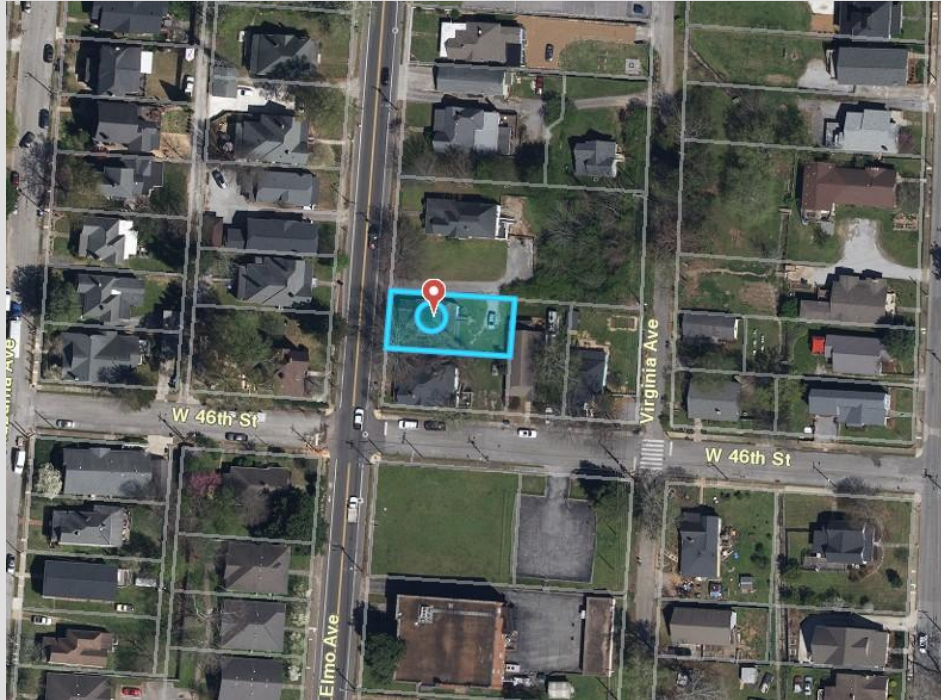
Historic Zoning History:

None

Map Location

Case # HZ-24-101

4518 St. Elmo Ave.



Property Photos

Case # HZ-24-101
4518 St. Elmo Ave.



Property Photos

Case # HZ-24-101
4518 St. Elmo Ave.



Neighboring Property Photos

Case # HZ-24-101

4518 St. Elmo Ave.



Neighboring Property Photos

Case # HZ-24-101

4518 St. Elmo Ave.



Application Information

Case # HZ-24-101

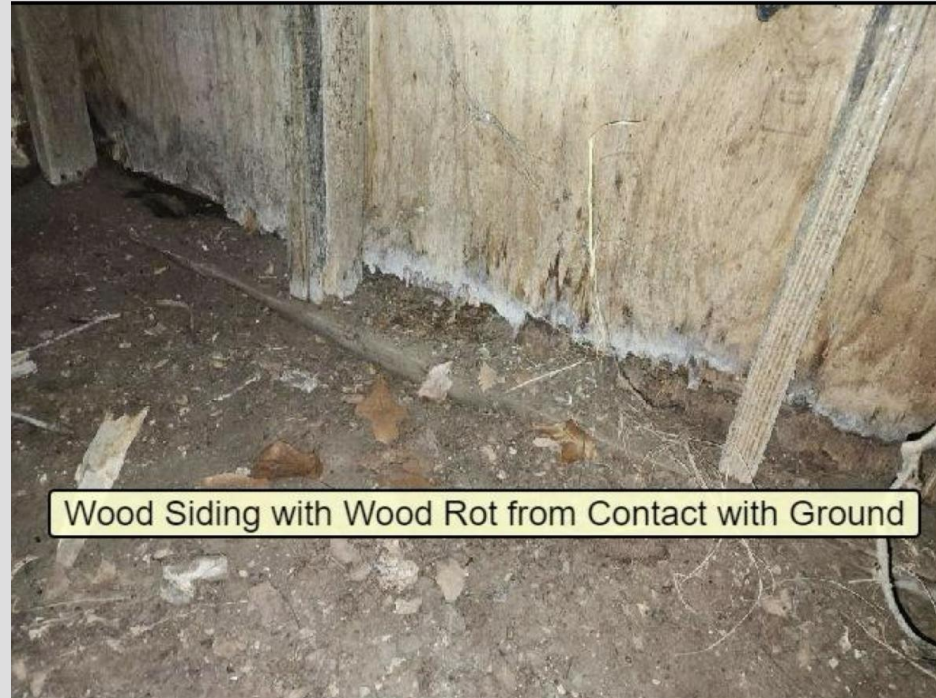
4518 St. Elmo Ave.



Application Information

Case # HZ-24-101

4518 St. Elmo Ave.



Material List

Case # HZ-24-101
4518 St. Elmo Ave.



Description	Total
Block	\$1,500.00
Concrete Footing	\$900.00
Concrete Labor	\$850.00
Sand	\$350.00
Mortar	\$480.00
Block labor	\$1,750.00
Stucco	\$600.00
Stucco labor	\$1,400.00

Relevant St. Elmo Guidelines:

Case # HZ-24-101, 4518 St. Elmo Ave.


6.13 Foundations, Page 45

Staff Report

13. Foundations

Many St. Elmo dwellings have finely crafted foundations of native stone and brick is also widely used as a foundation material. Repointing and repair of masonry foundations should follow masonry guidelines.

- A. Should be preserved and maintained in their original design and with original materials and detailing. **The applicant is proposing removing the existing paneling and adding concrete block between the existing brick piers.**
- B. Between existing piers should be filled in as traditional for the type and style of the house, generally with wood lattice framed panels; with brick of color, tooling, and mortar color appropriate for the period of the house, or with decorative vertical wood boards. **The applicant is proposing adding concrete block between the existing brick pier foundation.**
- C. Should not be concealed with concrete block, plywood panels, corrugated metal, or wood shingles. **The applicant is proposing adding concrete block between the existing brick pier foundation.**
- D. If masonry, should be cleaned, repaired, or repointed according to masonry guidelines.
- E. Of brick may be painted or stuccoed if the brick and/or mortar is mismatched or inappropriately repaired. Dark reds, browns or other traditional brick colors are appropriate paint colors for foundations.




Case # HZ-24-101
4518 St. Elmo Ave.

Applicant Presentation (10 minutes maximum)

Case # HZ-24-101
4518 St. Elmo Ave.

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





Case # HZ-24-101
4518 St. Elmo Ave.

Applicant Response (5 minute maximum)

**Historic Zoning Commission Discussion
Motion and Vote**

Case # HZ-24-104

838 Vine St.

Neighborhood: Fort Wood

Historic Structure: Yes, ca. 1900

Description of proposed project: Front porch alterations



Historic Zoning History:

HZ-24-98: Window and door repair

HZ-23-167: Front and rear porches

HZ-22-34: Replace front and rear porches

HZ-22-28: Roof, fascia, and soffit replace/repair in-kind

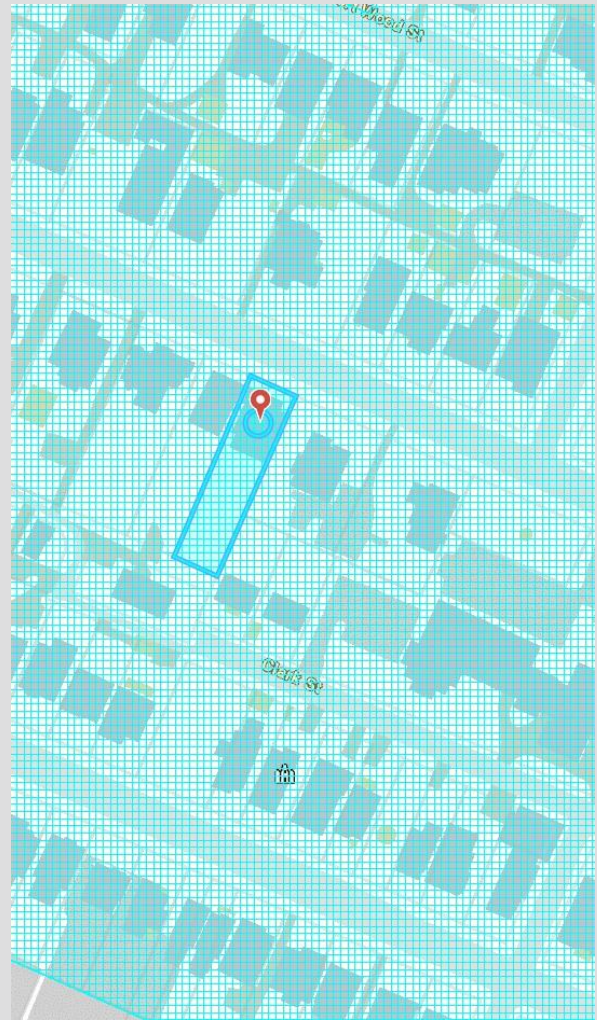
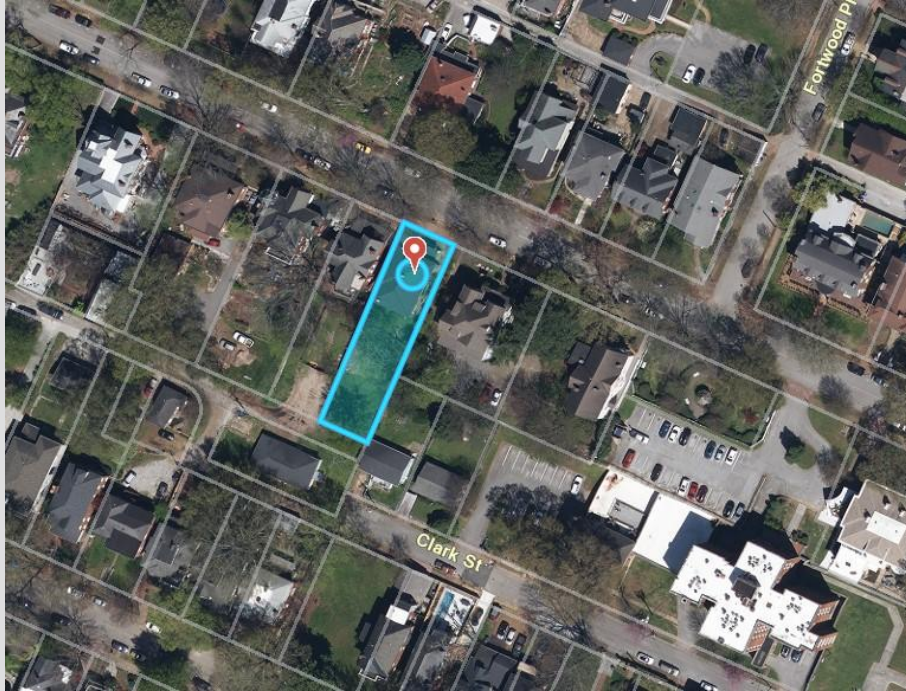
HZ-21-202: Repair structural porch columns

HZ-21-211: Remove rear porch due to structural issues

Map Location

Case # HZ-24-104

838 Vine St.



Property Photos

Case # HZ-24-104

838 Vine St.



Property Photos

Case # HZ-24-104
838 Vine St.



Property Photos

Case # HZ-24-104
838 Vine St.



Property Photos

Case # HZ-24-104
838 Vine St.



Neighboring Property Photos

Case # HZ-24-104

838 Vine St.

850 Vine



840 Vine



838 Vine**



836 Vine



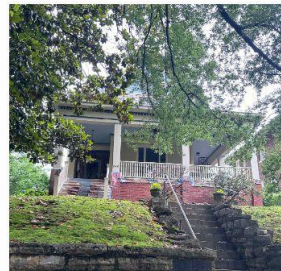
830 Vine



859 Vine



855 Vine



849 Vine



841 Vine

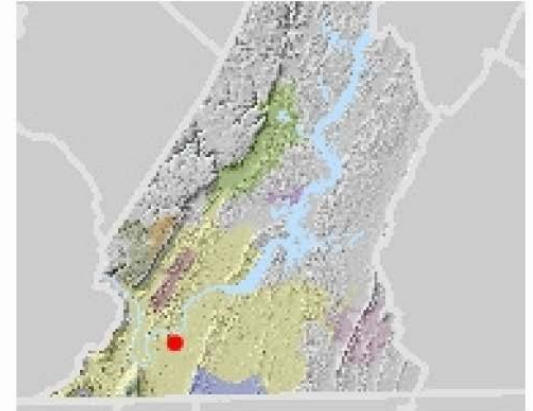


835 Vine

838 VINE STREET Neighboring Properties

Application Information

Case # HZ-24-104
838 Vine St.



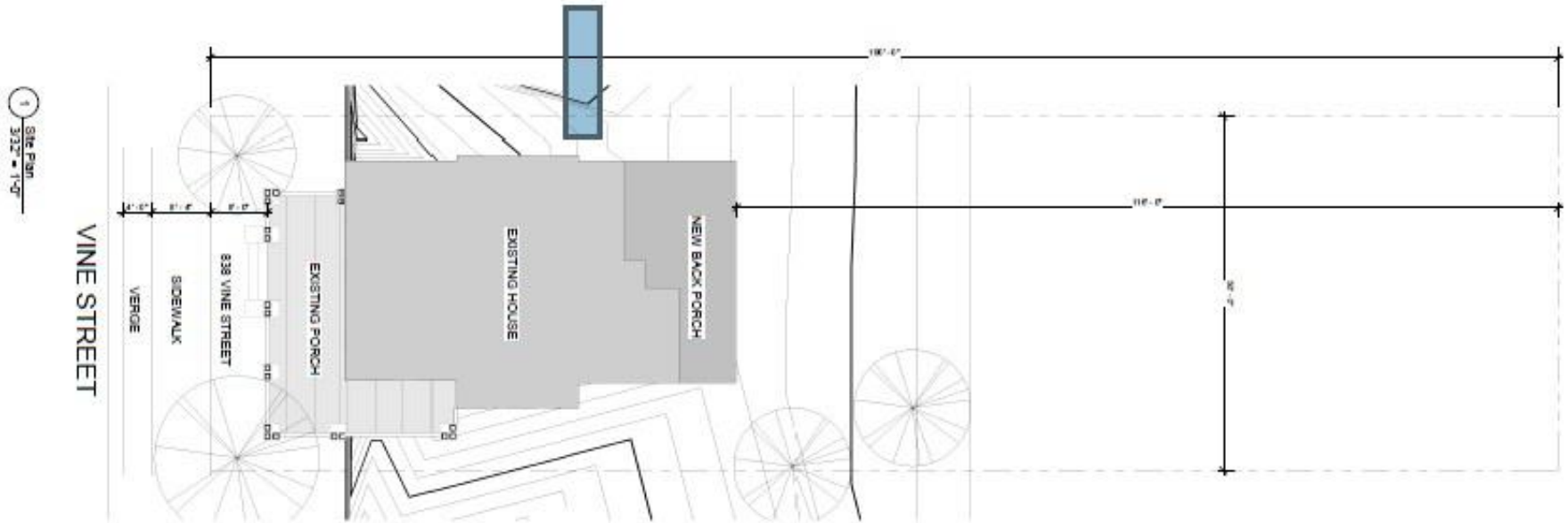
Fort Wood Neighborhood

838 VINE STREET Site Location

Application Information

Case # HZ-24-104

838 Vine St.



Application Information

Case # HZ-24-104
838 Vine St.



Demo showing original front porch



Porch prior to demo, shows
brick knee wall

Existing Porch

838 VINE STREET Front Porch



Application Information

Case # HZ-24-104
838 Vine St.



Existing Porch



Proposed Porch with Brick Knee Wall and New Columns

838 VINE STREET Back Porch

Application Information

Case # HZ-24-104
838 Vine St.

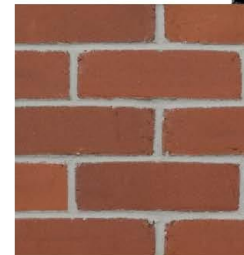
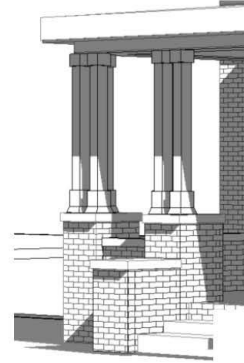


Existing Porch

Constructed with non-uniform brick of varying colors and stock PVC columns



838 VINE STREET Back Porch



Materials List:

- Wood wrapped columns
- First quality brick to skin the existing porch columns and wall
- Rebuild the brick knee wall with concrete cap to match existing cap at columns
- New PVC vent cover to replace aluminum louvered vent



Renovated Porch with Brick Knee Wall and New Columns

Application Information

Case # HZ-24-104
838 Vine St.



1 Elevation - Front Porch
3/16" = 1'-0"

838 VINE STREET Front Porch - North Elevation

Second Floor 11' - 7"

6" painted wood column with
wood trim capital and base

column cluster
at existing

knee wall with concrete cap

first quality brick to skin
existing second quality brick

First Floor 0' - 0"

scupper drain
36" x 6"

Application Information

Case # HZ-24-104
838 Vine St.



1 Elevation - Right Porches
3/16" = 1'-0"

838 VINE STREET Side - West Elevation

Application Information

Case # HZ-24-104
838 Vine St.



838 VINE STREET Side - East Elevation

Material List

Case # HZ-24-104

838 Vine St.



Material List

Case # HZ-24-104
838 Vine St.



Application Information

Case # HZ-24-104

838 Vine St.

COA previously approved
at Nov. 2024 CHZC
Meeting.

CHZC deferred front
porch to review
proposed brick
materials.

DocuSign Envelope ID: A4DD9CEC-5ED5-4B1E-B401-D26431C0DF36

CHATTANOOGA HISTORIC ZONING COMMISSION

CASE#: HZ-24-104

APPLICANT: Keith McCallie

PROPERTY ADDRESS: 838 Vine Street

HISTORIC DISTRICT: Fort Wood

DATE: 11/21/2024

The Chattanooga Historic Zoning Commission, pursuant to Chattanooga City Code, Article II, Chapters 10-10 through 10-20, has approved the following work:

APPROVED: As submitted excluding front porch brick material and rear french door.

CONDITIONS: 1. Existing rear doorway to remain, door to be staff approved. 2. Approval pending brick up reviewed by Commission.

All work must meet the Design Guidelines as approved by the Chattanooga Historic Zoning Commission. If plans change, a new application will be required. If work is not started within 6 months of issue date, a new Certificate of Appropriateness will need to be issued. This is NOT a building permit. Please contact Building Inspections prior to starting the project.

For further information: Historic Preservation Planner, City of Chattanooga, 1250 Market Street, Suite 1000, Chattanooga 37402 423.643.5891

(Display this notice in a visible location on your property until the project is completed.)

CHZC Approval

DocuSigned by:
1108XVCE101440370

Chairman, CHZC

Staff Approval

Cassie Cline
Staff Signature

Relevant Fort Wood Guidelines:

Case # HZ-24-104, 838 Vine St.


4.2 Entrances and Porches, Page 37

Staff Report

4.2 Entrances and Porches

Entrances and porches are often the primary focal points of a historic house and, because of their decoration and articulation, help define the style of the building. Entrances are functional and ceremonial elements for all buildings. Porches have traditionally been a social gathering point as well as a transition area between the exterior and interior of the residence. Fort Wood has a rich variety of these elements. Inspect masonry, wood, and metal of porches and entrances for signs of rust, peeling paint, wood deterioration, open joints around frames, deteriorating putty, and inadequate caulking, and improper drainage. Correct any of these conditions.

1. If you repair damaged elements, match the detail of the existing original fabric. **Original porch was removed through an emergency COA approval. The new porch was to be constructed using original bricks to the original design and tongue and groove flooring and ceiling. Porch is currently incomplete based on the previously approved COA. The applicant is proposing to install new columns and install brick knee wall with concrete caps.**
2. Replace an entire porch only if it is too deteriorated to repair or is completely missing. The new porch should match the original as closely as possible in materials, size, and detail. **The new proposal does not include full height brick columns. The applicant is proposing new custom wood wrapped columns and to install the missing brick knee wall.**
3. Do not strip entrances and porches of historic material and details. Give more importance to front or side porches than to utilitarian back porches.
4. Avoid removing or radically changing entrances and porches important in defining the building's overall historic character. If altering the porch and/or entrance is unavoidable, insure that the new treatment matches or blends with the original style or character of the house. **The applicant is proposing new custom wood wrapped columns and to install the missing brick knee wall. The original porch was designed with a brick knee wall and brick columns. They were removed by a previous contractor.**
5. Do not enclose porches on primary elevations and avoid enclosing porches on secondary elevations in a manner that radically changes the building's historic appearance.
6. Addition of porches is not recommended unless there is pictorial documentation or physical evidence. **The applicant is proposing install the rear three-story porch and stair. The porch will be wood with 2x6 top rail, 2x4 bottom rail, and 2x2 wood balusters. There was a porch on the rear of the house previously. It is partially visible from Clark Street.**




Case # HZ-24-104
838 Vine St.

Applicant Presentation (10 minutes maximum)

Case # HZ-24-104
838 Vine St.

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





Case # HZ-24-104
838 Vine St.

Applicant Response (5 minute maximum)

**Historic Zoning Commission Discussion
Motion and Vote**



New Business

Case # HZ-24-113

5501 Beulah Avenue

Neighborhood: St. Elmo

Historic Structure: Yes, ca. 1917

Description of proposed project: Parking + Shed



Historic Zoning History:

HZ-24-112: Fence + Concrete Walkway

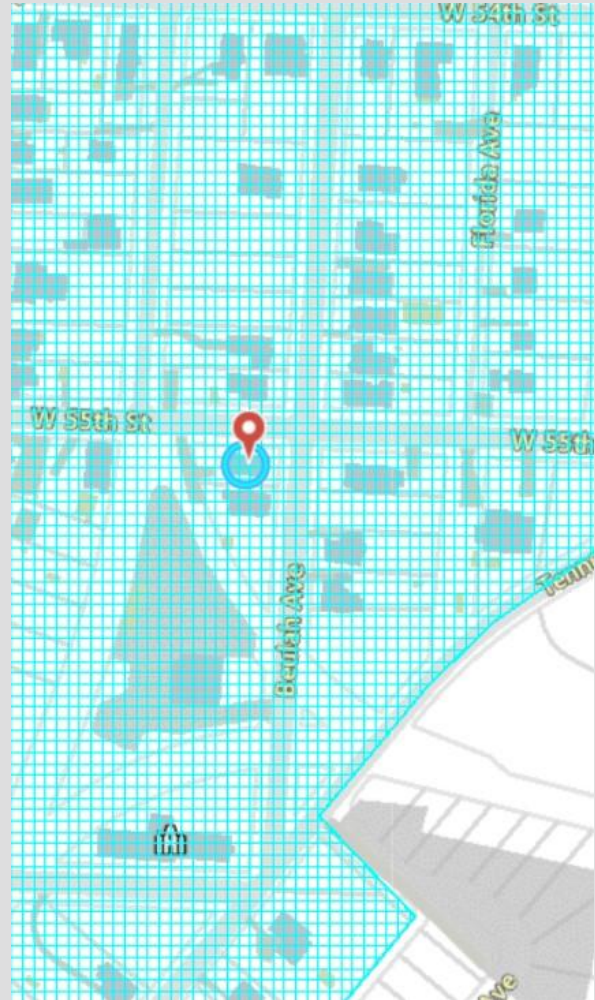
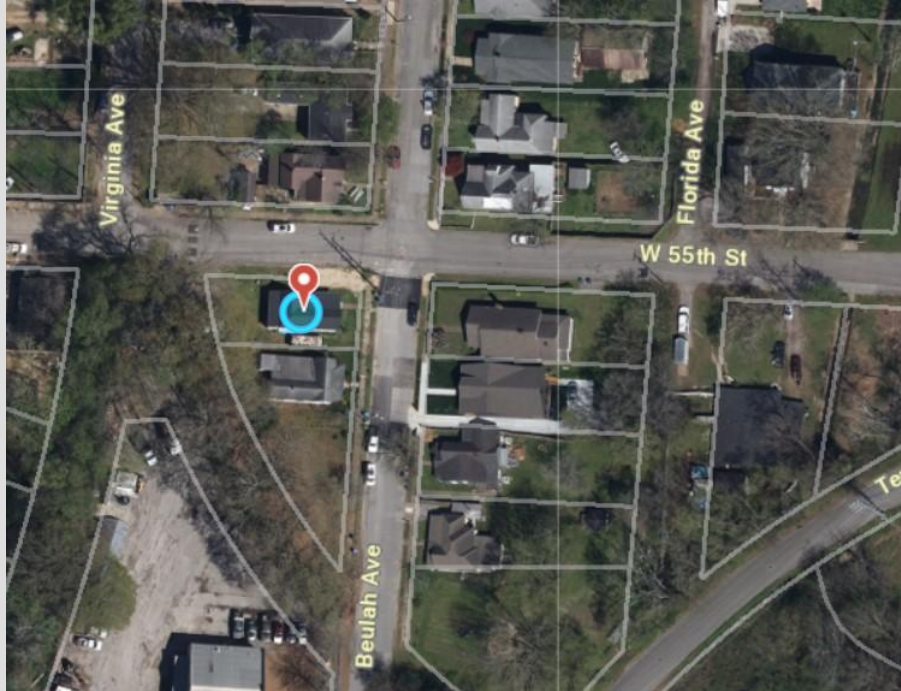
HZ-23-135: Exterior Rehabilitation

HZ-20-102: Security Doors

Map Location

Case # HZ-24-113

5501 Beulah Ave.



Property Photos

Case # HZ-24-113
5501 Beulah Ave.



Property Photos

Case # HZ-24-113

5501 Beulah Ave.



Property Photos

Case # HZ-24-113
5501 Beulah Ave.



Neighboring Property Photos

Case # HZ-24-113

5501 Beulah Ave.



Neighboring Property Photos

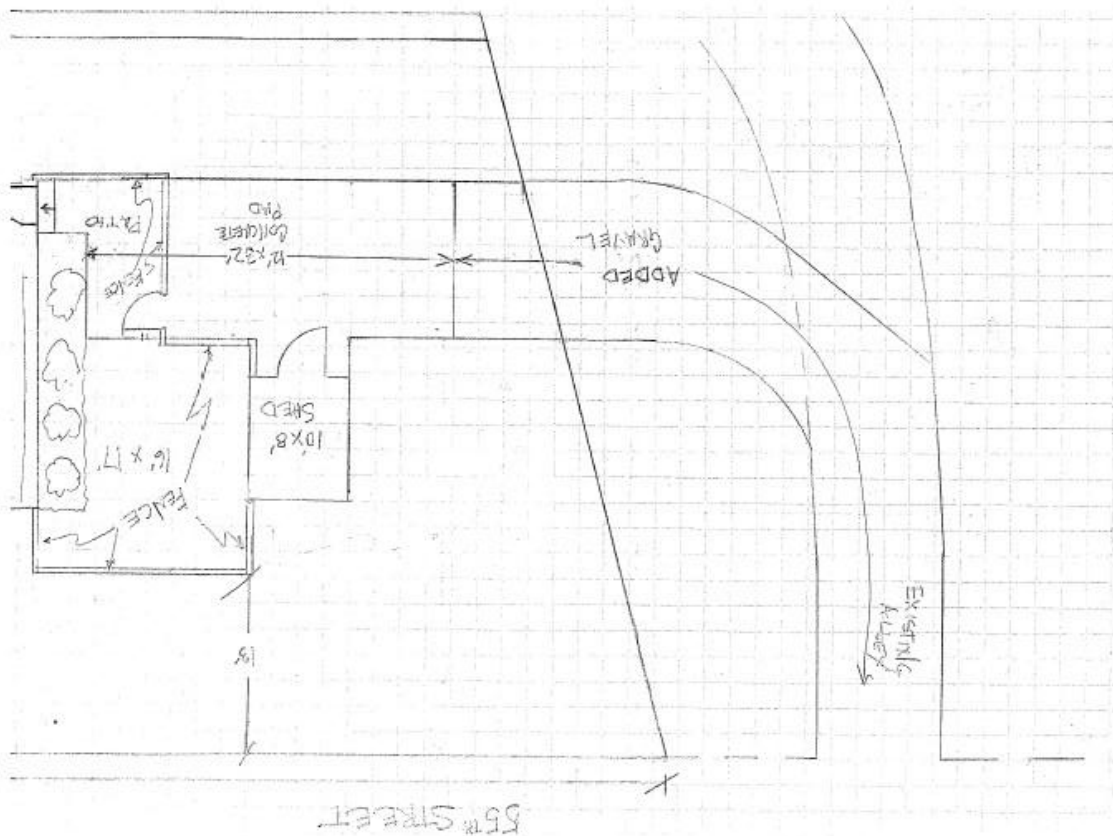
Case # HZ-24-113
5501 Beulah Ave.



Case # HZ-24-113
5501 Beulah Ave.

Case # HZ-24-113

5501 Beulah Ave.



Application Information

Case # HZ-24-113
5501 Beulah Ave.



Relevant Saint Elmo Guidelines:

Case # HZ-24-113, 5501 Beulah Ave.

6.9 Driveways + Paving, Page 41

6.22.C New Construction, Page 52

Staff Report

9. Driveways & Paving

Access to the buildings in St. Elmo is generally from rear alleys and new driveways for buildings should also be added at the rear of the lot. The popularity of the Craftsman/Bungalow style coincided with the rise in automobile ownership and many of these dwellings have side lot driveways and original garages. Within the district historic driveway materials such as concrete should be preserved and new driveways should be designed with traditional materials and placement.

A. And their original designs, materials, and placement should be preserved.

B. Which are new, should be located at the rear with access from the alley. The driveway is proposed at the rear of the property off the unopened ROW.

C. In the front or side yards should be of gravel (white or pea gravel), concrete, or concrete tracks (narrow strips). Blacktop or asphalt driveways may be approved but this material is not traditional to the neighborhood and should be avoided.

D. Should have their parking areas located in the rear yard nearer the alley than the building and screened with hedges, shrubs, or fences where noticeable from the street. The driveway is proposed at the rear of the property off the unopened ROW.

E. Of semi-circular design should not be sited in front yards.


F. Requiring new curb cuts to access driveways and parking lots should be kept to a minimum. The addition of curb cuts usually results in the removal of historic sidewalk materials, curbs, and retaining walls. Access through rear alleys is better than adding new curb cuts. Traditional paving materials for driveways include gravel and concrete which are more appropriate materials than aggregate or asphalt. Textured concrete designed to look like brick pavers is also an appropriate material. **The applicant is proposing gravel and concrete for the driveway and parking area at the rear of the property.**

Staff Report

Case # HZ-24-113, 5501 Beulah Ave.

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

1. Smaller in scale than the primary building; **Yes.**
2. Simple in design but reflecting the general character of the primary building. For example, use gable roof forms if the main dwelling has a gable roof, hipped roof forms if the main dwelling has a hipped roof etc.; **The shed has a gable roof which matches the gable roof forms on the dwelling.**
3. Located as traditional for the street, near an alley or at the side of the dwelling, not close to or attached to the primary building; **The shed is proposed to the rear of the dwelling.**
4. Compatible in design, shape, materials, and roof shape to the main building. **Yes.**
5. Preferably of wood siding. However, if located along rear alleys or towards the rear of the lot, secondary buildings may have exterior siding materials such as masonite (preferred), aluminum, or vinyl. Along rear alleys or rear lot lines, standard prefabricated buildings are also acceptable. **The applicant is proposing a prefabricated wooden shed to the rear of the dwelling.**
6. If readily visible from the street, secondary buildings should have an emphasis on historic designs and detailing. For garages, wood paneled doors are more appropriate than paneled doors of vinyl, aluminum, or steel. Wood paneled overhead roll-up doors are widely available and are appropriate for new garages. **The applicant is proposing a prefabricated wooden shed to the rear of the dwelling.**

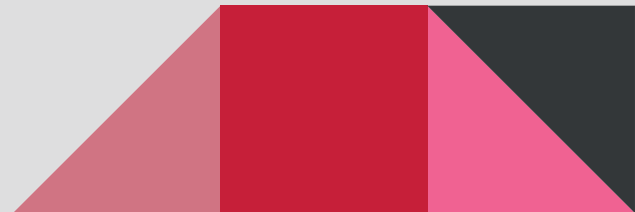



Case # HZ-24-113
5501 Beulah Ave.

Applicant Presentation (10 minutes maximum)

Case # HZ-24-113
5501 Beulah Ave.

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





Case # HZ-24-113
5501 Beulah Ave.

Applicant Response (5 minute maximum)

**Historic Zoning Commission Discussion
Motion and Vote**

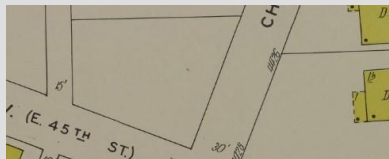
Case # HZ-24-116

4425 Seneca Avenue

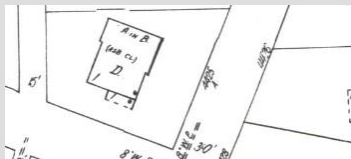
Neighborhood: St. Elmo

Historic Structure: Yes, ca. 1930

Description of proposed project: Garage Addition



1930



1955



Historic Zoning History:

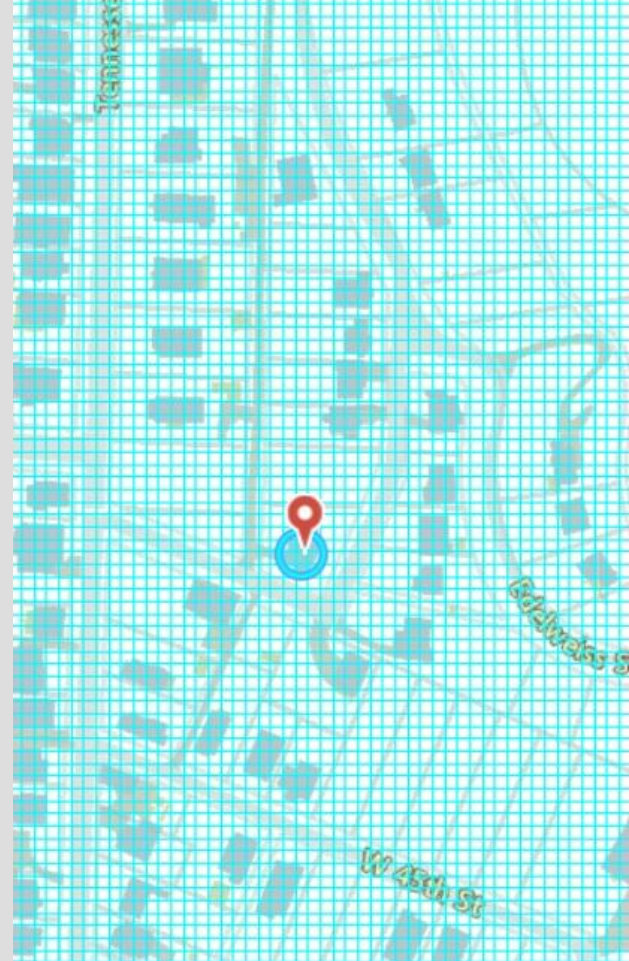
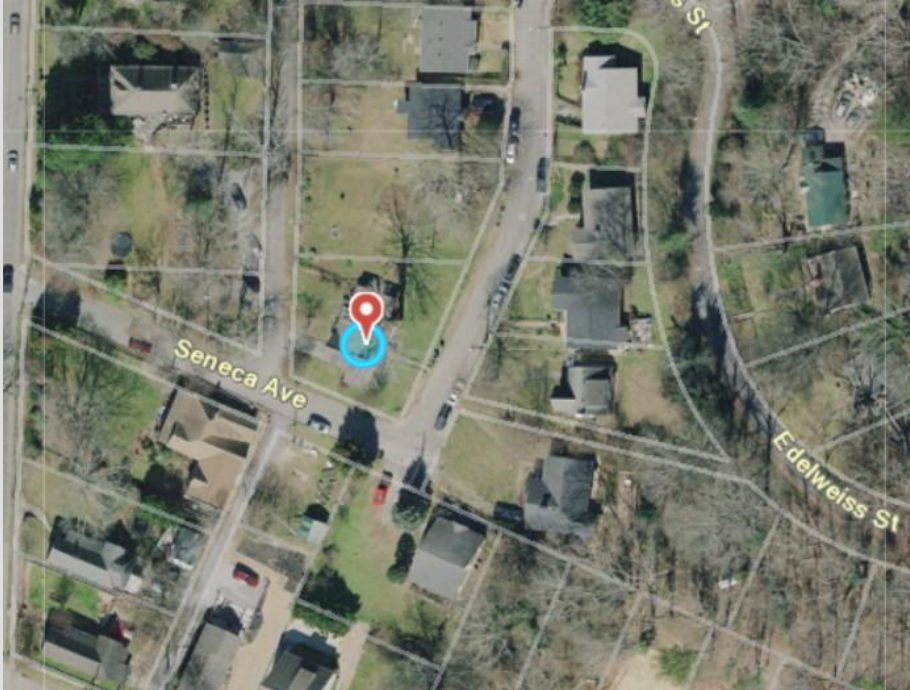
HZ-24-96: Window Replacement - Partially Approved by Commission while Applicant resolves issues with vendor

HZ-23-58: In-kind repairs of existing siding

Map Location

Case # HZ-24-116

4425 Seneca Ave.



Property Photos

Case # HZ-24-116
4425 Seneca Ave.



Property Photos

Case # HZ-24-116
4425 Seneca Ave.



Property Photos

Case # HZ-24-116
4425 Seneca Ave.



Neighboring Property Photos

Case # HZ-24-116
4425 Seneca Ave.



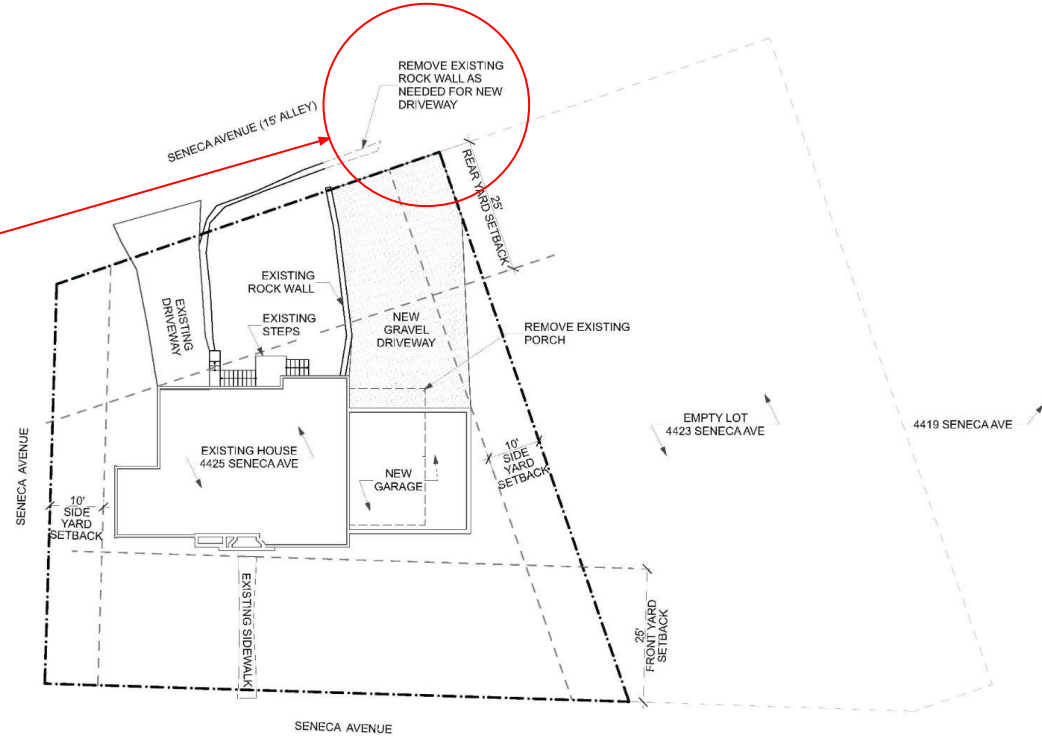
Neighboring Property Photos

Case # HZ-24-116
4425 Seneca Ave.



Application Information

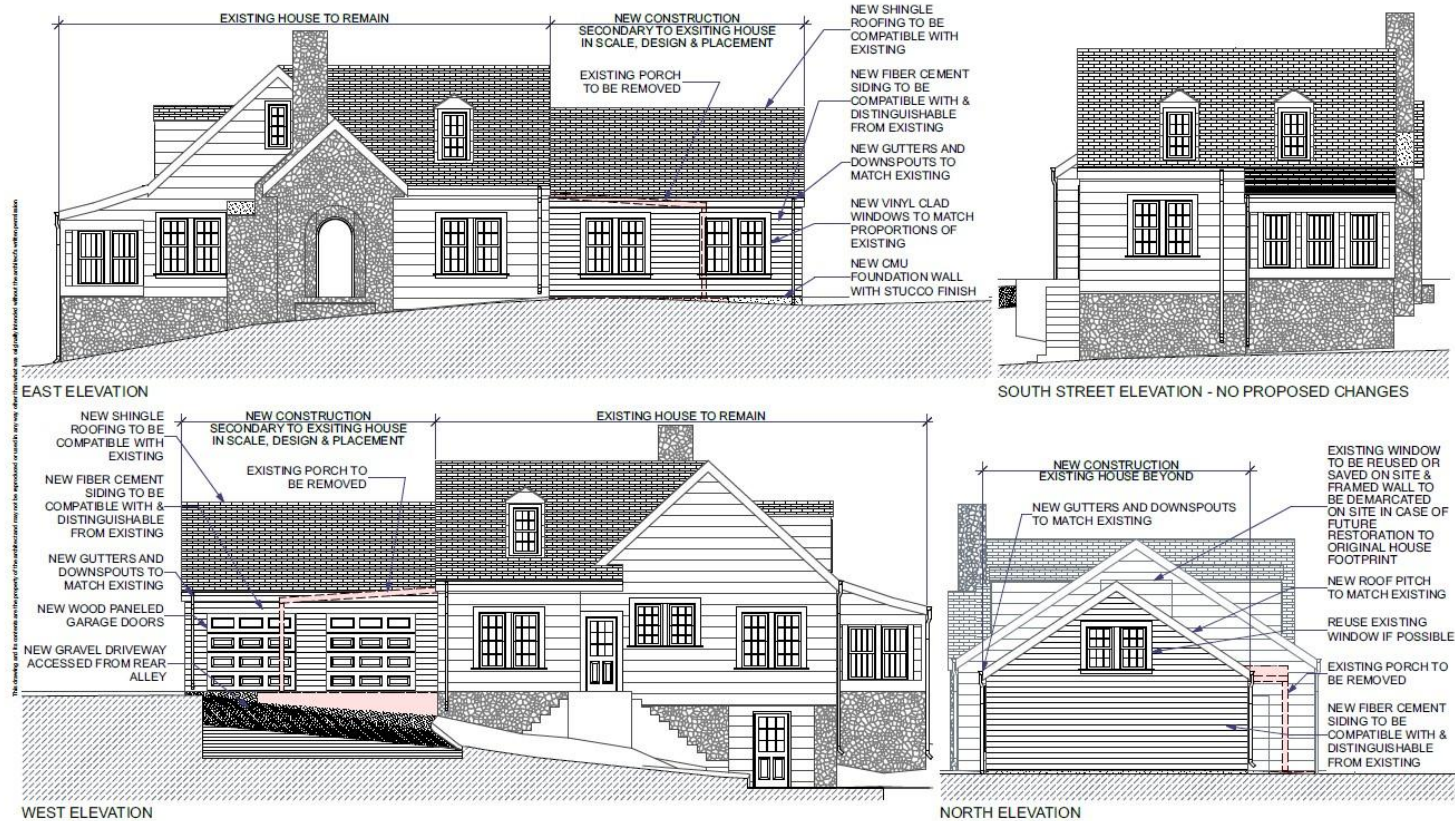
Case # HZ-24-116
4425 Seneca Ave.



This drawing and its contents are the property of the architect and may not be

Application Information

Case # HZ-24-116
4425 Seneca Ave.



Application Information

Case # HZ-24-116
4425 Seneca Ave.



FRONT VIEW: FROM SENECA AVE



REAR VIEW: FROM ALLEY



SIDE VIEW: FROM NEIGHBORING LOT



SIDE VIEW: FROM SENECA AVE & ALLEY

f(a+d)

FAD LLC architecture + design
CHATTANOOGA, TN

HAMPTON RESIDENCE
4425 SENECA AVENUE CHATTANOOGA TN 37409

Chattanooga Historic Zoning Commission Review 12/19/2024

3D IMAGES
NOT TO SCALE

Material List

Case # HZ-24-116

4425 Seneca Ave.

Materials List:

- Foundation - CMU with Stucco finish
- Siding - Cementitious Horizontal plank siding, 4"-6" reveal
- Trim - Painted Wood trim to match existing
- Windows - Vinyl clad, with same proportions and design features as existing
- Doors - Wood Paneled Garage Doors
- Roof - Architectural Shingles
- Driveway - Gravel

Relevant Saint Elmo Guidelines:

Case # HZ-24-116, 4425 Seneca Ave.

6.9 Driveways + Paving, Page 41

6.22.C New Construction, Page 52

Staff Report

9. Driveways & Paving

Access to the buildings in St. Elmo is generally from rear alleys and new driveways for buildings should also be added at the rear of the lot. The popularity of the Craftsman/Bungalow style coincided with the rise in automobile ownership and many of these dwellings have side lot driveways and original garages. Within the district historic driveway materials such as concrete should be preserved and new driveways should be designed with traditional materials and placement.

A. And their original designs, materials, and placement should be preserved.

B. Which are new, should be located at the rear with access from the alley. **The driveway is proposed at the rear of the property off the existing alley.**

C. In the front or side yards should be of gravel (white or pea gravel), concrete, or concrete tracks (narrow strips). Blacktop or asphalt driveways may be approved but this material is not traditional to the neighborhood and should be avoided.

D. Should have their parking areas located in the rear yard nearer the alley than the building and screened with hedges, shrubs, or fences where noticeable from the street. **The driveway is proposed at the rear of the property off the existing alley.**

E. Of semi-circular design should not be sited in front yards.


F. Requiring new curb cuts to access driveways and parking lots should be kept to a minimum. The addition of curb cuts usually results in the removal of historic sidewalk materials, curbs, and retaining walls. Access through rear alleys is better than adding new curb cuts. Traditional paving materials for driveways include gravel and concrete which are more appropriate materials than aggregate or asphalt. Textured concrete designed to look like brick pavers is also an appropriate material. **The applicant is proposing gravel for the new driveway. The new driveway will need a new curb cut off the alley and will remove some of the historic stone retaining wall. There is an existing driveway on site.**

Staff Report

Case # HZ-24-116, 4425 Seneca Ave.

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

1. Smaller in scale than the primary building; **Yes.**
2. Simple in design but reflecting the general character of the primary building. For example, use gable roof forms if the main dwelling has a gable roof, hipped roof forms if the main dwelling has a hipped roof etc.; **The proposed attached garage has a gable roof to match the primary dwelling. It is generally smaller in scale but reflects the general character of the primary building.**
3. Located as traditional for the street, near an alley or at the side of the dwelling, not close to or attached to the primary building; **The garage is proposed to be attached at the side of the dwelling. It will be visible from the alley and Seneca Avenue.**
4. Compatible in design, shape, materials, and roof shape to the main building. **Yes.**
5. Preferably of wood siding. However, if located along rear alleys or towards the rear of the lot, secondary buildings may have exterior siding materials such as masonite (preferred), aluminum, or vinyl. Along rear alleys or rear lot lines, standard prefabricated buildings are also acceptable. **The applicant is proposing fiber cement siding, shingle roof, vinyl clad windows, CMU foundation with stucco, and gutters and downspouts to match existing.**
6. If readily visible from the street, secondary buildings should have an emphasis on historic designs and detailing. For garages, wood paneled doors are more appropriate than paneled doors of vinyl, aluminum, or steel. Wood paneled overhead roll-up doors are widely available and are appropriate for new garages. **The applicant is proposing wooden overhead doors.**




Case # HZ-24-116
4425 Seneca Ave.

Applicant Presentation (10 minutes maximum)

Case # HZ-24-116
4425 Seneca Ave.

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





Case # HZ-24-116
4425 Seneca Ave.

Applicant Response (5 minute maximum)

**Historic Zoning Commission Discussion
Motion and Vote**

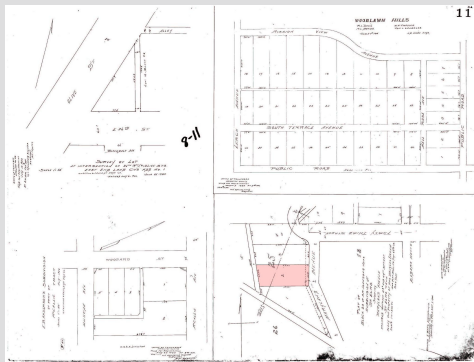
Case # HZ-24-118

4309 Michigan Avenue

Neighborhood: St. Elmo

Historic Structure: No, Vacant Lot

Description of proposed project: New Construction



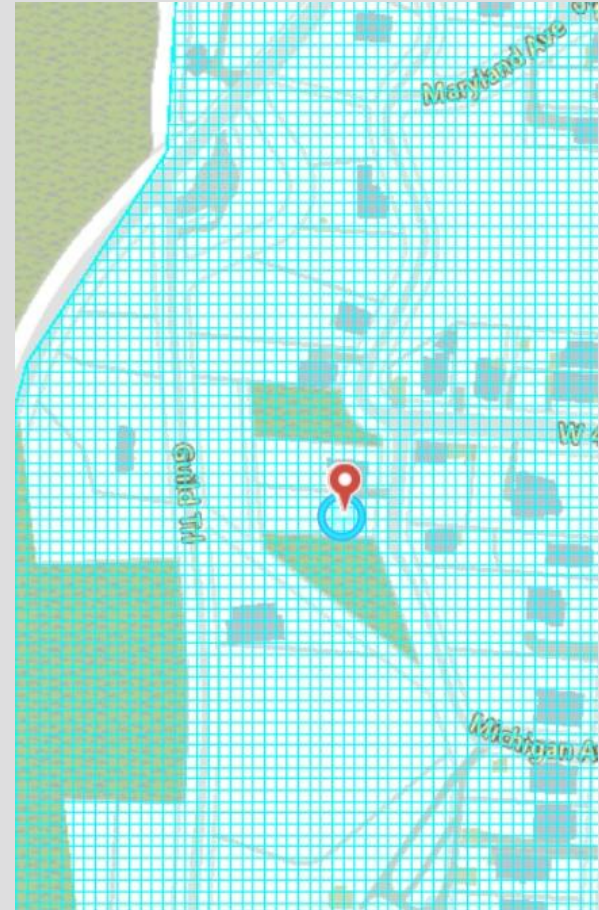
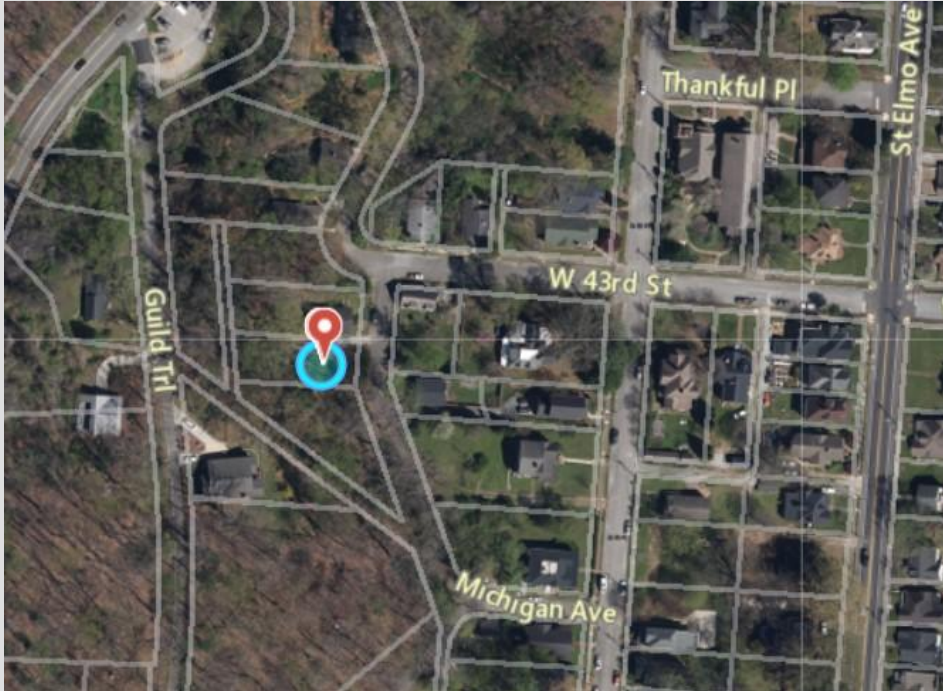
Historic Zoning History:

None

Map Location

Case # HZ-24-118

4309 Michigan Ave.



Property Photos

Case # HZ-24-118

4309 Michigan Ave.



Property Photos

Case # HZ-24-118
4309 Michigan Ave.



Neighboring Property Photos

Case # HZ-24-118
4309 Michigan Ave.



Neighboring Property Photos

Case # HZ-24-118
4309 Michigan Ave.

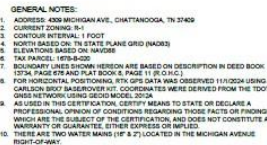


Neighboring Property Photos

Case # HZ-24-118
4309 Michigan Ave.



Case # HZ-24-118
4309 Michigan Ave.



Call before you dig.
ANY LOCATIONS OF UNDERGROUND
AND WAY VARY FROM LOCATIONS IN
SURROUNDING. THIS SERVICE IS ONLY

W Water Valve
 P Power Pole
 S Sewer Manhole
 C Curbline
 S/P Slope of Pavement
 N/C/N RoadCap (Side)
 NPS Max. National Park Service Monument
 RMP Road and Marker (Point)
 R/Pg Road/Range
 _____ Property Line
 _____ Tree Line
 _____ Overhead Power/Telephone
 R/W Road Right-of-Way
 _____ Fence Line

Note: USGS Service Lines Shown at
 Appropriate Locations Only

I, certify that I have surveyed the property hereon, that the survey is correct to the best of my knowledge and belief and that the ratio of precision of the unsadjusted survey is $\geq 1:10,000$ (Category I)

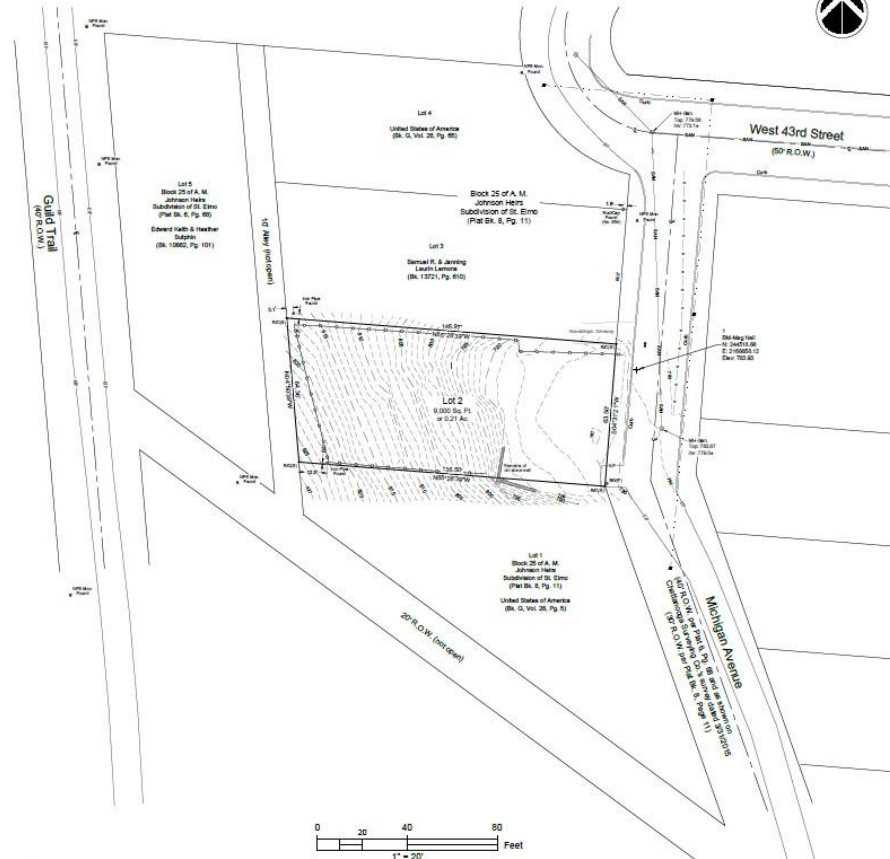


Roger B. Warner TM 615 746, 100

I hereby certify, after examination of the current F.E.M.A. Flood Insurance Rate Map Community Panel No. 47085C0029G, that the subject property lies in zone(s) "X" thereon and DOES NOT lie within the 100 year flood hazard area. The reference map bears an effective date of 02/03/2016.

Know what's below
Call before you dig

ANY LOCATIONS OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVEGROUND STRUCTURES AND RECORD DRAWINGS PROVIDED BY THE SURVEYOR AND MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURNING UTILITIES/STRUCTURES MAY BE DISCOVERED. NO ASSURANCE WILL BE MADE DURING THE CONDUCT OF THIS SURVEY TO LOCATE OR IDENTIFY UTILITIES/STRUCTURES. ANY INFORMATION OBTAINED FROM THIS SURVEY IS FOR INFORMATIONAL PURPOSES ONLY.



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423.805.3700

For:
Casey Reichel
447 Blumont Street
Laguna Beach, CA
92653

Boundary & Topographic Survey
Lot 2, Block 25, A. M. Johnson Revised
Subdivision to St. Elmo
(Plat Bk. 8, Page 11)
Chattanooga, Hamilton County, Tennessee

[illegible]

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PROJECT NO.	24-0183
DATE	11/15/2024

SCALE	AS SHOWN
DRAWN BY	ASA
CHECKED BY	BSB

Boundary & Topographic

Topographic
Survey

S-1

Case # HZ-24-118
4309 Michigan Ave.



Application Information

Case # HZ-24-118

4309 Michigan Ave.

4309 MICHIGAN AVENUE

FLOOR PLANS

3/16"=1'-0"

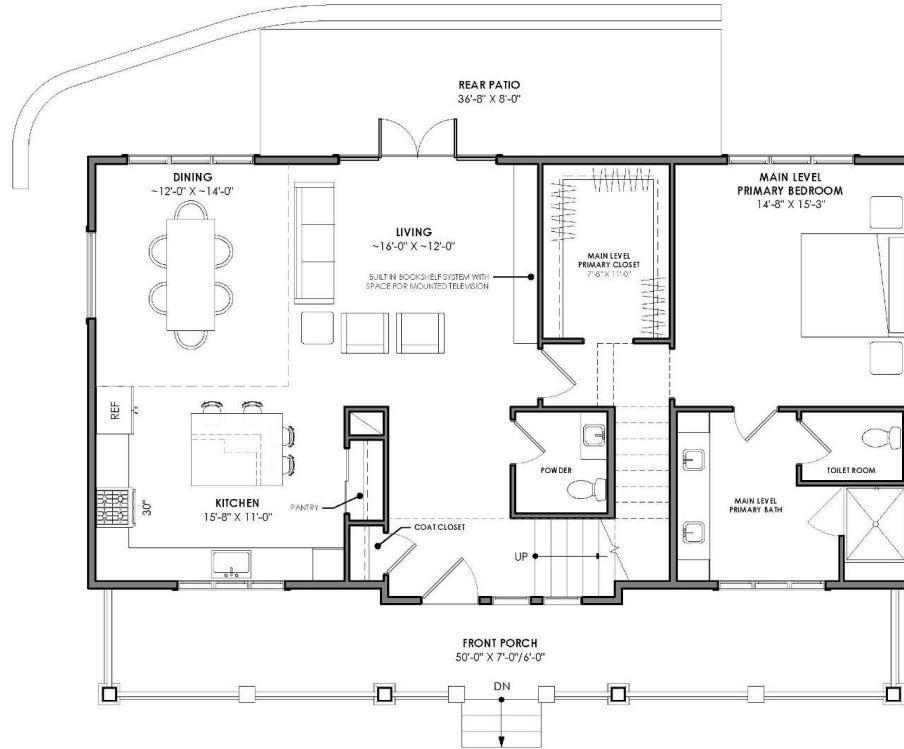
SURACE ARCHITECTURE
11/19/2024

CONDITIONED

MAIN LIVING	1361 SF
UPPER LIVING	1428 SF
	2789 SF

EXTERIOR

FRONT PORCH	335 SF
REAR PATIO	293 SF
	628 SF



MAIN LEVEL

Application Information

Case # HZ-24-118

4309 Michigan Ave.

4309 MICHIGAN AVENUE

FLOOR PLANS

3/16" = 1'-0"

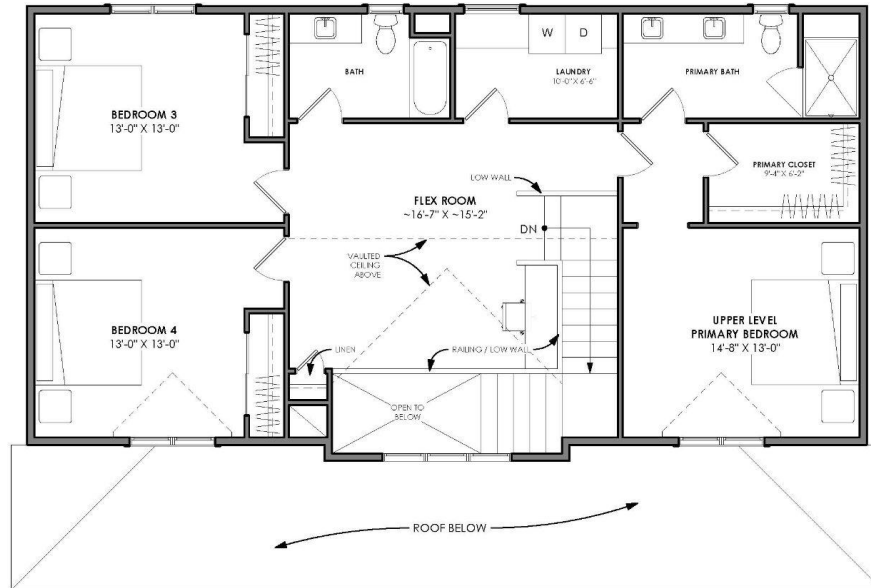
SURFACE ARCHITECTURE
11/19/2024

CONDITIONED

MAIN LIVING	1361 SF
UPPER LIVING	1428 SF
	2789 SF

EXTERIOR

FRONT PORCH	335 SF
REAR PATIO	293 SF
	628 SF



UPPER LEVEL

Application Information

Case # HZ-24-118

4309 Michigan Ave.

4309 MICHIGAN AVENUE

FRONT ELEVATION

3/16" = 1'-0"

SURACE ARCHITECTURE
11/19/2024



Application Information

Case # HZ-24-118

4309 Michigan Ave.

4309 MICHIGAN AVENUE

REAR ELEVATION

3/16" = 1'-0"

SURACE ARCHITECTURE
11/19/2024



Application Information

Case # HZ-24-118

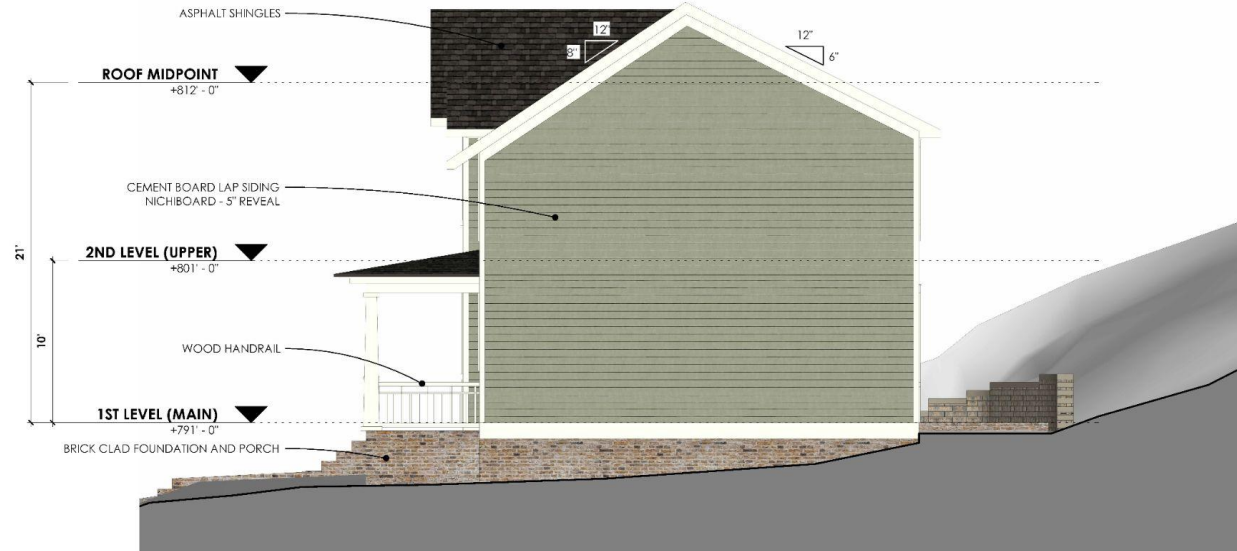
4309 Michigan Ave.

4309 MICHIGAN AVENUE

NORTH ELEVATION

3/16" = 1'-0"

SURACE ARCHITECTURE
11/19/2024



Application Information

Case # HZ-24-118

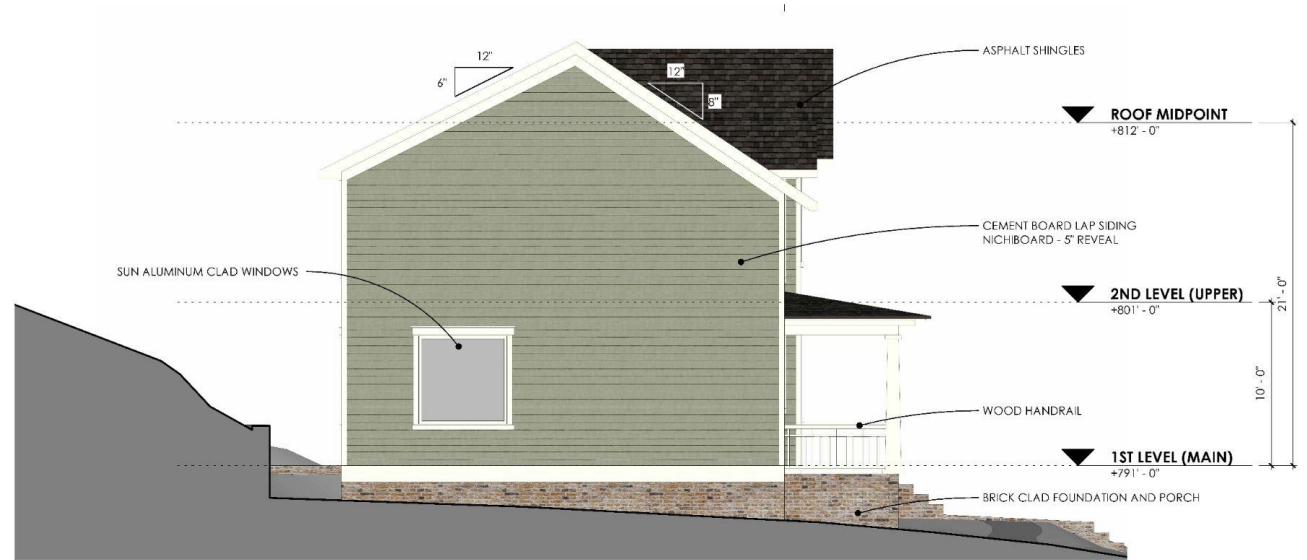
4309 Michigan Ave.

4309 MICHIGAN AVENUE

SOUTH ELEVATION

3/16" = 1'-0"

SURACE ARCHITECTURE
11/19/2024



Application Information

Case # HZ-24-118

4309 Michigan Ave.

4309 MICHIGAN AVENUE

EXTERIOR VIEW FRONT 1

SURACE ARCHITECTURE
11/19/2024



Application Information

Case # HZ-24-118

4309 Michigan Ave.

4309 MICHIGAN AVENUE

EXTERIOR VIEW FRONT 2

SURACE ARCHITECTURE
11/19/2024



Application Information

Case # HZ-24-118

4309 Michigan Ave.

4309 MICHIGAN AVENUE

EXTERIOR VIEW REAR

SURACE ARCHITECTURE
11/19/2024



Application Information

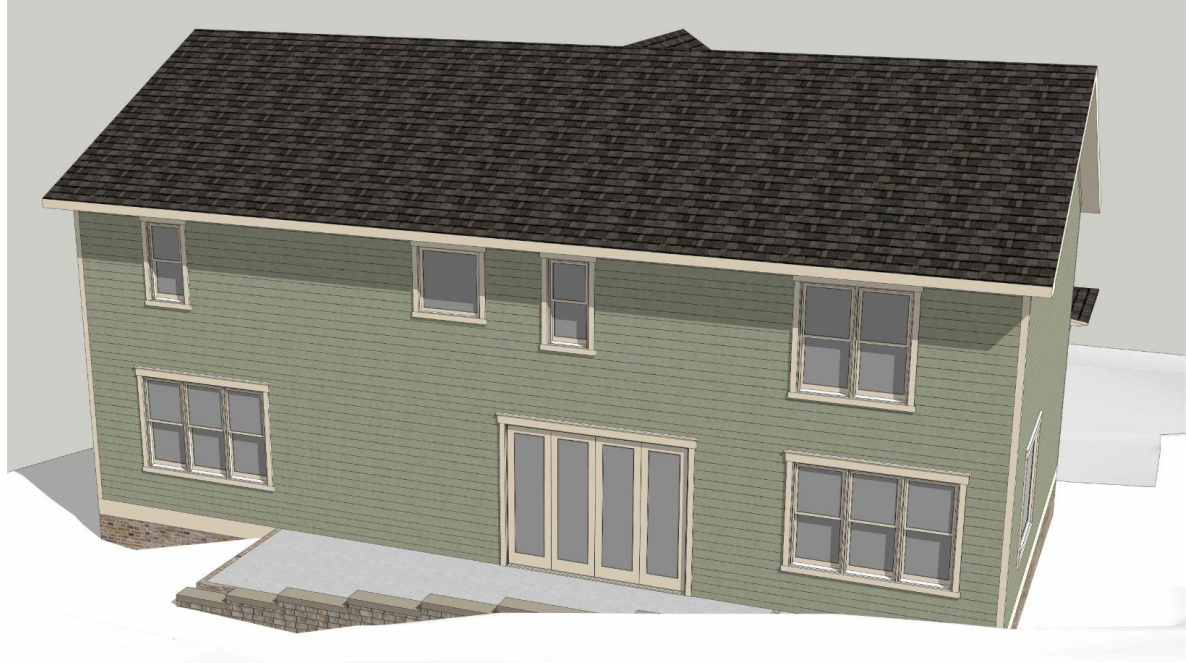
Case # HZ-24-118

4309 Michigan Ave.

4309 MICHIGAN AVENUE

EXTERIOR VIEW NEAR 2

SUNACE ARCHITECTURE
11/19/2024



Material List

Case # HZ-24-118

4309 Michigan Ave.

4309 Michigan Avenue Material List

Roof – Asphalt Shingle

Cladding – Nichiha Cement Board Lap Siding – 5" Reveal - Painted

Windows – Sun Aluminum Clad Wood

Foundation – Face Brick

Trim – Nichiha Cement Board Trim – Painted

Porch – Concrete with face brick to match adjacent foundation.

Gutters – Prefinished Aluminum

Relevant Saint Elmo Guidelines:

Case # HZ-24-118, 4309 Michigan Ave.

6.22 New Construction, Page 52

Staff Report

22. New Construction (New Buildings)

- A. Of primary buildings should maintain, not disrupt, the existing pattern of surrounding historic buildings along the street by being similar in:
1. Shape. Variations of rectangular and square forms are most appropriate for the district;
 2. Scale (height and width). Most of the district is zoned R-2 which restricts new construction to no more than two-and-one half stories or thirty-five feet in height. This maximum height would be appropriate for most blocks in the district. On blocks which have predominantly one-story buildings, new construction of one-to two stories would be more appropriate; **The applicant is proposing a two-story dwelling 10' floor heights. There is a mix of one and story-story dwellings on Michigan Ave.**
 3. Roof shape and pitch. Roof slope ratio for new construction should be a minimum of 6:12 to a maximum of 12:12 (6:12 refers to six inches of rise to 12 inches of run in measuring slopes). Roof for of gable and hipped variations are more appropriate than those of flat, mansard, or gambrel forms. Flat roofs are appropriate only for commercial buildings; **The building has a mix of 6:12 and 8:12 roof slopes.**
 4. Orientation to the street. All buildings should have at least a secondary entrance and some type of entry porch on the front of the building. Most buildings in St. Elmo have their fronts oriented towards the street and this characteristic should be maintained by new construction;

Staff Report

Case # HZ-24-118, 4309 Michigan Ave.

5. Location and proportion of porches, entrances, windows, and divisional bays. Porches should have roof forms of gable or shed design and at least cover the entrance. **The proposed porch has a shed roof.**

Porches which extend partially or fully across the main façade are recommended. Porch columns and railings should be simple in design in square or round shapes. Columns should be a minimum of six inches and a maximum of ten inches square or in diameter. Porch railings should have balusters which are no more than two inches square or in diameter. **The proposed porch extends fully across the main facade. The elevations show a simple design with a mix of round columns and square balusters. Applicant to confirm dimensions.**

New windows should be rectangular sash whose proportions on the main façade should not exceed three-to-one in a height to width ratio or be any less than two to one in height-to-width (two to one proportions are preferred). No horizontal sash, casement, or awning type windows should be placed on the fronts of buildings. The use of plastic or “snap-in” muntins (window pane dividers) is discouraged. **1/1 aluminum clad windows are proposed on the front facade.**

6. Foundation height. Height of foundations should be a minimum of 1 foot, six inches and a maximum of two feet above grade. No slab. Foundations or at-grade foundations should be utilized on the fronts or readily visible sides of buildings. **Applicant to confirm foundation height. The foundation will be clad with brick.**

7. Floor-to-ceiling heights. Floor to ceiling heights should not exceed ten feet and not be less than eight feet; **Floor to ceiling height is 10' and 11' on the second-story.**

8. Porch height and depth. Porch heights should be consistent with those of adjacent buildings. Porch depths should be a minimum of six feet; **The porch depths varies from 6' to 7'. Applicant to confirm that is correct.**

Staff Report

Case # HZ-24-118, 4309 Michigan Ave.

9. Material and material color.

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

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

Frame Dwellings: If the new construction is of frame, the preferred exterior material is horizontal wood siding which is a minimum of four inches and a maximum of six inches in width. The use of masonite is also acceptable as long as it meets these size recommendations. The use of grained pressboard or chipboard is less appropriate but is acceptable if it meets these size recommendations. Vertical board siding is not appropriate for new construction on the fronts or sides of buildings. The use of vinyl or aluminum siding is also discouraged and should only be used on rear or non-readily visible sides of buildings. **The applicant is proposing 5” cement board siding.**

Windows: Wood construction is preferred for windows, especially those on the fronts of buildings. However, the use of vinyl clad or aluminum windows is also acceptable as long as they follow proper proportions (see window guidelines). The use of dark anodized aluminum windows or storm windows is appropriate. **The applicant is proposing aluminum clad windows.**

10. Details and texture. The width of window and door trim should be at least three and one-half inches. Roof eaves should have a minimum depth of eight inches. No imitative architectural features such as vergeboard (“gingerbread”), roof balustrades, or prominent stained glass windows are appropriate for new construction. **Applicant to confirm trim dimensions and depths of eaves.**

11. Placement on the lot. Front and side yard setbacks should respect the setbacks found along the block on which the building is sited. The minimum front yard setback under R-2 zoning is 25 feet. Requirements for side yard setbacks are a minimum of 10 feet. **The applicant is showing a 10’ front yard and 5’ side setback per the new Zoning code.**

B. Of primary buildings, while blending in with adjacent buildings, should not be too imitative of historic styles so that new buildings can be distinguished from historic buildings.

NOTE: A new building becomes too imitative through application of historic architectural decoration such as gingerbread, vergeboards, dentils, fish scale shingles, etc. These kinds of details are rarely successful on a new building. They fail to be accurate (are usually smaller, skimpy, versions of authentic ones) and should be avoided.



Case # HZ-24-118
4309 Michigan Ave.

Applicant Presentation (10 minutes maximum)

Case # HZ-24-118
4309 Michigan Ave.

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





Case # HZ-24-118
4309 Michigan Ave.

Applicant Response (5 minute maximum)

**Historic Zoning Commission Discussion
Motion and Vote**

Case # HZ-24-120

4812 Alabama Avenue

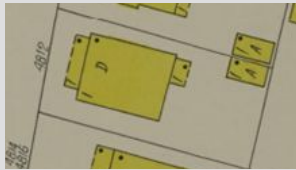
Neighborhood: St. Elmo

Historic Structure: Yes, ca. 1920

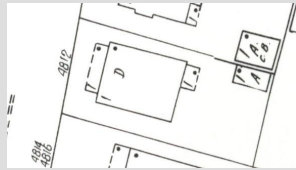
Description of proposed project: Exterior Rehabilitation + Addition



1917



1930



1955



Historic Zoning History:

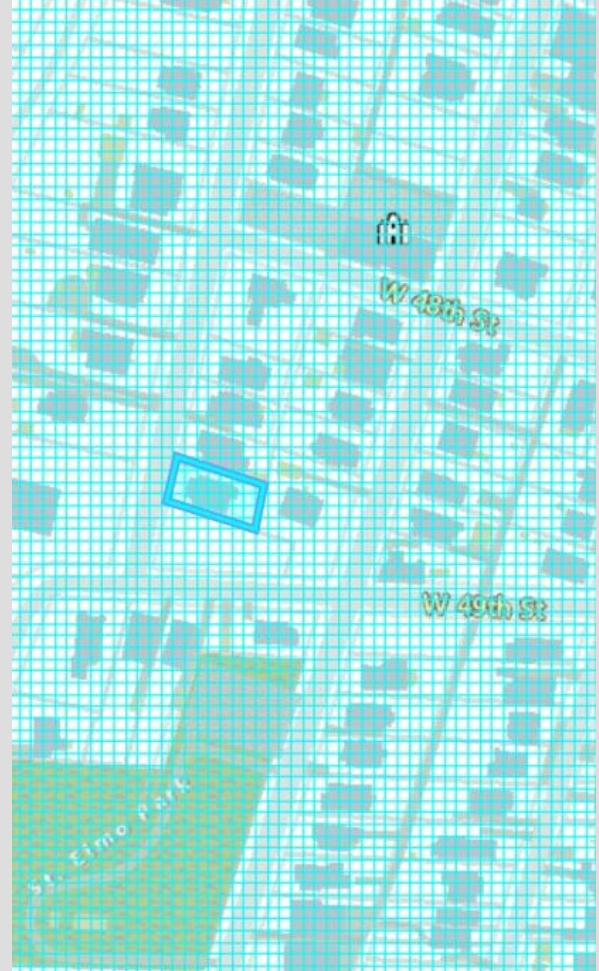
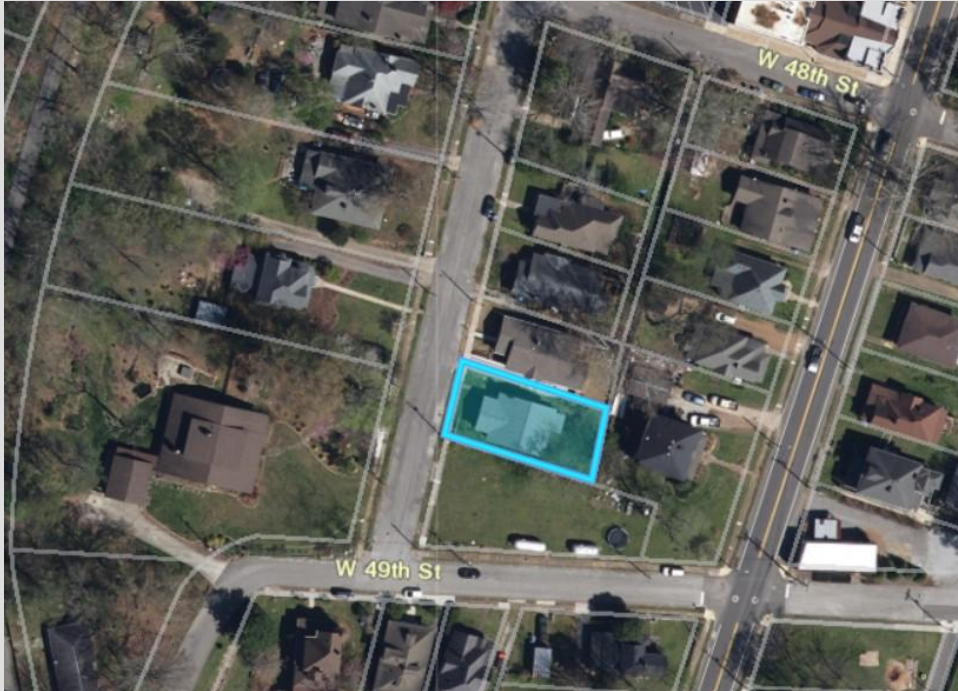
HZ-23-159: Roof + Siding Repair

HZ-24-7: Exterior Rehabilitation + Porch

Map Location

Case # HZ-24-120

4812 Alabama Ave.



Property Photos

Case # HZ-24-120
4812 Alabama Ave.

Addition to be
removed and
replaced with porch

Existing Lap Siding



Property Photos

Case # HZ-24-120
4812 Alabama Ave.



Property Photos

Case # HZ-24-120
4812 Alabama Ave.



Windows
Proposed to
be Replaced

Neighboring Property Photos

Case # HZ-24-120
4812 Alabama Ave.



Neighboring Property Photos

Case # HZ-24-120
4812 Alabama Ave.

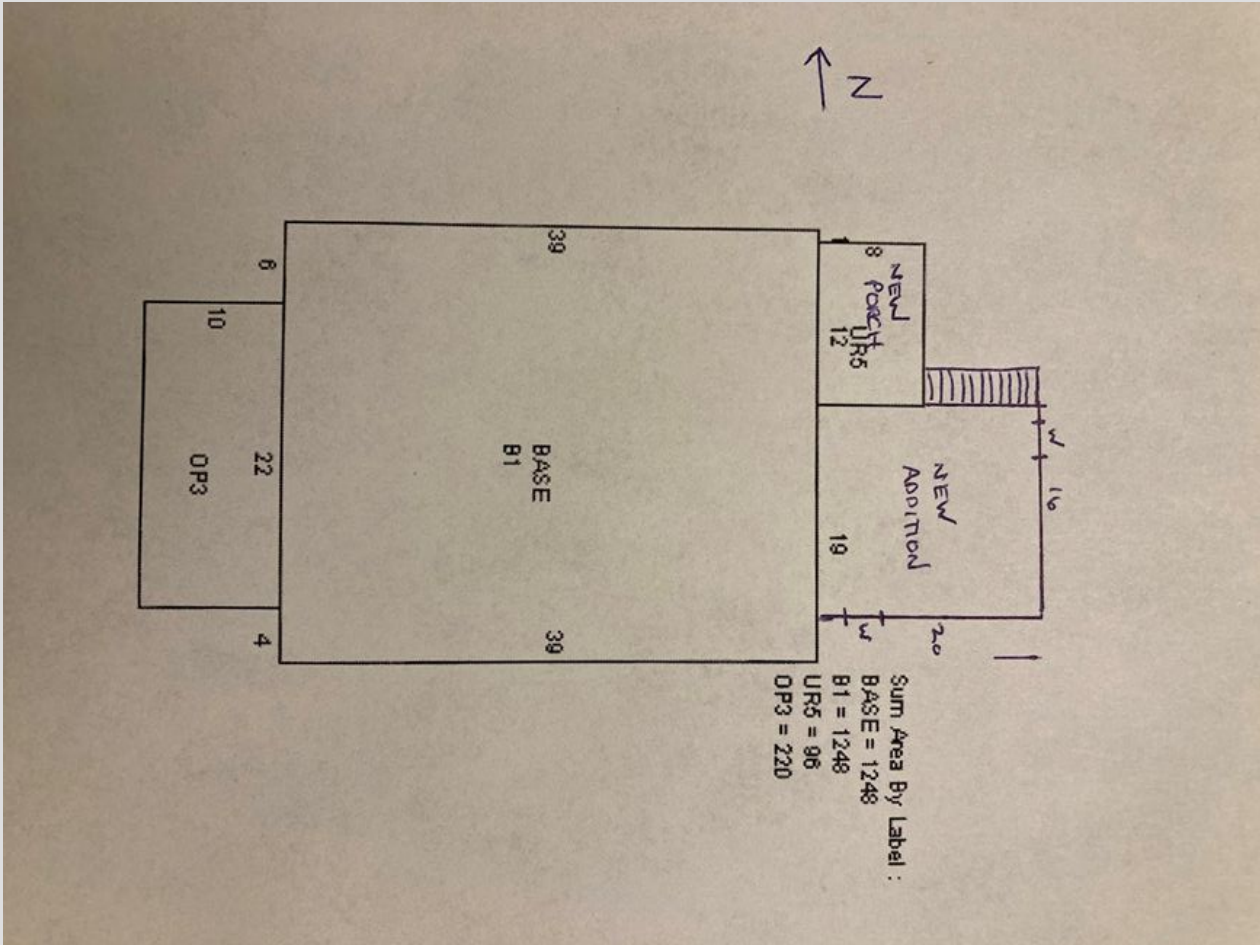


Application Information

Case # HZ-24-120
4812 Alabama Ave.

Applicant to
confirm if
any new
parking is
proposed

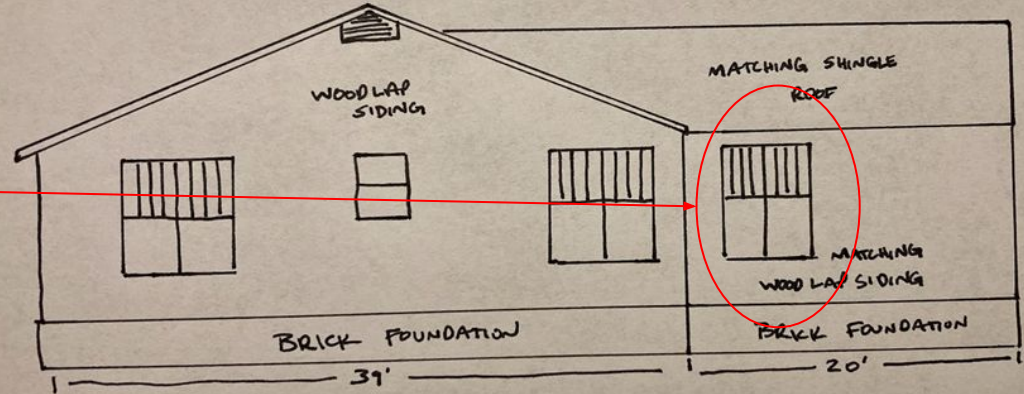
Alabama Ave.



Application Information

Case # HZ-24-120
4812 Alabama Ave.

Applicant to
confirm if this
is a proposed
new window

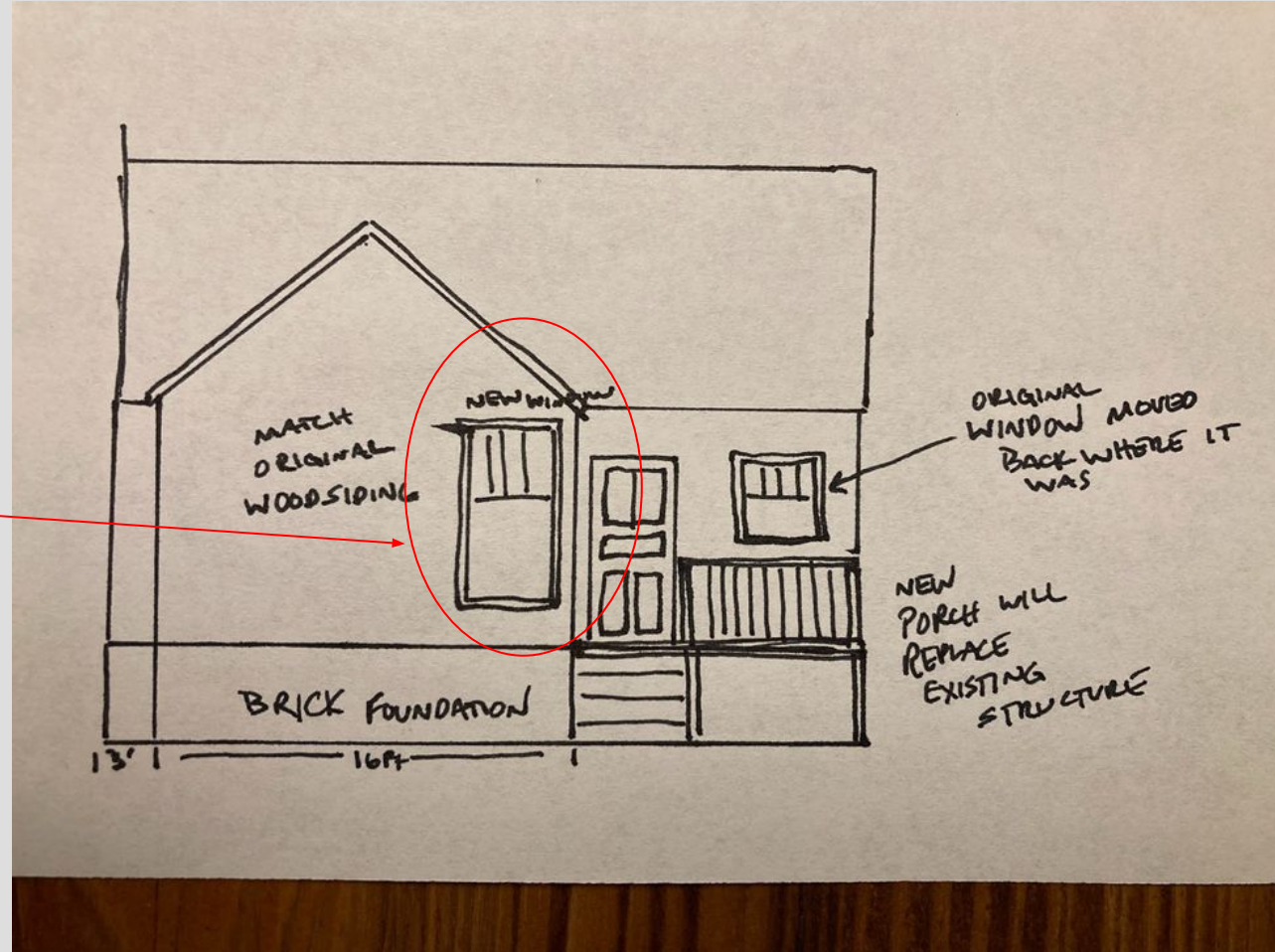


Application Information

Case # HZ-24-120

4812 Alabama Ave.

Applicant to confirm if this is a new window or proposing to reuse existing window on rear facade.



Application Information

Case # HZ-24-120

4812 Alabama Ave.

Proposed Rear Addition

As seen in the pictures, the existing back porch area is currently uninhabitable and unsafe in its current condition. We are proposing to add a small addition to the rear of the home that will add approximately 320 square feet or 16'x20'.

The existing structure on the backside of the house will be removed and turned into a porch. The porch will be built using treated wood and square balusters. The bottom exposed part of the porch will have appropriate screening and will need to retain access to the crawlspace.

The neighboring property (4810 Alabama Ave) finished a similar rear addition in February 2023. It was either approved under HZ-21-176 or HZ-22-59.



Showing addition at 4810.

Proposed Renovations

Exterior of house

Siding:

Remove existing asbestos style siding to reveal the original lap siding that can be seen in a few of the pictures where there are broken tiles. Any siding that needs to be repaired will be repaired and in instances where the siding is beyond repair a wood lap siding will be used to patch in when necessary.

Windows:

All existing 4/1 windows will be restored and repaired. The only exception to this are the two original windows on the south side of the house at the rear corner. These are extremely damaged, the sash, sills and stool are beyond repair and these two windows need to be replaced. We will replace these two with a double Lincoln 4/1 all wood window with aluminum wrap on the exterior of the window. I have used these windows before on 5501 Beulah Ave (HZ-23-135).



As seen in the pictures, there have been two replacement windows previously added; one on the north side of the house and one on the south side of the house. These will remain in place.

Application Information

Case # HZ-24-120

4812 Alabama Ave.

Can existing rear door be reused or is it damaged beyond repair?



Two windows from the back of the house will be moved. The larger 4/1 will be moved to the back side of the house. The small window will be moved to where an original window was removed at some point on the new proposed porch.



Moving window to here where plywood is shown in picture.

Front Door:
Existing metal front door to be replaced with wooden salvaged front door that will match the time period of the original house. We will try to find replacement that matches the original backdoor.



Fence:
Chain Link fence to be removed from the property.



Relevant Saint Elmo Guidelines:

Case # HZ-24-120, 4812 Alabama Ave.

6.1 Additions, Page 33

6.6 Decks, Page 38

6.33 Siding, Page 70

6.41 Windows, Page 74

Staff Report

6.1. Additions (New Rooms)

Buildings must be able to adapt to the needs of each generation of occupants and this may include adding additional living space. In planning additions the best approach is to site additions where they will not be readily visible from the street, or where they will have the least effect on the building's overall form and plan. The rear of buildings are the best locations for the addition of rooms, wings, porches, or decks.

- A. Should be located at the rear of buildings, not on the front or readily visible areas of the sides of buildings. **Yes, the addition is located at the rear.**
- B. Should be secondary (smaller and simpler) than the original buildings in scale, design, and placement. **Yes, the addition is smaller in scale, design, and placement.**
- C. Should be of a compatible design in keeping with the original building's design, roof shape, materials, color, and location of window, door, and cornice heights, etc. **The addition will have a gable roof. The door and windows seem to follow the existing heights. Applicant is proposing a brick foundation to match existing house.**
- D. Should not imitate an earlier historic style or architectural period. For example, a Victorian-era Queen Anne style rear porch addition would not be appropriate for a 1920s Craftsman/Bungalow house.
- E. Should appear distinguishable from the historic building, not an exact copy of it. Additions should be contemporary in design but compatible with the original building. **The applicant is proposing wood siding to match the existing dwelling and brick foundation to match. Applicant to confirm if addition will have trim or inset distinguishing it from the existing dwelling.**
- F. Should be built in a manner that avoids extensive removal or loss of historic materials and which does not damage or destroy the main architectural features of the building. **The applicant is proposing to move one of the historic windows to the rear of the addition (applicant to confirm - conflicting information in drawing and written narrative.) Another window is proposed to be moved to an existing opening that will be revealed with the demolition of existing addition.**
- G. Should keep the exterior walls of the original building alone and use existing door and window openings for connecting the addition to the building. **Application to confirm if openings that will be enclosed will be retained.**
- H. Should not be made through framing or glassing in the front porch or a prominent side porch.
- I. Additions should be made to the rear, not sides, of the house. **Addition is proposed at the rear.**

Staff Report

Case # HZ-24-120, 4812 Alabama Ave.

6. Decks

Outdoor wood decks are popular additions and can usually work well with older buildings. As in the case of adding rooms, wood decks should be only built at the rear of buildings. Decks on the sides of buildings are also fine if they are not readily visible from the street.

- A. Should be located at the rear of buildings. If built on the side of a building the deck should be screened from street view with fencing and/or native evergreen plants and shrubs. **The deck is proposed at the rear of the building.**
- B. Should be stained or painted to match or blend with the colors of the building if readily visible from a street view.
- C. Should be simple rather than ornate in design. If readily visible from the street, wood decks are recommended to have square wood balusters set no more than three inches apart. Balusters should be no more than 2” in width and depth. **Baluster dimensions not listed on drawing. Applicant to confirm dimensions.**

Staff Report

Case # HZ-24-120, 4812 Alabama Ave.

6.33 Siding

Exterior wood siding and shingles are essential components defining a building's architectural character. The concealment of original wood siding with vinyl, aluminum, or other synthetic sidings is not appropriate. These siding materials do not successfully imitate the original wood siding dimensions or texture. There are also potential structural problems inherent in the use of these materials on historic buildings.

Siding guidelines for St. Elmo are as follows:

- A. Wood siding original to the building should be repaired rather than replaced only where necessary due to deterioration.
 - B. Wall shingles original to the building should be preserved but if replacement is necessary the new shingles should match the original in size, placement, and design (this includes decorative wood shingles of Victorian buildings as well as wood or asphalt shingles of bungalow period houses).
 - C. The application of masonite over original wood siding is also not appropriate and is discouraged. Repair of original wood siding should be with wood siding to match the original. However, masonite may be used if the dimensions, texture, and color matches the original wood siding.
 - D. **The removal of synthetic sidings such as aluminum, asbestos, and vinyl and the restoration of the original wood siding is highly encouraged. The applicant is proposing to remove the existing asbestos siding. The original wood lap siding is in good condition. The applicant is proposing to repair and replace the wood lap siding in-kind as needed.**
 - E. The application of synthetic or substitute materials such as vinyl or aluminum over original wood siding is not appropriate and their use is discouraged but not prohibited. To be approved, the application of these materials must not result in the concealment of or removal of original decorative detailing or trim. This includes the concealment of window and door surrounds. Synthetic siding materials should match the dimensions of the original wood siding as closely as possible. Care should be taken to have the synthetic sidings vented to the maximum extent possible.
- NOTE: The application of synthetic sidings is in violation of federal standards and such projects would not qualify for any federal tax credits.
- F. Consideration for determining the appropriateness of a change in siding will be based on the following criteria: what is the age of the building and is it contributing or significant to the district; where is the building located within the district, and; are the proposed changes visible from the street or on a primary façade?
 - G. Siding of particle board or pressboard is also not appropriate for the fronts of dwellings or sides which are readily visible from the street. Almost all frame dwellings in St. Elmo have horizontal siding forms. Vertical siding such as "T1-11" is not appropriate.
 - H. Asbestos shingles which are original to a dwelling should be kept stained or painted. If asbestos shingle siding is deteriorated or poses a health hazard, it may be enclosed or covered with other synthetic sidings such as vinyl or masonite.

Staff Report

Case # HZ-24-120, 4812 Alabama Ave.

6.41 Windows

St. Elmo boasts a wide variety of historic wood windows in various sash designs and sizes. Windows should be maintained or repaired to match the original design. If windows are deteriorated beyond repair, the installation of new wood windows to match the original designs is best. Vinyl clad windows or windows of anodized aluminum are also acceptable but these are more appropriate at the rear or sides of dwellings which are not readily visible from the street. If only one or two windows on the front of the house are deteriorated, consider removing good condition windows from the rear or sides of the house to add in their place.

Original window openings should not be covered or concealed. They should also not be enclosed for the addition of smaller windows. New windows should not be added on the fronts of dwellings but may be added at the rear or sides if not readily visible from the street. The addition of window screens to historic windows is fine as long as the screens are full-view design or have a central meeting rail to match the historic window.

A. Should be preserved in their original location, size, and design and with their original materials and number of panes.

B. Should not be added to primary facades or to secondary facades where readily visible.

C. Should be repaired rather than replaced, but if replacement is necessary due to severe deterioration, the replacement should be in-kind to match the originals in material and design. The applicant is proposing to repair all existing historic windows excluding a pair on the rear, south side of the house. The applicant may need to provide further evidence of the deterioration for approval. The picture provided does not appear to show deterioration beyond repair.


D. Of steel or other metal designs should be preserved and maintained, or replaced with new metal windows which are similar in appearance and materials.

E. Should not have snap-on or flush muntins. These muntins are much thinner than the muntins on historic windows and don't look real.

F. Screens and/or storms should be wood or baked-on or anodized aluminum and fit within the window frames, not overlap the frames.

G. Should not have shutters unless they are of louvered wood construction and are designed to fit the window opening (so that if closed, they would cover the window opening).

H. Should not have security bars where visible from the street.




Case # HZ-24-120
4812 Alabama Ave.

Applicant Presentation (10 minutes maximum)

Case # HZ-24-120
4812 Alabama Ave.

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





Case # HZ-24-120
4812 Alabama Ave.

Applicant Response (5 minute maximum)

**Historic Zoning Commission Discussion
Motion and Vote**

Case # HZ-24-121

1703 W. 54th Street

Neighborhood: St. Elmo

Historic Structure: No, ca. 2016

Description of proposed project: Porch/Addition + Carport



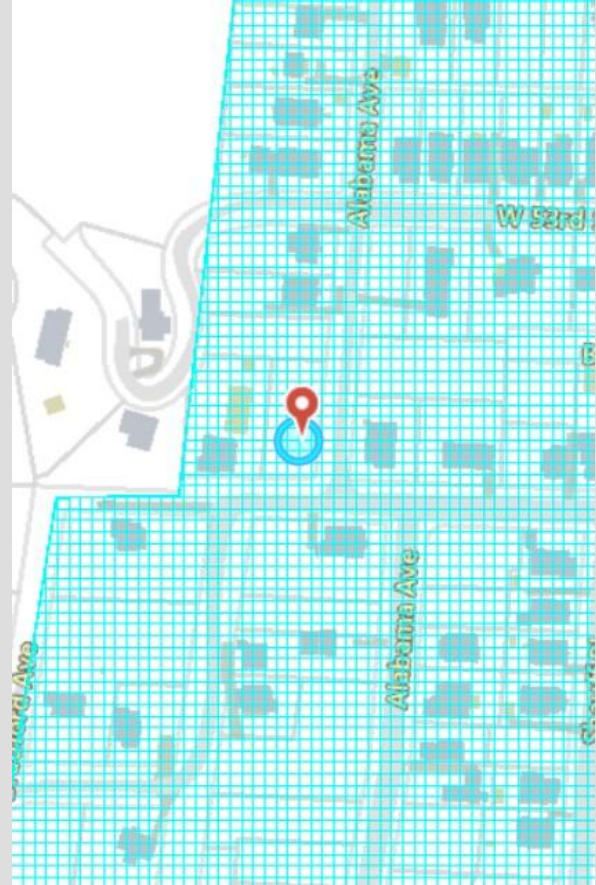
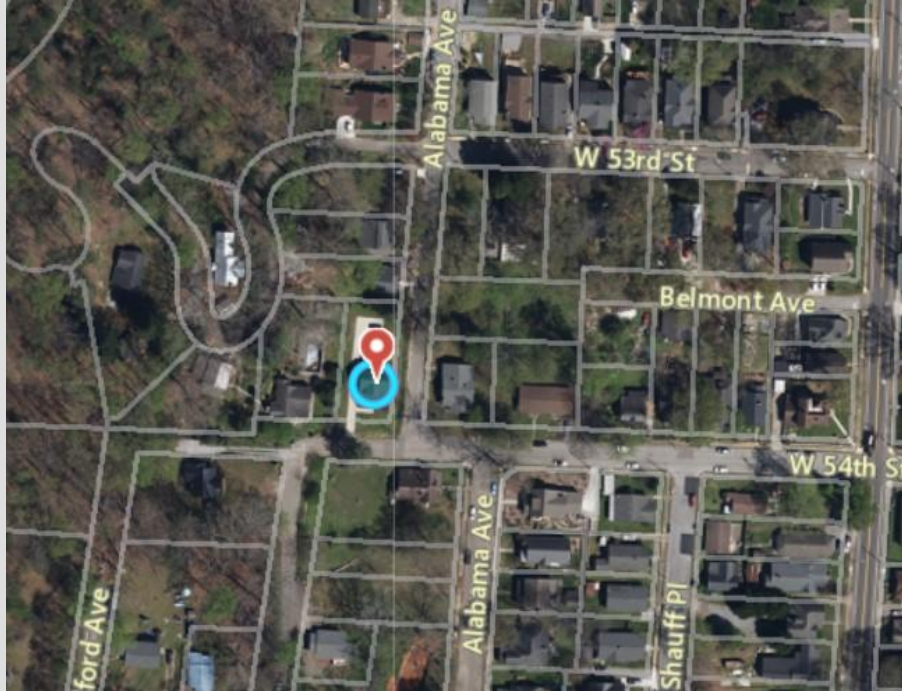
Historic Zoning History:

HZ-16-12: New Construction

Map Location

Case # HZ-24-121

1703 W. 54th St.



Property Photos

Case # HZ-24-121
1703 W. 54th St.



Property Photos

Case # HZ-24-121
1703 W. 54th St.



Property Photos

Case # HZ-24-121

1703 W. 54th St.



Neighboring Property Photos

Case # HZ-24-121
1703 W. 54th St.



Neighboring Property Photos

Case # HZ-24-121

1703 W. 54th St.

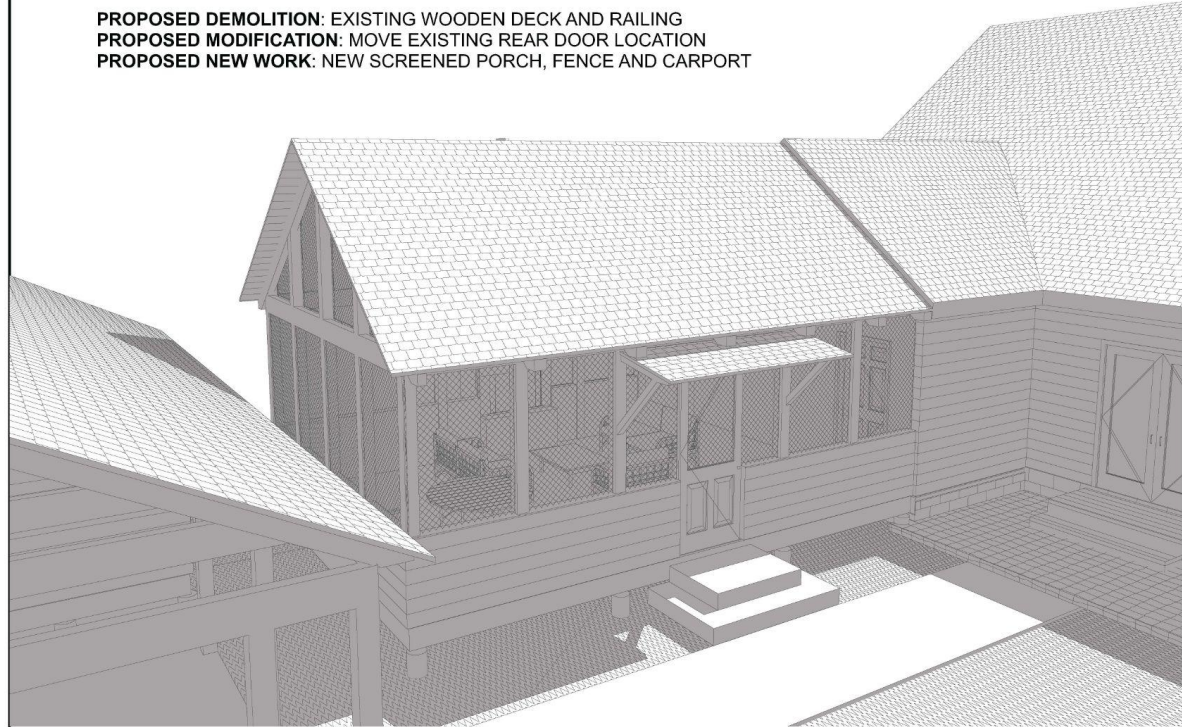


Application Information

Case # HZ-24-121
1703 W. 54th St.

HISTORIC ZONING APPLICATION
GILES FAMILY HOME
1703 W. 54TH STREET

PROPOSED DEMOLITION: EXISTING WOODEN DECK AND RAILING
PROPOSED MODIFICATION: MOVE EXISTING REAR DOOR LOCATION
PROPOSED NEW WORK: NEW SCREENED PORCH, FENCE AND CARPORT



DAHL HOUSE DRAFTING

2444 Broad Street #210
Chattanooga, Tennessee

Phone: 774-316-0099

DRAWN BY: Joseph Mott
ISSUED: Thursday, November 21, 2024

Giles Family Garage
and Screened Porch

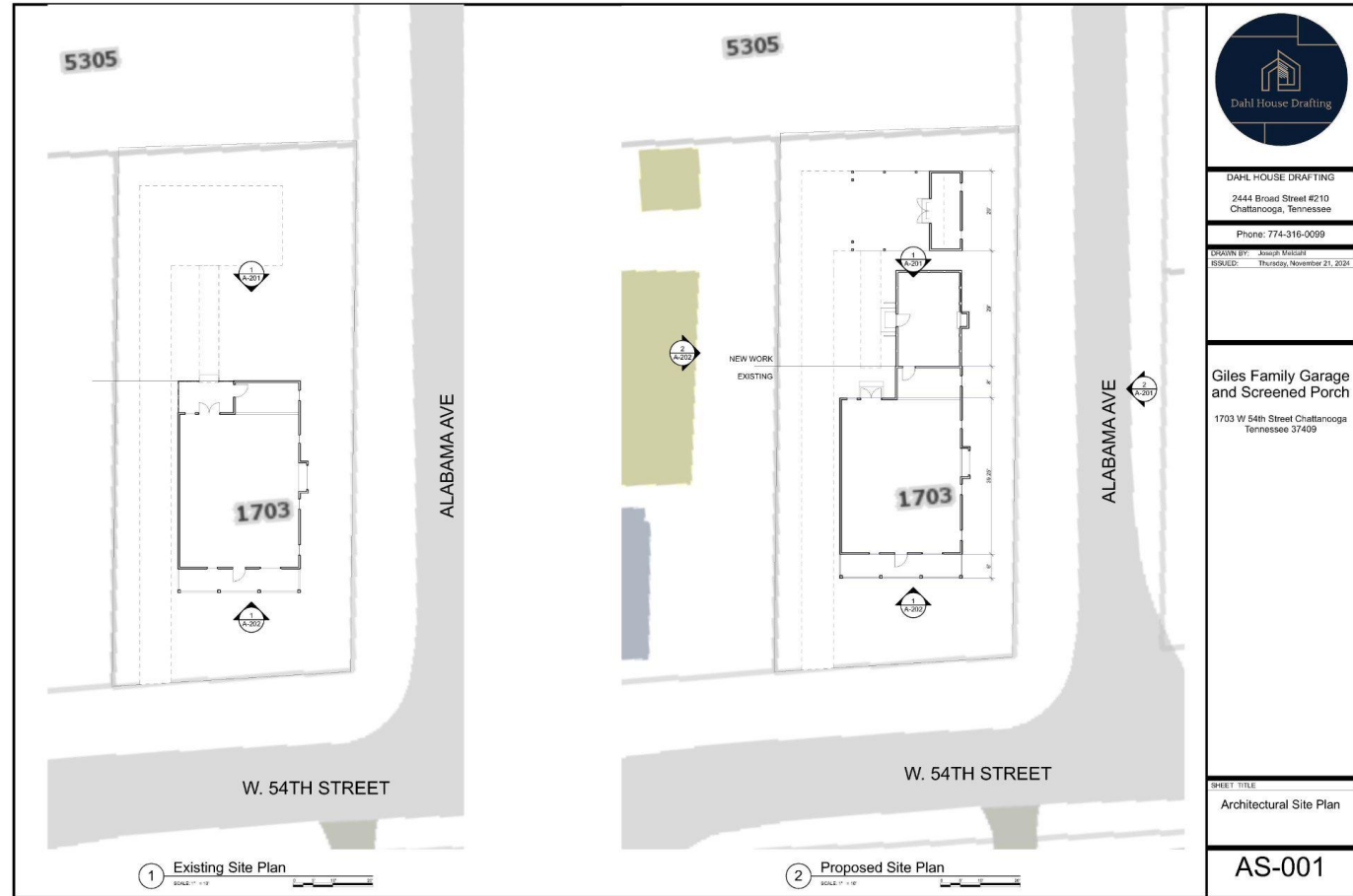
1703 W 54th Street Chattanooga
Tennessee 37409

SHEET TITLE
Cover Sheet

G-001

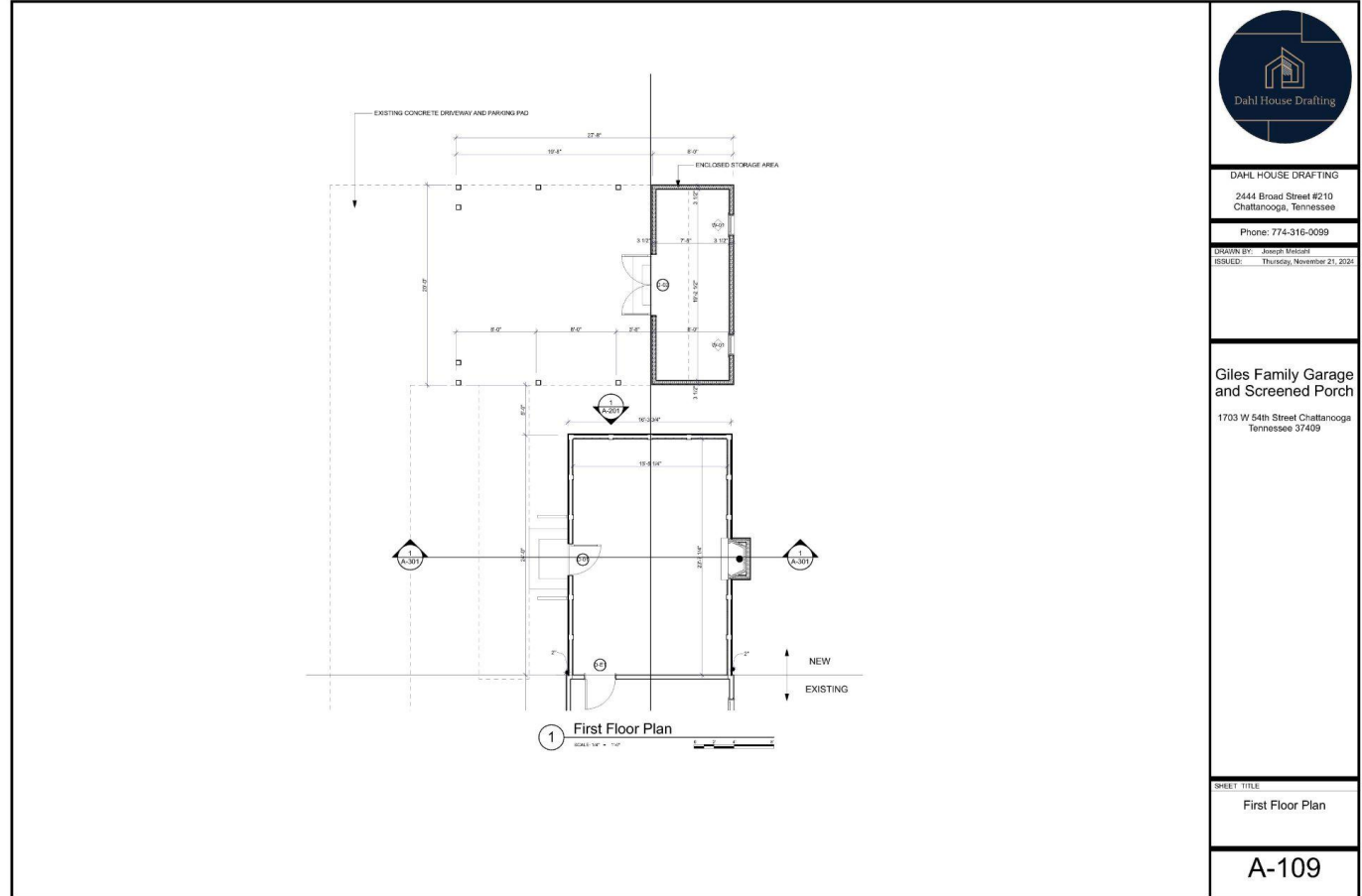
Application Information

Case # HZ-24-121
1703 W. 54th St.



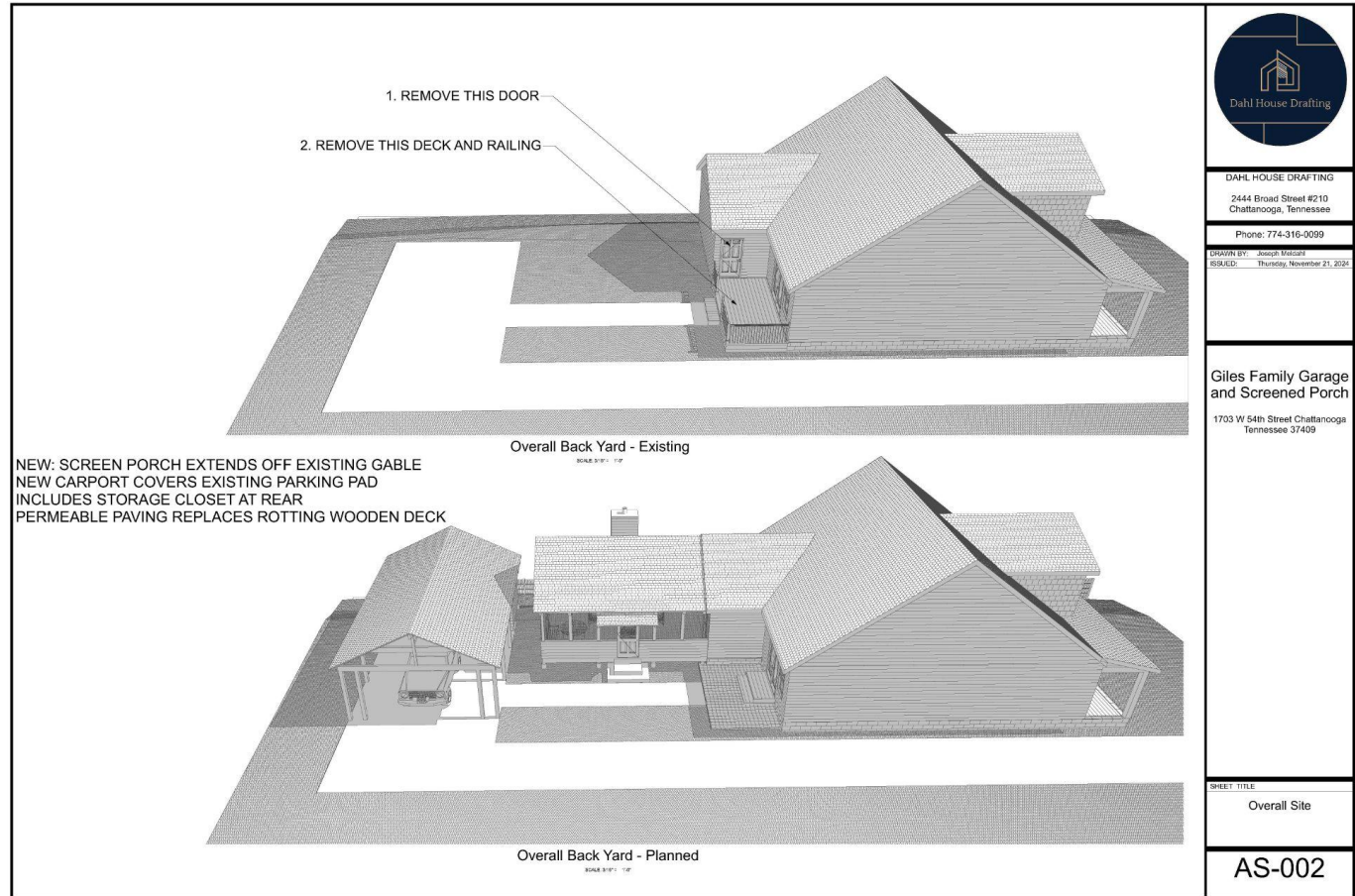
Application Information

Case # HZ-24-121
1703 W. 54th St.



Application Information

Case # HZ-24-121
1703 W. 54th St.



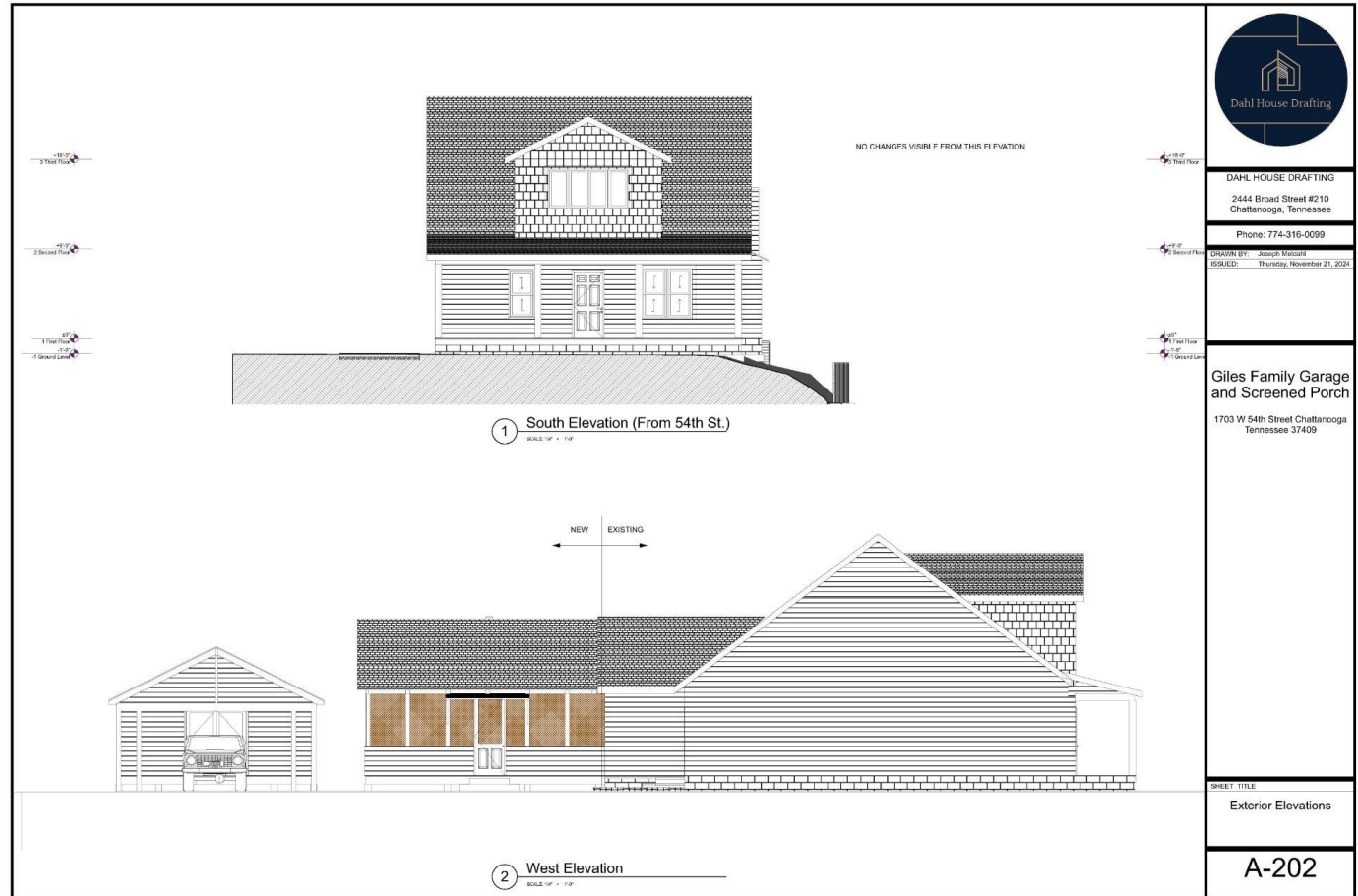
Application Information

Case # HZ-24-121
1703 W. 54th St.



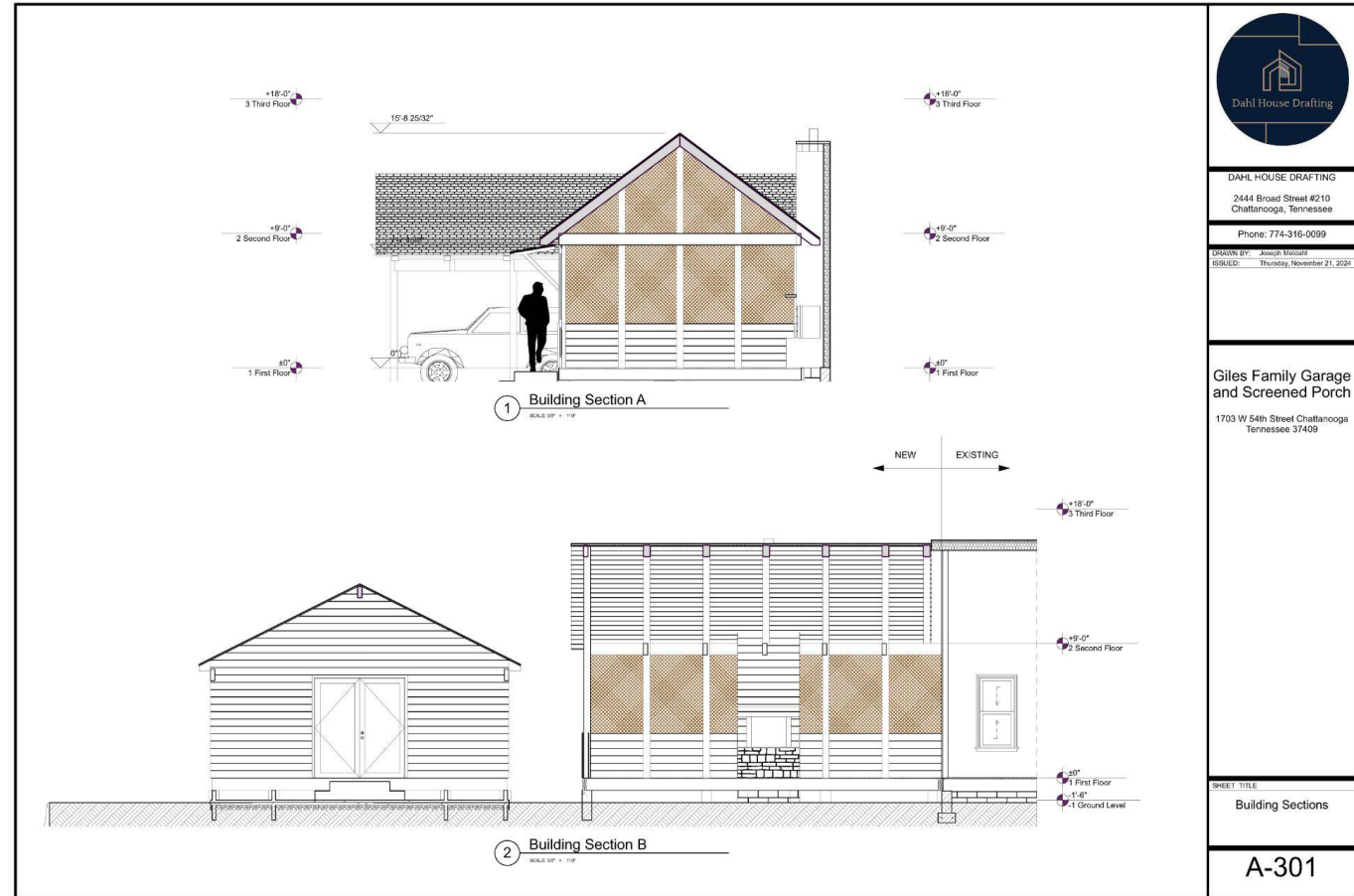
Application Information

Case # HZ-24-121
1703 W. 54th St.



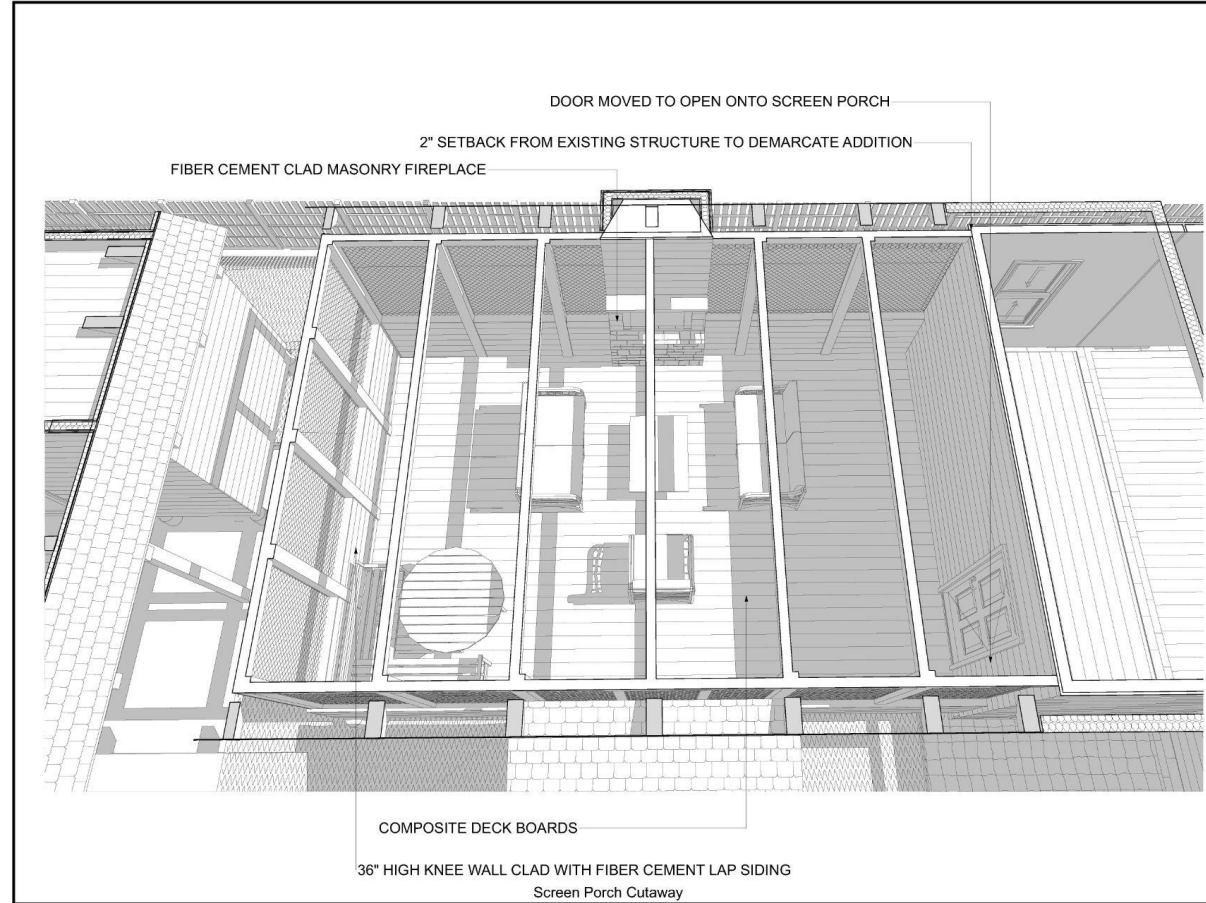
Application Information

Case # HZ-24-121
1703 W. 54th St.



Application Information

Case # HZ-24-121
1703 W. 54th St.



DAHL HOUSE DRAFTING
2444 Broad Street #210
Chattanooga, Tennessee
Phone: 774-316-0099

DRAWN BY: Joseph Hinkley
DESIGNED: Thursday, November 21, 2024

Giles Family Garage
and Screened Porch
1703 W 54th Street Chattanooga
Tennessee 37409

SHEET TITLE
Cutaway at Screen Porch

A - 802

Application Information

Case # HZ-24-121
1703 W. 54th St.



View From Alabama Ave - Existing

SCALE 1/8" = 1'-0"



CEDAR FENCE ALONG TOP OF WALL AT ALABAMA AVE
36" HIGH UNLESS ALLOWED TO GO HIGHER

View From Alabama Ave

SCALE 1/8" = 1'-0"



DAHL HOUSE DRAFTING

2444 Broad Street #210
Chattanooga, Tennessee

Phone: 774-316-0099

DRAWN BY: Joseph Masala
ISSUED: Thursday, November 21, 2024

Giles Family Garage
and Screened Porch

1703 W 54th Street Chattanooga
Tennessee 37409

SHEET TITLE

Alabama Ave Views

A8.3

Material List

Case # HZ-24-121

1703 W. 54th St.

CAR PORT:

SAME MATERIALS AS SCREEN PORCH

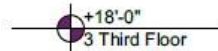
SIDING: FIBER CEMENT TO MATCH HOME

BEAMS, POSTS, RAFTERS, HEAVY TIMBER, CEDAR OR PINE, STAINED

WINDOWS - CLAD WINDOWS TO MATCH EXISTING WINDOWS ON HOME

TRIM AND CASING TO MATCH HOME (DEAD SIMPLE)

ROOF: ASPHALT SHINGLE TO MATCH EXISTING ROOF



NEW SCREEN PORCH MATERIALS:

STRUCTURAL PIER FOUNDATION - C.I.P. CONCRETE

PRESSURE TREATED FLOOR FRAMING

COMPOSITE DECK BOARDS (TREX OR SIMILAR)

KNEE WALLS: HORIZONTAL FIBER CEMENT SIDING TO MATCH HOUSE

HEAVY TIMBER POSTS AND BEAMS (INC. RAFTERS) - STAINED CEDAR OR PINE

ASPHALT SHINGLE ROOF TO MATCH HOUSE

CHIMNEY STRUCTURE CLAD IN FIBER CEMENT SIDING TO MATCH HOME

Relevant Saint Elmo Guidelines:

Case # HZ-24-121, 1703 W. 54th St.

6.1 Additions, Page 33

6.22.C New Construction, Page 52

Staff Report

6.1. Additions (New Rooms)

Buildings must be able to adapt to the needs of each generation of occupants and this may include adding additional living space. In planning additions the best approach is to site additions where they will not be readily visible from the street, or where they will have the least effect on the building's overall form and plan. The rears of buildings are the best locations for the addition of rooms, wings, porches, or decks.

A. Should be located at the rear of buildings, not on the front or readily visible areas of the sides of buildings. **Yes, the addition is located at the rear.**

The addition is visible from Alabama Ave. because the property is a corner lot.

B. Should be secondary (smaller and simpler) than the original buildings in scale, design, and placement. **Yes, the addition is smaller in scale, design, and placement.**

C. Should be of a compatible design in keeping with the original building's design, roof shape, materials, color, and location of window, door, and cornice heights, etc. **The enclosed porch addition will have a gable roof. The materials and general design follow the design of the primary dwelling.**

The addition is a partially enclosed porch with timber posts and beams and a chimney. The primary dwelling was constructed in 2016.

D. Should not imitate an earlier historic style or architectural period. For example, a Victorian-era Queen Anne style rear porch addition would not be appropriate for a 1920s Craftsman/Bungalow house.

E. Should appear distinguishable from the historic building, not an exact copy of it. Additions should be contemporary in design but compatible with the original building.

F. Should be built in a manner that avoids extensive removal or loss of historic materials and which does not damage or destroy the main architectural features of the building.

G. Should keep the exterior walls of the original building alone and use existing door and window openings for connecting the addition to the building.

H. Should not be made through framing or glassing in the front porch or a prominent side porch.


I. Additions should be made to the rear, not sides, of the house. **Addition is proposed at the rear.**

Staff Report

Case # HZ-24-121, 1703 W. 54th St.

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

1. Smaller in scale than the primary building; **Yes.**
2. Simple in design but reflecting the general character of the primary building. For example, use gable roof forms if the main dwelling has a gable roof, hipped roof forms if the main dwelling has a hipped roof etc.; **The carport has a gable roof form to match the existing dwelling.**
3. Located as traditional for the street, near an alley or at the side of the dwelling, not close to or attached to the primary building; **The carport is proposed to the rear of the dwelling.**
4. Compatible in design, shape, materials, and roof shape to the main building. **Yes.**
5. Preferably of wood siding. However, if located along rear alleys or towards the rear of the lot, secondary buildings may have exterior siding materials such as masonite (preferred), aluminum, or vinyl. Along rear alleys or rear lot lines, standard prefabricated buildings are also acceptable. **The applicant is proposing fiber cement siding to match the existing dwelling. The windows and trim will match the existing primary dwelling.**
6. If readily visible from the street, secondary buildings should have an emphasis on historic designs and detailing. For garages, wood paneled doors are more appropriate than paneled doors of vinyl, aluminum, or steel. Wood paneled overhead roll-up doors are widely available and are appropriate for new garages.

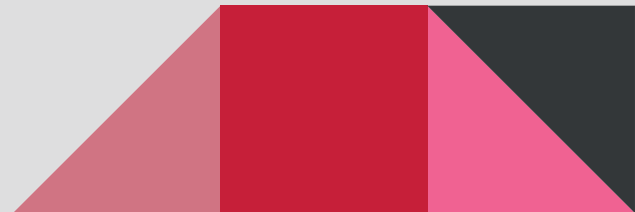



Case # HZ-24-121
1703 W. 54th St.

Applicant Presentation (10 minutes maximum)

Case # HZ-24-121
1703 W. 54th St.

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





Case # HZ-24-121
1703 W. 54th St.

Applicant Response (5 minute maximum)

**Historic Zoning Commission Discussion
Motion and Vote**



Other Business

National Register Nomination:

Pleasant Garden Cemetery



United States Department of the Interior
National Park Service

DRAFT

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classifications, materials, and areas of significance, enter only categories and subcategories from the instructions.

1. Name of Property

Historic name Pleasant Garden Cemetery

Other names/site number N/A

Name of related multiple

property listing N/A

(Remove "N/A" if property is part of a multiple property listing and add name)

2. Location

Street & Number: Rowe Road

City or town: Chattanooga

State: TN

County: Hamilton

Not For Publication: ☐ N/A

Vicinity: ☒ X

Zip: 37411

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this ☒ nomination ☐ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property ☒ meets ☐ does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

☐ national ☐ statewide ☒ local

Applicable National Register Criteria:

☒ A ☐ B ☒ C ☐ D

Signature of certifying official/Title:

Date

Deputy State Historic Preservation Officer, Tennessee Historical Commission

State or Federal agency/bureau or Tribal Government

In my opinion, the property ☐ meets ☐ does not meet the National Register criteria.

Signature of Commenting Official:

Date

Title:

State or Federal agency/bureau or Tribal

Government

National Register Nomination:

Pleasant Garden Cemetery

United States Department of the Interior
National Park Service / National Register of Historic Places Registration Form
NPS Form 10-900 OMB No. 1024-0018

DRAFT

Pleasant Garden Cemetery
Name of Property

Hamilton County, TN
County and State

4. National Park Service Certification

I hereby certify that this property is:

- ☐ entered in the National Register
☐ determined eligible for the National Register
☐ determined not eligible for the National Register
☐ removed from the National Register
☐ other (explain:)

Signature of the Keeper

Date of Action

5. Classification

Ownership of Property
(Check as many boxes as apply.)

Private ☒
Public - Local ☐
Public - State ☐
Public - Federal ☐

Category of Property
(Check only one box.)

Building(s) ☐
District ☐
Site ☒
Structure ☐
Object ☐

Number of Resources within Property

(Do not include previously listed resources in the count)

Contributing	Noncontributing	
0	0	buildings
2	0	sites
0	0	structures
0	0	objects
2	0	Total

Number of contributing resources previously listed in the National Register 0

United States Department of the Interior
National Park Service / National Register of Historic Places Registration Form
NPS Form 10-900 OMB No. 1024-0018

DRAFT

Pleasant Garden Cemetery
Name of Property

Hamilton County, TN
County and State

6. Function or Use

Historic Functions
(Enter categories from instructions)

FUNERARY/cemetery

Current Functions
(Enter categories from instructions)

FUNERARY/cemetery

7. Description

Architectural Classification
(Enter categories from instructions.)

N/A

Material(s) (enter categories from instructions.)

Principal exterior materials of the property: STONE, CONCRETE, BRICK

Narrative Description

Pleasant Garden Cemetery, established in 1890, is located on the eastern side of Chattanooga, Tennessee. Only a quarter mile east of Missionary Ridge, the 17.5-acre site is roughly L-shaped and oriented northwest-southeast with the surrounding roadways. It is bounded by Rowe Road, the Shaan Zion Workmen's Circle cemetery, and unimproved properties along Rowe Road to the northwest; residential properties along Pinewood Avenue to the southwest; residential properties along Crescent Drive to the southeast; and residential properties along Ridgeside Road to the northeast. The total number of graves is unknown but estimated to be approximately 3,000. Grave markers presently visible are arranged in somewhat orderly rows and family plots; they are oriented generally with feet to the east in the Christian tradition on flatter ground or oriented perpendicular to the slope on hillside. Some family plots are surrounded by low curbing or fencing; retaining walls are present on steeper slopes. A large obelisk recognizing the cemetery's founders looks out over the site from the top of the hill, where the cemetery's longtime owner George W. Franklin and some of his family members are buried. Driveways and walking paths, some previously paved, provide access to the different portions of the property where graves are located. There is one contributing site, the ruins of a small stone and concrete block building located near the center of the cemetery, just south of the property's highest point. The

National Register Nomination:

Pleasant Garden Cemetery

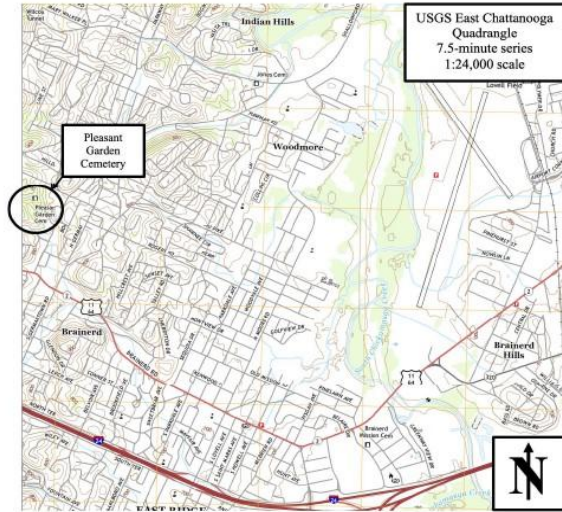
United States Department of the Interior
National Park Service / National Register of Historic Places Registration Form
NPS Form 10-900 OMB No. 1024-0018

DRAFT

Pleasant Garden Cemetery
Name of Property

Hamilton County, TN
County and State

USGS Topographic Map



United States Department of the Interior
National Park Service / National Register of Historic Places Registration Form
NPS Form 10-900 OMB No. 1024-0018

DRAFT

Pleasant Garden Cemetery
Name of Property

Hamilton County, TN
County and State

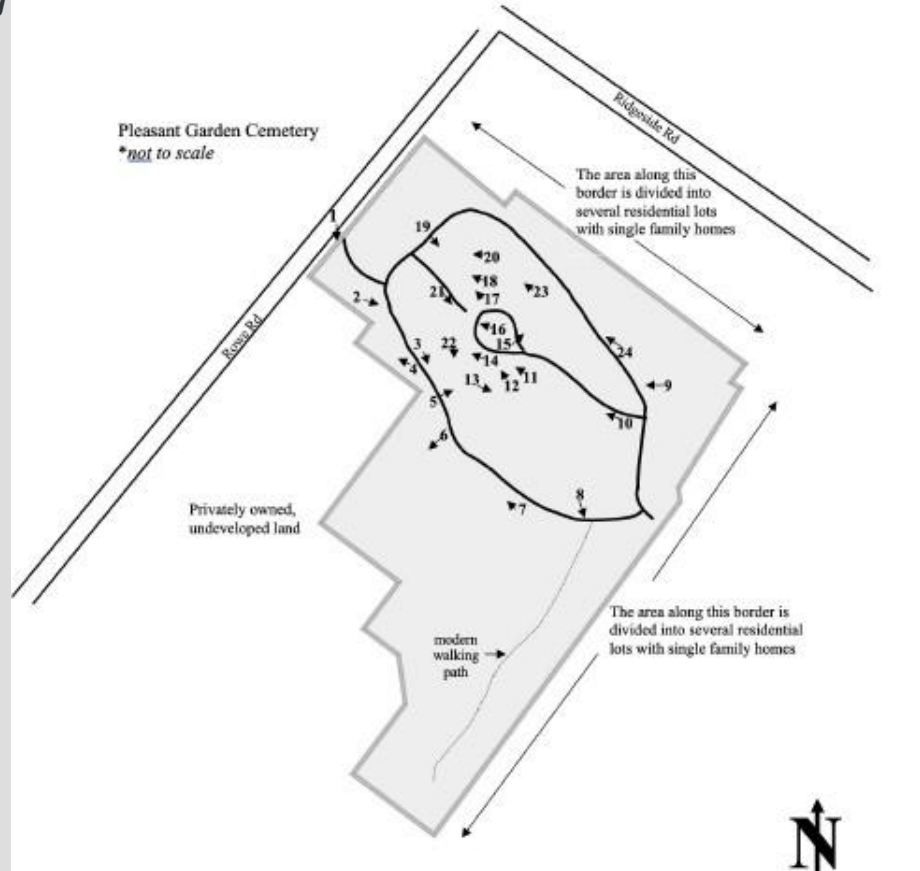
Boundary Map



Pleasant Garden Cemetery boundaries. Numbered corners correspond with latitude and longitude coordinates listed above. 2022 aerial imagery.

National Register Nomination:

Pleasant Garden Cemetery



National Register Nomination:

Pleasant Garden Cemetery

PLEASANT GARDEN CEMETERY
CHATTANOOGA, HAMILTON COUNTY, TENNESSEE

DRAFT



1 OF 24



2 OF 24

PLEASANT GARDEN CEMETERY
CHATTANOOGA, HAMILTON COUNTY, TENNESSEE

DRAFT



3 OF 24



4 OF 24

National Register Nomination:

Pleasant Garden Cemetery

PLEASANT GARDEN CEMETERY
CHATTANOOGA, HAMILTON COUNTY, TENNESSEE

DRAFT



11 OF 24



12 OF 24

PLEASANT GARDEN CEMETERY
CHATTANOOGA, HAMILTON COUNTY, TENNESSEE

DRAFT



17 OF 24



18 OF 24

National Register Nomination:

Pleasant Garden Cemetery

PLEASANT GARDEN CEMETERY
CHATTANOOGA, HAMILTON COUNTY, TENNESSEE

DRAFT



13 OF 24



14 OF 24

PLEASANT GARDEN CEMETERY
CHATTANOOGA, HAMILTON COUNTY, TENNESSEE

DRAFT



23 OF 24



24 OF 24



Staff Updates:

- Finalizing Guidelines Draft for Public Review

Final Information:

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

Next meeting date: January 16, 2025 (Application Deadline, December 20, 2024 by 4 p.m.)

If your case is deferred **OR** if you have conditional items to bring back before the Commission, you **MUST** contact staff and ask to be added to the agenda for that meeting. You will **NOT** automatically be added to the agenda.



Adjourn

Motion and Vote