

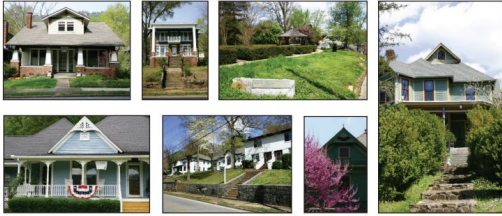
Historic Zoning Commission

January 16, 2025



St. Elmo

Historic District Guidelines



Fort Wood

Historic District Guidelines



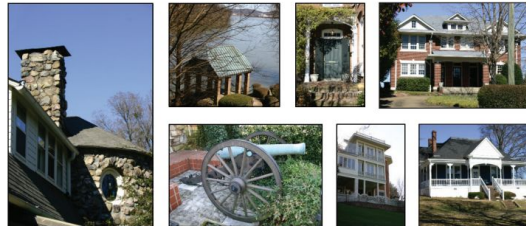
Ferger Place

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-24-11: 850 Oak St.: Rear Opening
- II. HZ-24-104: 838 Vine St.: Front Porch
- III. HZ-24-118: 4309 Michigan Ave.: New Construction

7. New Business:

a. Listing of Staff Reviews

b. Commission Cases to review

- I. HZ-24-120: 4812 Alabama Ave.: Exterior Rehabilitation + Addition
- II. HZ-24-126: 4507 Tennessee Ave.: Correction Notice (Rear Deck, Porch, Siding, Windows/Doors)
- III. HZ-24-128: 4705 St. Elmo Ave.: New Dormer + Parking
- IV. HZ-24-129: 5510 Post Ave.: Demolition of Primary Dwelling

8. Other Business: New Assistant Director of Land Use Development Services - Darien Gilkenson

9. Announcements: Next meeting date: February 20, 2025 (application deadline – January 17, 2025 at 4 p.m.)

10. Adjourn

Staff Reviews

- I. HZ-24-125: 4120 St. Elmo Ave.: Porch Floor In-kind Replacement
- II. HZ-24-127: 4214 St. Elmo Ave.: Rear Deck
- III. HZ-25-1: 4907 Beulah Ave.: Fence



Old Business

Case # HZ-24-11

850 Oak St.

Neighborhood: Fort Wood

Historic Structure: Yes, ca. 1900

Description of proposed project: Re-Opening Rear Brick Archway + Rear Stair



Historic Zoning History:

HZ-24-11: Windows

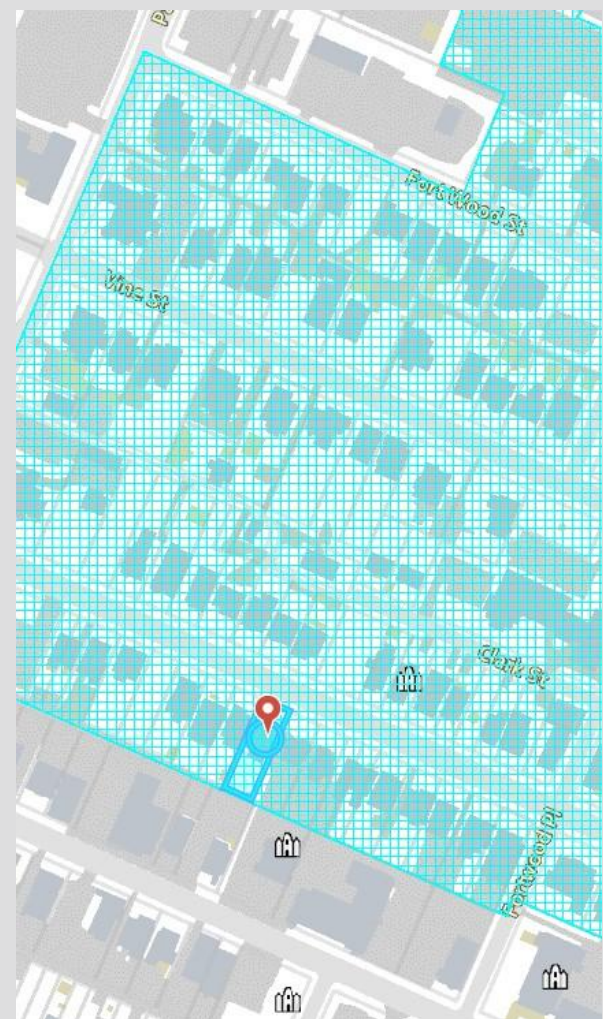
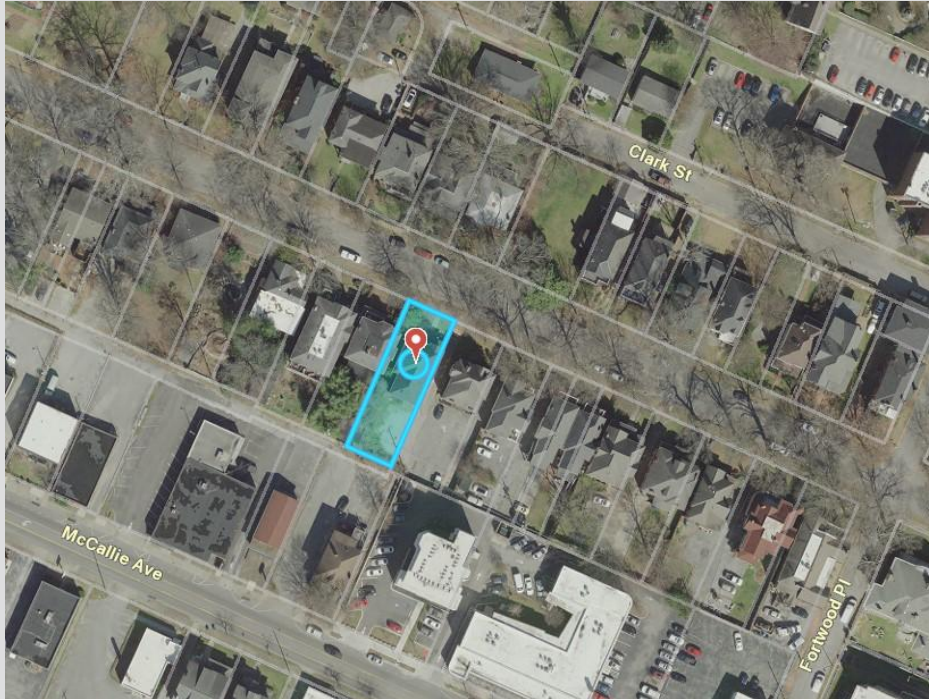
HZ-21-76 : Front Door and Stained Glass Window Replacement

HZ -13-70 : Gravel driveway and landscaping

Map Location

Case # HZ-24-11

850 Oak St.



Property Photos

Case # HZ-24-11

850 Oak St.



Property Photos

Case # HZ-24-11

850 Oak St.



Property Photos

Case # HZ-24-11

850 Oak St.



Neighboring Property Photos

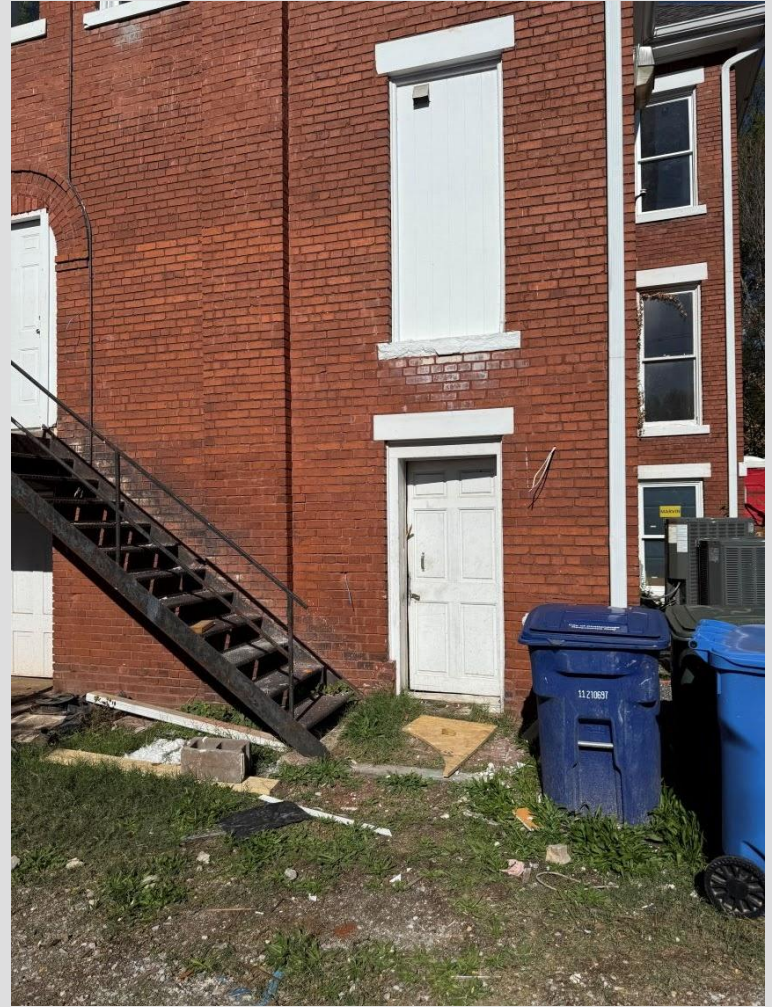
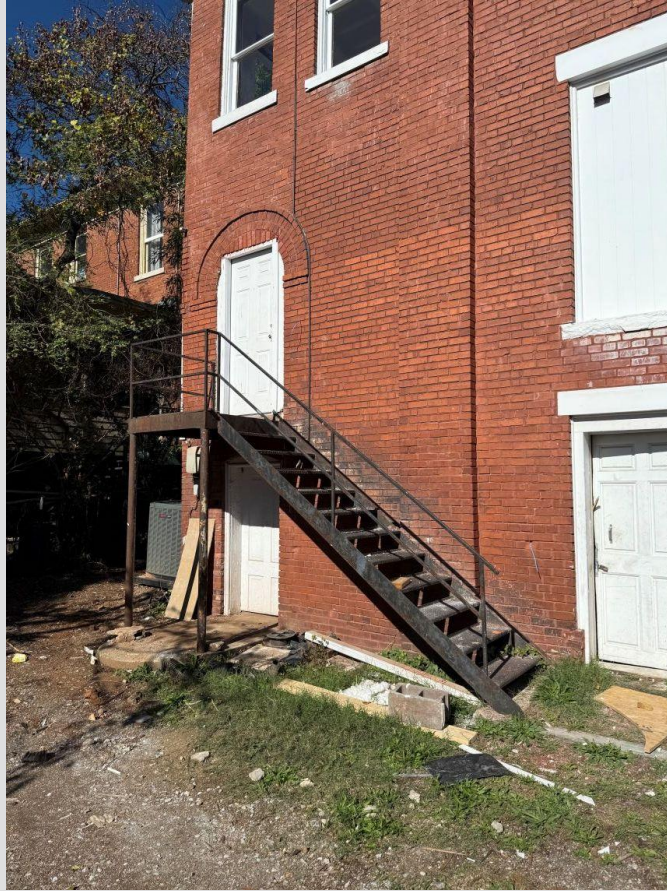
Case # HZ-24-11

850 Oak St.



Application Information

Case # HZ-24-11
850 Oak St.



Application Information

Case # HZ-24-11

850 Oak St.



Application Information

Case # HZ-24-11

850 Oak St.



Materials List

Case # HZ-24-11
850 Oak St.



Relevant Fort Wood Guidelines:


Case # HZ-24-11, 850 Oak Street

4.7 Masonry, Page 43

Staff Report

Fort Wood displays an exceptionally rich variety of masonry in its buildings, including brick, stone (especially limestone), terra cotta, concrete, tile, and stucco. Masonry is used on cornices, pediments, lintels, sills, and decorative features, as well as for building walls, retaining walls, and chimneys. Color, texture, mortar joint type, and patterns of the masonry help define the overall character of a building.

1. Retain historic masonry features that are important in defining the overall character of the building. **The applicant is proposing to reopen existing brick archways at the rear of the dwelling and install new metal stair and doors. The applicant attempted to find photo evidence of the archways when they were previously opened, but was unsuccessful.**
2. Repair damaged masonry features by patching, piecing in, or consolidating to match original instead of replacing an entire masonry feature if possible. The size, texture, color, and pattern of masonry units, as well as mortar joint size, and tooling should be respected. **Applicant to confirm that any repairs and new materials (brick, mortar) will match the existing masonry on site.**
3. Repair cracks in masonry as they allow moisture penetration and consequently, deterioration. Insure that the cracks do not indicate structural settling or deterioration.
4. Carefully remove deteriorated mortar and masonry in a way that does not damage the masonry. Duplicate mortar in strength, composition, color, and texture.
5. Repair stucco or plastering by removing loose material and patching with a new material that is similar in composition, color, and texture.
6. Patch stone in small areas with a cement-like material which, like mortar, should be weaker than the masonry being repaired and should be mixed accordingly. This type of work should be done by skilled craftsmen.
7. Repair broken stone or carved details with epoxies. Application of such materials should be undertaken by skilled craftsmen.
8. Discourage the use of waterproof, water-repellent, or non-historic coatings on masonry. They often aggravate rather than solve moisture problems.
9. Never sandblast any masonry.
10. Avoid painting unpainted masonry. See the Paint section for information on repainting masonry.



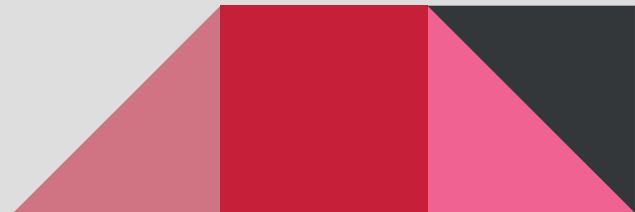
Case # HZ-24-11
850 Oak St.


Applicant Presentation (10 minutes maximum)

Community Comments & Comments by Other Persons

(3 minutes maximum per person)

Case # HZ-24-11
850 Oak St.





Case # HZ-24-11
850 Oak St.

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

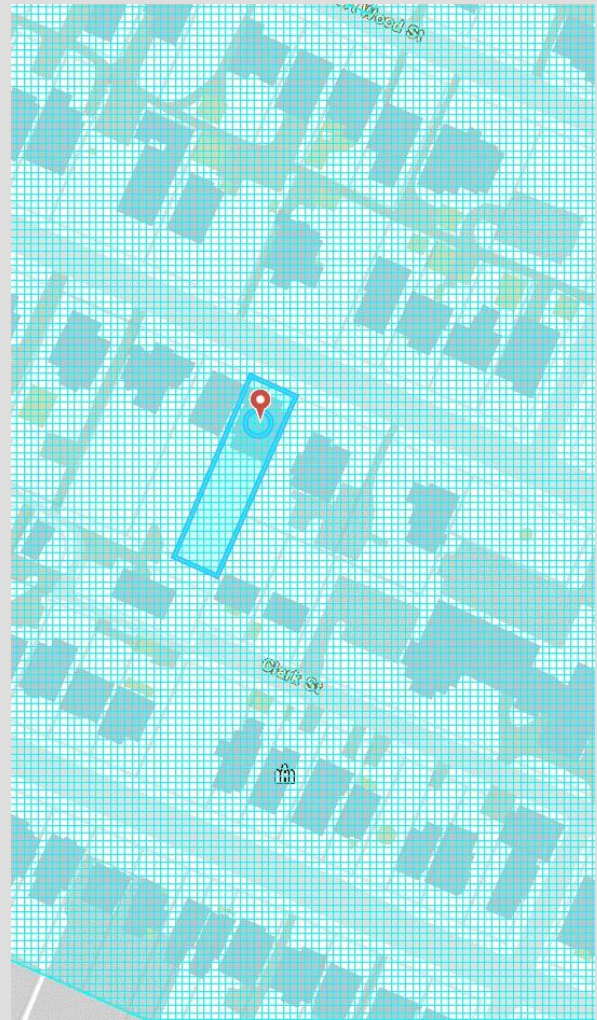
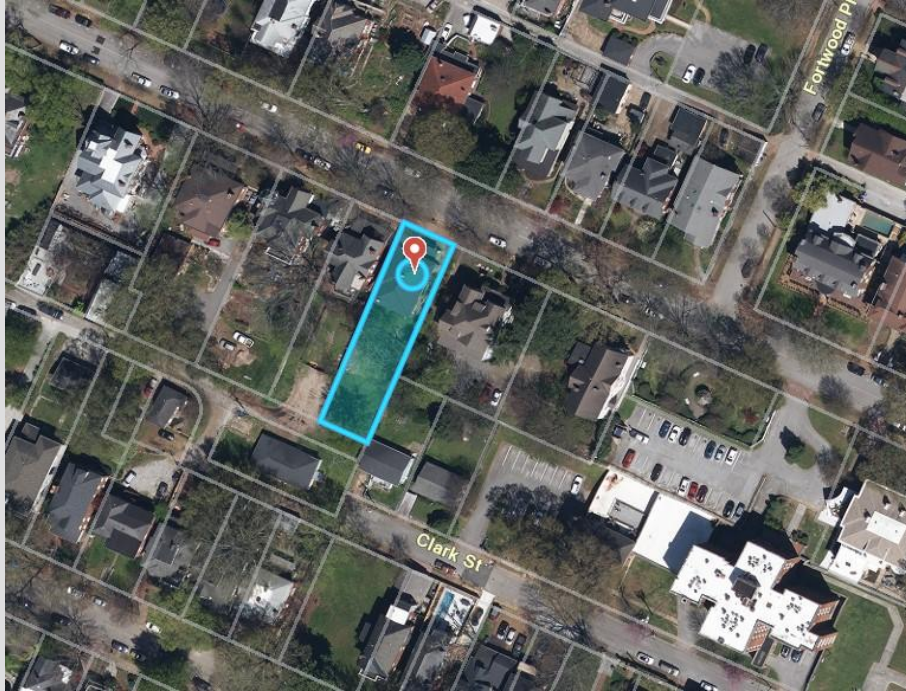
HZ-21-202: Repair structural porch columns

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.



Neighboring Property Photos

Case # HZ-24-104

838 Vine St.

850 Vine



840 Vine



838 Vine**



836 Vine



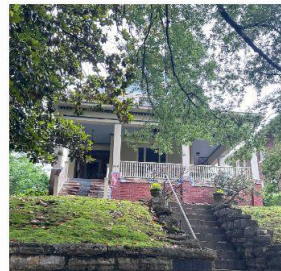
830 Vine



859 Vine



855 Vine



849 Vine



841 Vine



835 Vine

838 VINE STREET Neighboring Properties

Application Information

Case # HZ-24-104

838 Vine St.

COA previously approved
at Nov. 2024 CHZC
Meeting.

CHZC deferred in Nov.
and Dec. 2024: 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:
1108.VINE.1014.03.24

Chairman, CHZC

Staff Approval

Cassie Cline
Staff Signature

Application Information

Case # HZ-24-104
838 Vine St.



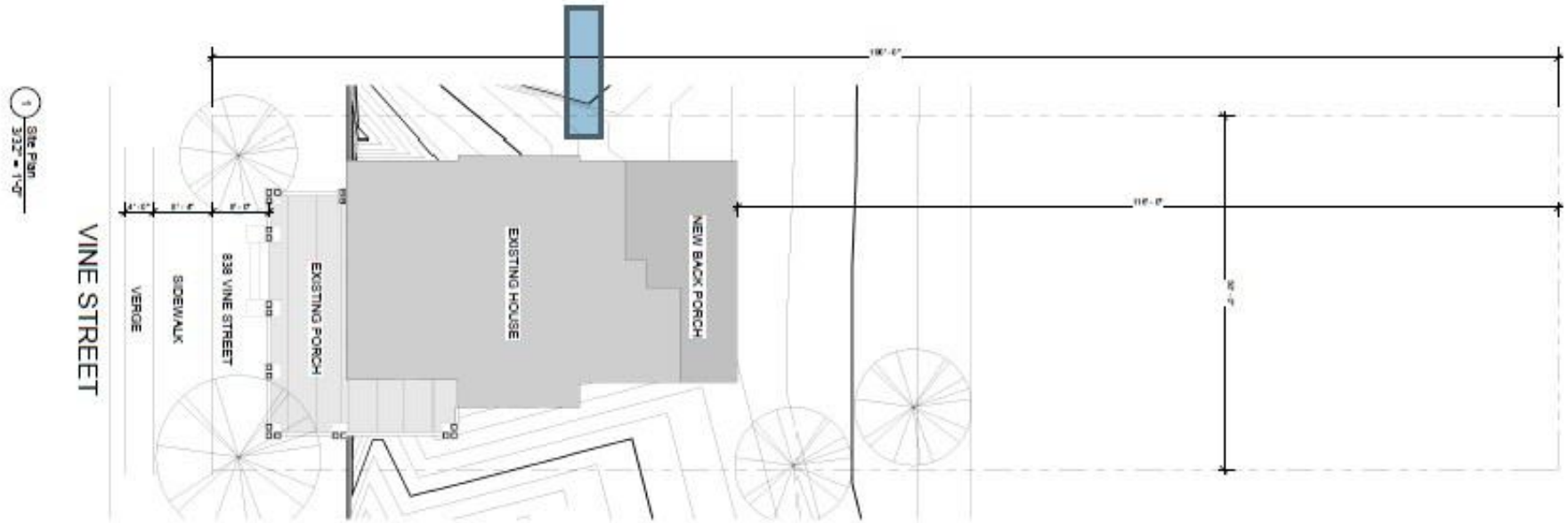
Fort Wood Neighborhood

838 VINE STREET Site Location

Application Information

Case # HZ-24-104

838 Vine St.



Application Information

Case # HZ-24-104
838 Vine St.



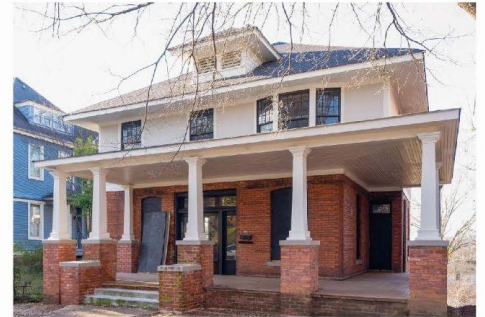
Demo showing original front porch



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.



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.



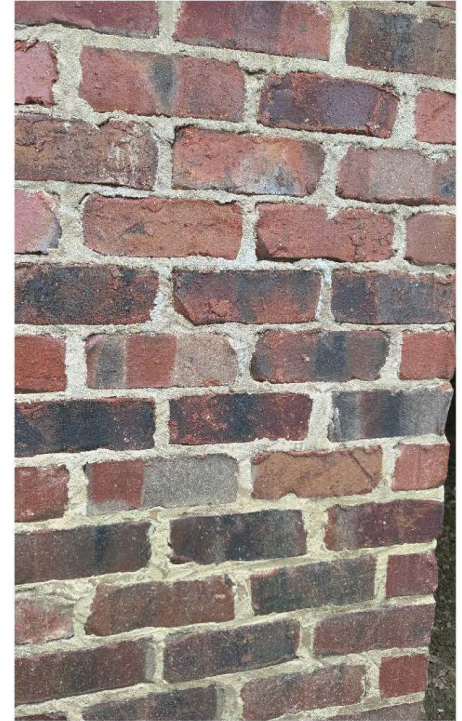
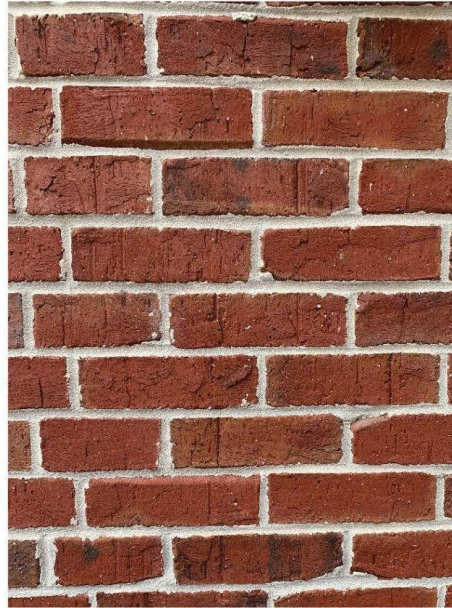
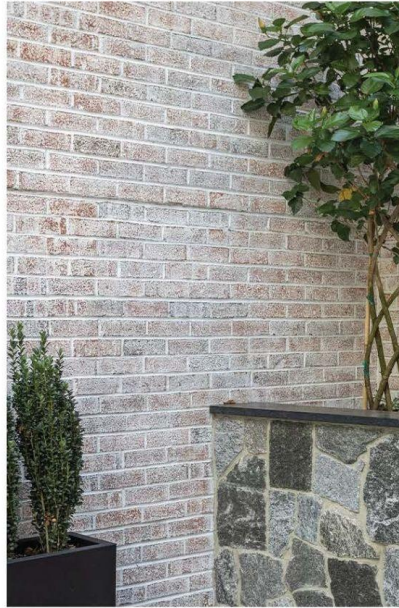
838 VINE STREET Side - East Elevation

Material List

Case # HZ-24-104
838 Vine St.

From the Applicant:

The mason's photos show thin brick installations from his portfolio. These photos show the thin brick material at other job sites based on the specifications of those clients and none of these images are intended to show exactly what will be installed at 838 Vine Street.



Thin Brick Installation by Mason

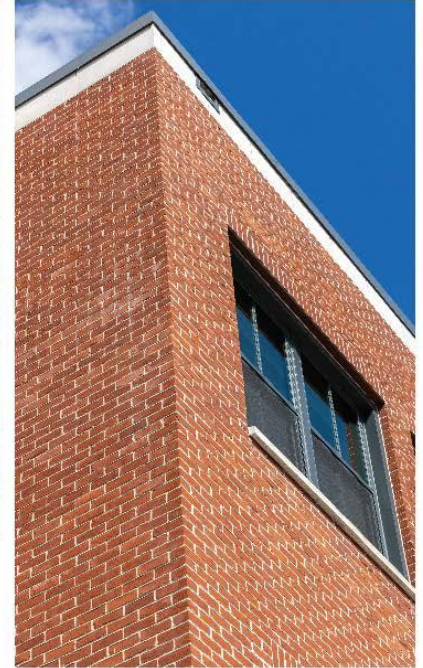
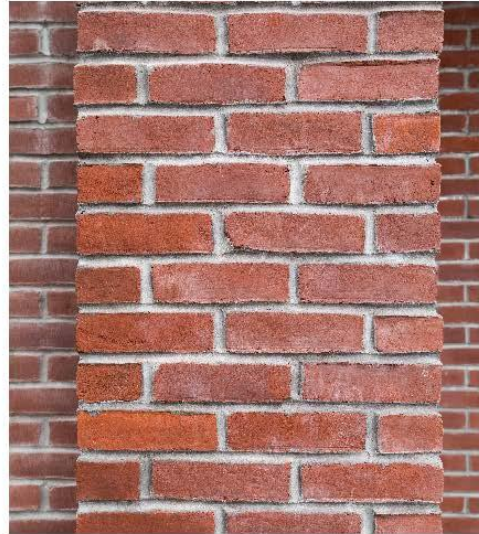
838 VINE STREET Professional Mason

Material List

Case # HZ-24-104
838 Vine St.

From the Applicant:

The manufacturer photos show the type of thin brick proposed for 838 Vine Street but not necessarily in the same color way or pattern or mortar color.



Manufacturer's Photos of Thin Brick Style
(not same color as proposed)

838 VINE STREET

Proposed Brick Cladding

Material List

Case # HZ-24-104
838 Vine St.



Mock Up

(not same brick color or mortar as proposed)

838 VINE STREET Mock Up

Application Information

Case # HZ-24-104

838 Vine St.

Applicant has provided the following two options for the front porch:

1. Rebuild the brick knee wall and reclad the existing foundation walls at the porch with full size brick, reclad the columns with thin brick to match the full size in size and color, new wood columns which have already been approved by the CHZC.
2. Leave the existing brick and wood columns, leave the existing front porch foundation and add a handrail to match that proposed and approved for the back porch.

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**

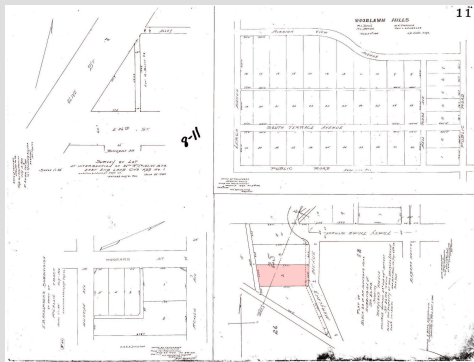
Case # HZ-24-118

4309 Michigan Avenue

Neighborhood: St. Elmo

Historic Structure: No, Vacant Lot

Description of proposed project: New Construction



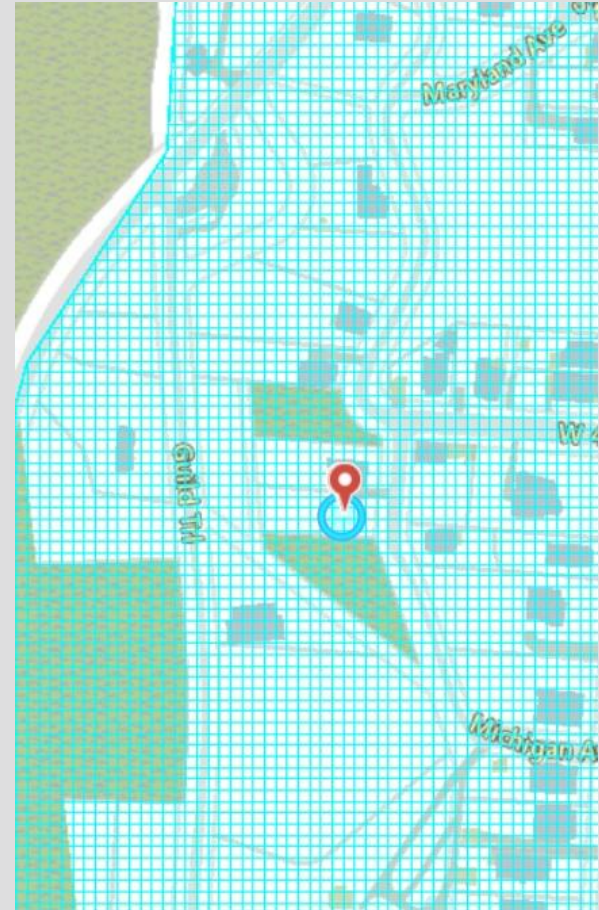
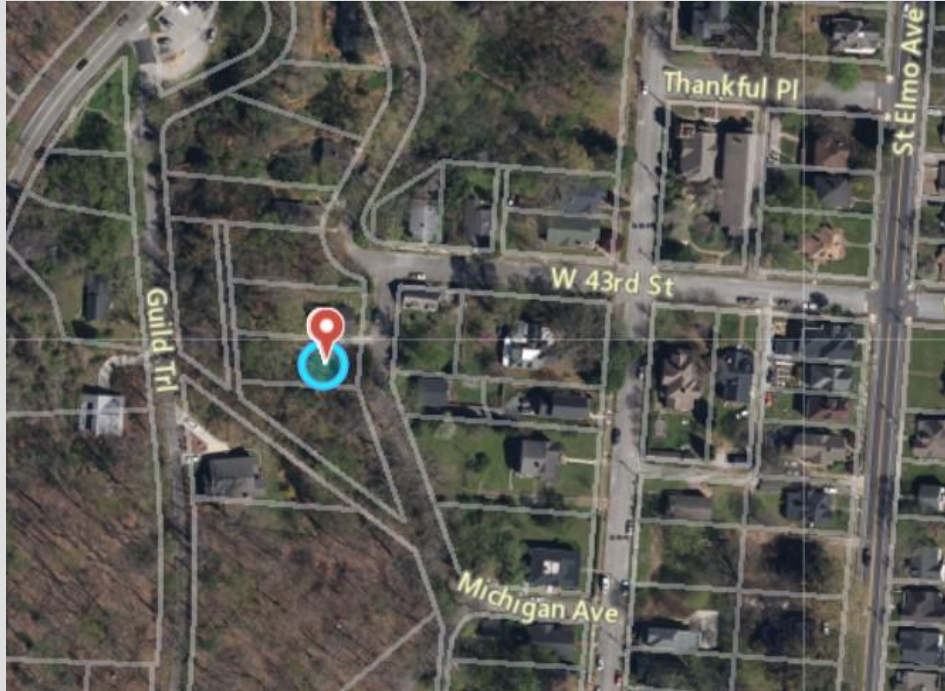
Historic Zoning History:

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.



2. ADDRESS: 4800 MICHIGAN AVE., CHATTANOOGA, TN 37409
3. CURRENT ZONING: R-1
4. CONTOUR INTERVAL: 1 FOOT
5. HICUTY BASED ON: TN STATE PLANE GRID (NAD83)
6. ELEVATIONS BASED ON: NAVD83
7. TAX PARCEL: 1675-0-020
8. PROPERTY LINES AND CORNERS ARE BASED ON DESCRIPTION IN DEED BOOK 13734 PAGE 676 AND PLAT BOOK 6 PAGE 11 (P. & C.)
9. FOR HORIZONTAL POSITIONING, RTK GPS DATA WAS OBSERVED 11/10/2024 USING A CARLSON C150 BACKSIGHT ON THE 1978-1979 DATA. THE DATA WERE DERIVED FROM THE 2007 GNSS NETWORK USING GEACID MODEL 2012A
10. AS USED IN THIS CERTIFICATION, CERTIFY MEANS TO STATE OR DECLARE A FACT OR OPINION OR STATEMENT OF BELIEF REGARDING THE MATTER AT HAND, WHICH ARE THE SUBJECT OF THE CERTIFICATION, AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EITHER EXPRESS OR IMPLIED.
11. THERE ARE TWO WATER MAINS (18" & 24") LOCATED IN THE MICHIGAN AVENUE RIGHT-OF-WAY.

UTILITY CONTACTS

BUILDING INSPECTOR
CITY OF CHATTANOOGA
DEVELOPMENT RESOURCES CENTER
SUITE 1000 • 1250 MARKET STREET
CHATTANOOGA, TN 37402
423-757-6105

AT&T
300 EAST M.L. KING BLVD.
CHATTANOOGA, TN 37402
423-752-6019

CHATTANOOGA GAS COMPANY
2007 OLAN MILLS DRIVE

ELECTRIC POWER BOARD
11 VANDERBILT, N.W. HWY. 80
CHATTANOOGA, TN 37403

PUBLIC WORKS DEPARTMENT
CITY OF CHATTANOOGA
STORMWATER MANAGEMENT
SUITE 2000 • 1250 MARKET STREET
CHATTANOOGA, TN 37402

PUBLIC WORKS DEPARTMENT
CITY OF OATLANDS
SANITARY ENGINEERS
www.oatlands.vic.gov.au

HAMILTON CO. GOV. DEPT.
DEVELOPMENT RESOURCES CENTER
SUITE 1010 • 1200 MARKET STREET

CHATTANOOGA, TN 37402
423-209-7790

LEGEND

- W Water Value
 P Power Pole
 S Sewer Manhole
 C Curb/Gutter
 S/S Slope of Pavement
 R/C/R Road/Cap (Set)
 S/P/S National Park Service Structure
 S/W/S Sewer and Water (Pipes)
 S/P/S Sewer/Pipe
- _____ Property Line
 _____ Gas Line
 _____ Overhead Power Line
 _____ Sewer Line (Sanitary)
 _____ Service Line
- Note: Utility Service Lines Shown at
 Approximate Locations Only

SURVEYOR'S CERTIFICATION

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 unadjusted survey is $\geq 1:10,000$ (Category I)



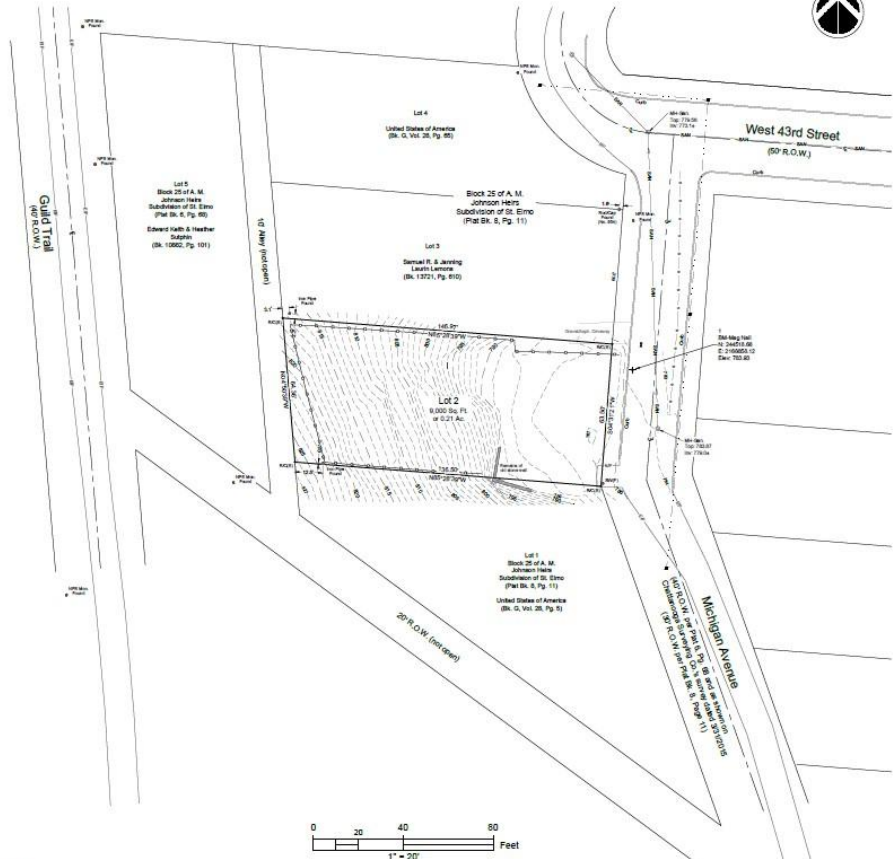
Roger B. Warner TM 915 746, 100

I hereby certify, after examination of the current F.E.M.A., Flood Insurance Rate Map Community Panel No. 470850C029G, that the subject property lies in zone(s) "X" (shaded) and DOES NOT lie within the 100 year flood hazard area. The reference map bears an effective date of 02/03/2015.



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 THE SURVEYOR AND MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES STRUCTURES MAY BE ENCOUNTERED. NO KNOWLEDGE THIS WORK WAS MADE DURING THE PERFORMANCE OF THIS SURVEY TO LOCATE BURIED UTILITIES STRUCTURES. ANY AND ALL INFORMATION REGARDING BURIED UTILITIES STRUCTURES SHOULD BE OBTAINED FROM THE APPROPRIATE AGENCIES.



ASA
ENGINEERING & CONSULTING, INC.
P.O. BOX 196
CHATTANOOGA, TN 37401
www.AsaEngineeringInc.com
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.	24-0153
DATE	11/5/2024
SCALE	AS SHOWN
DRAWN BY	ASA
CHECKED BY	RRR
TITLE	

Boundary & Topographic Survey

SHEET NO. _____

S-1

Application Information

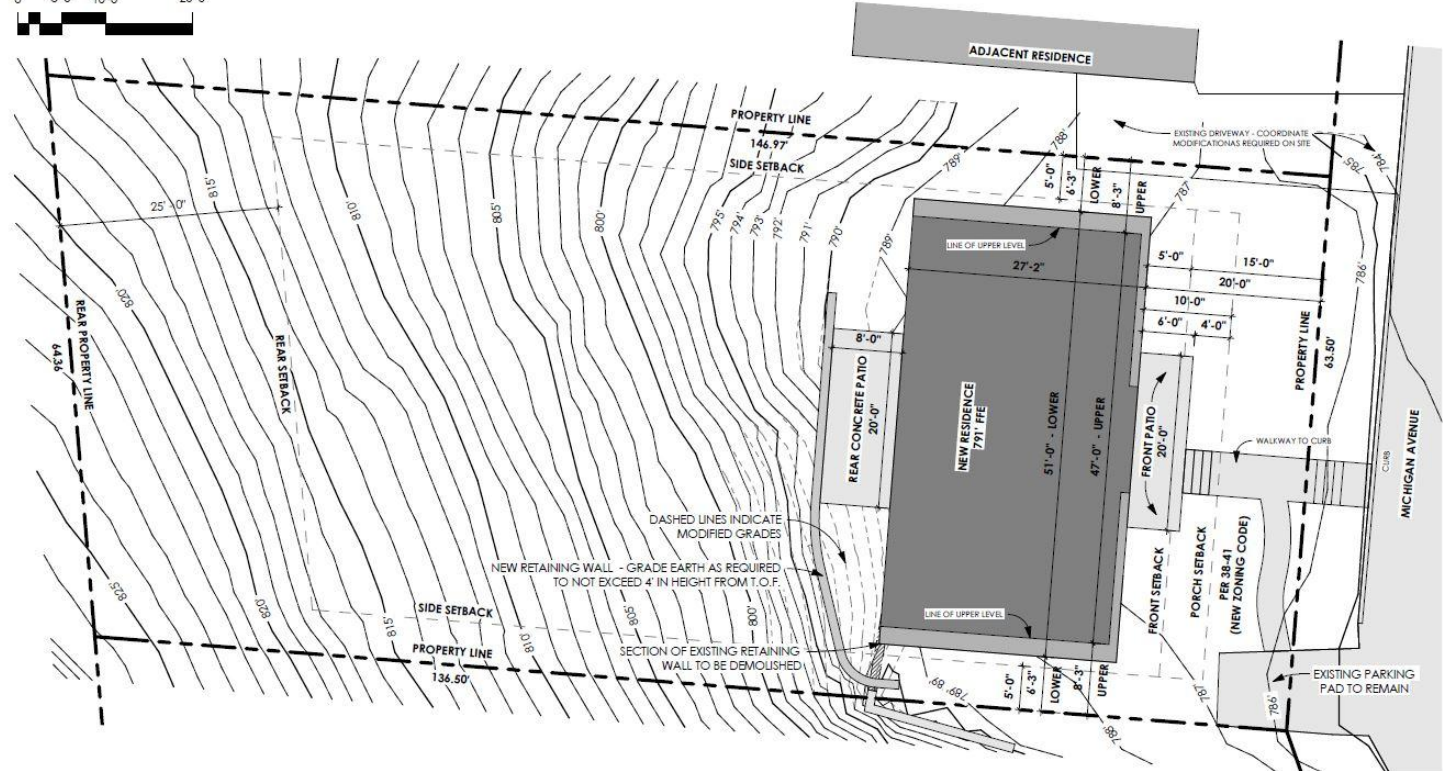
Case # HZ-24-118

4309 Michigan Ave.

4309 MICHIGAN AVENUE

SITE PLAN
PARCEL ID: 1478_B_020
NEW CHATTANOOGA ZONING | ZONED RN-1-S
1" = 10'-0"

SURACE ARCHITECTURE
12/31/2024

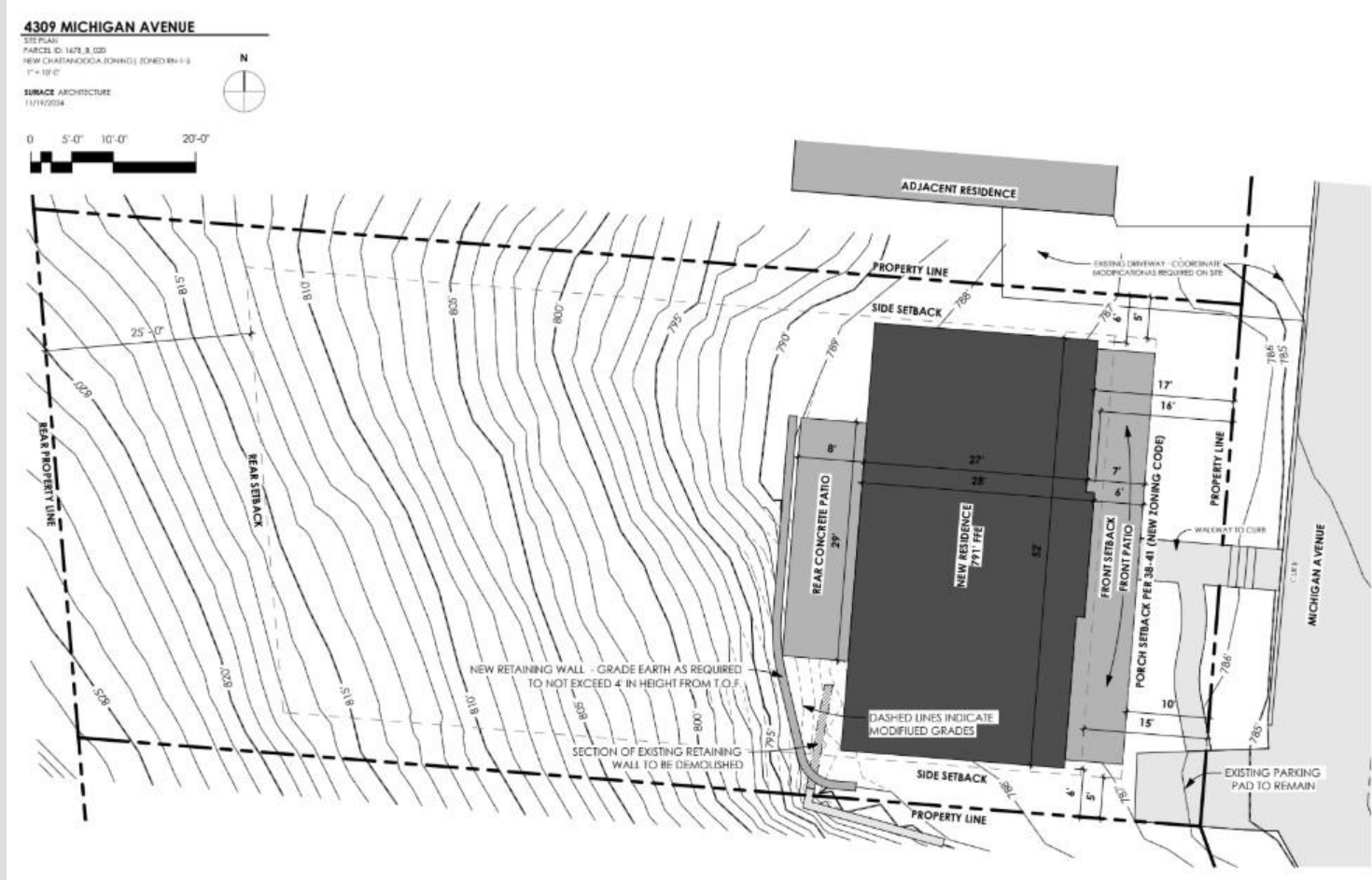


Application Information

Case # HZ-24-118

4309 Michigan Ave.

Previous
Design
Proposed at
December
2024 CHZC



Case # HZ-24-118
4309 Michigan Ave.

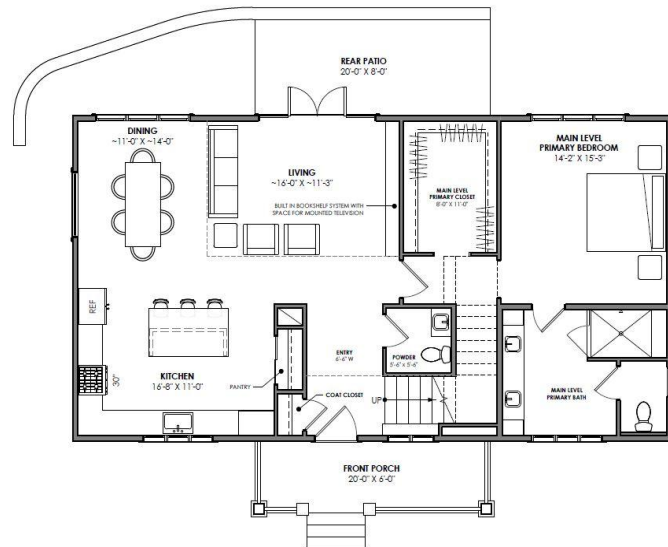
FLOOR PLANS

 $275 \div 14$

SURFACE ARCHITECTURE
12/31/2004

CONDITIONED	
MAIN LIVING	1327 SF
UPPER LIVING	1200 SF
	2527 SF

EXTERIOR	
FRONT PORCH	120 SF
REAR PATIO	160 SF
	280 SF



MAIN LEVEL

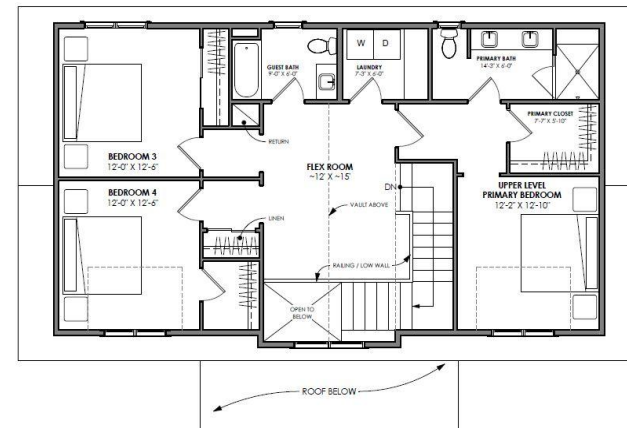
FLOOR PLAN

 $3/16" = 1.0$

SURACE ARCHITECTURE
12/31/2024

CONDITIONED	
MAIN LIVING	1327 SF
UPPER LIVING	1200 SF
	2527 SF

EXTERIOR	
FRONT PORCH	120 SF
REAR PATIO	160 SF
	280 SF



UPPER LEVEL

Application Information

Case # HZ-24-118

4309 Michigan Ave.

4309 MICHIGAN AVENUE

FRONT ELEVATION

3/16" = 1'-0"

SURFACE ARCHITECTURE
12/31/2024



Application Information

Case # HZ-24-118

4309 Michigan Ave.

Previous
Design
Proposed at
December
2024 CHZC

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"

SURFACE ARCHITECTURE
12/31/2024



Application Information

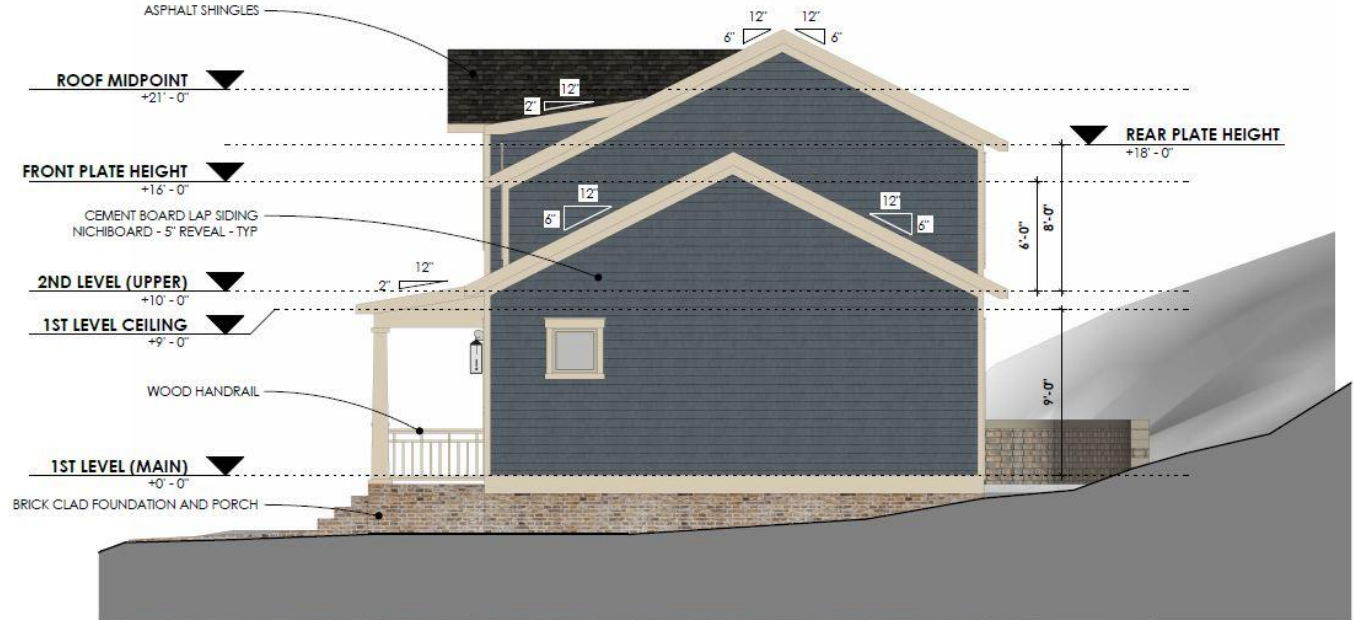
Case # HZ-24-118
4309 Michigan Ave.

4309 MICHIGAN AVENUE

NORTH ELEVATION

3/16" = 1'-0"

SURFACE ARCHITECTURE
12/31/2024



Application Information

Case # HZ-24-118

4309 Michigan Ave.

4309 MICHIGAN AVENUE

SOUTH ELEVATION

3/16" = 1'-0"

SURFACE ARCHITECTURE
12/31/2024



Application Information

Case # HZ-24-118

4309 Michigan Ave.

4309 MICHIGAN AVENUE

EXTERIOR VIEW FRONT 1

SURACE ARCHITECTURE
12/31/2024



Application Information

Case # HZ-24-118

4309 Michigan Ave.

4309 MICHIGAN AVENUE

EXTERIOR VIEW FRONT 2

SURACE ARCHITECTURE
12/31/2024



Application Information

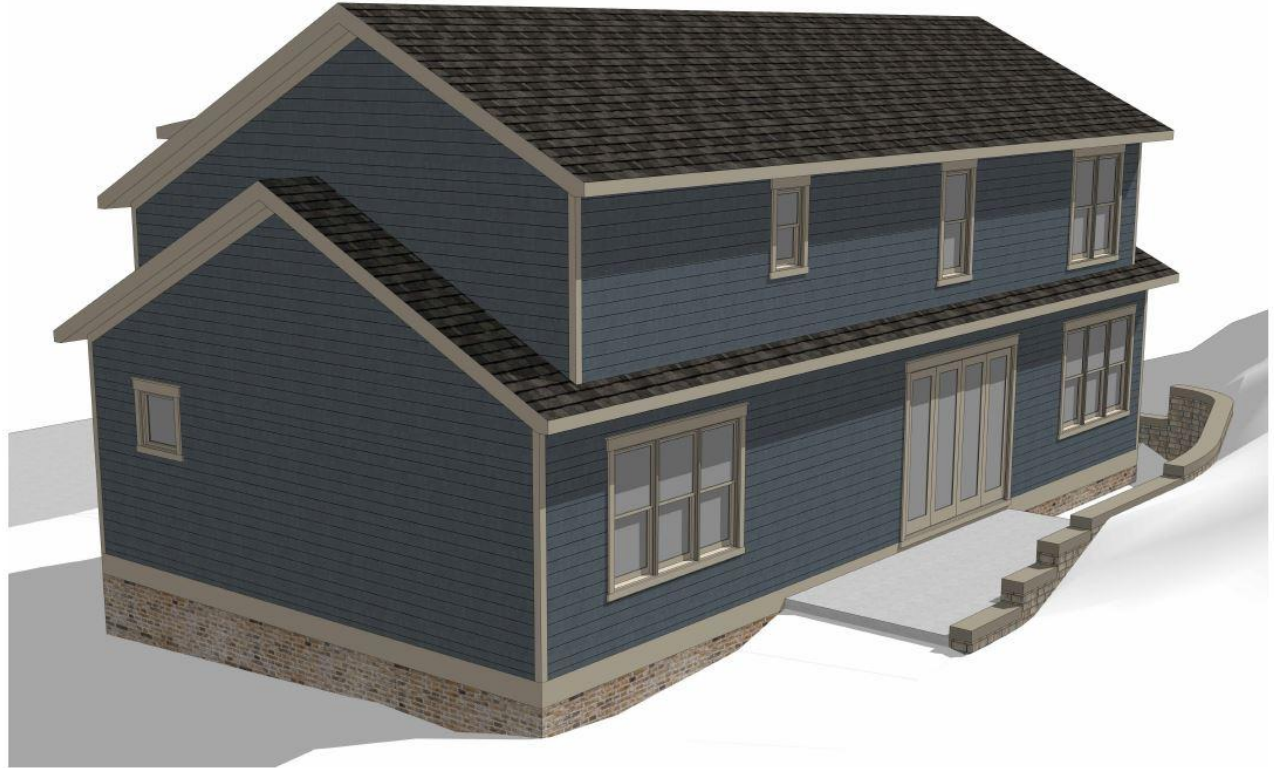
Case # HZ-24-118

4309 Michigan Ave.

4309 MICHIGAN AVENUE

EXTERIOR VIEW REAR 1

SURFACE ARCHITECTURE
12/31/2024



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. There is a mix of one and story-story dwellings on Michigan Ave. The applicant has reduced the width of the building and is showing deeper setbacks.**
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 and covers the entrance.**

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 partially across the main facade. The elevations show a simple design with a mix of round columns and square balusters.**

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. **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;

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 depth is 6’.**

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.

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 20' front setback (14' at the edge of porch) and 6'3" side setbacks. The width of the building has been reduced from 52' to 51'. The applicant has reduced the width of the second story to 47'.**

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.

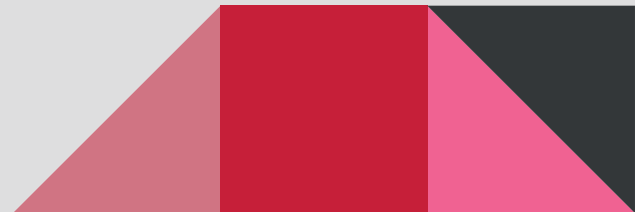


Case # HZ-24-118
4309 Michigan Ave.

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**



New Business

Case # HZ-24-120

4812 Alabama Avenue

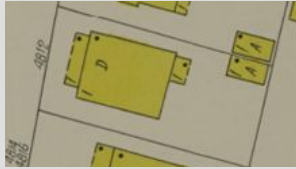
Neighborhood: St. Elmo

Historic Structure: Yes, ca. 1920

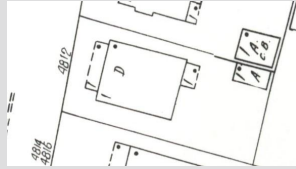
Description of proposed project: Exterior Rehabilitation + Addition



1917



1930



1955



Historic Zoning History:

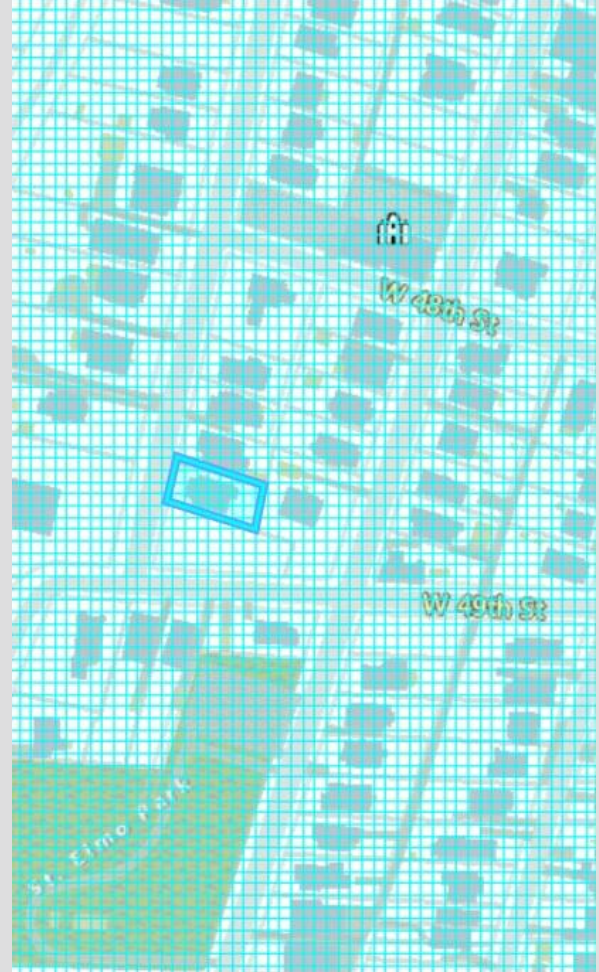
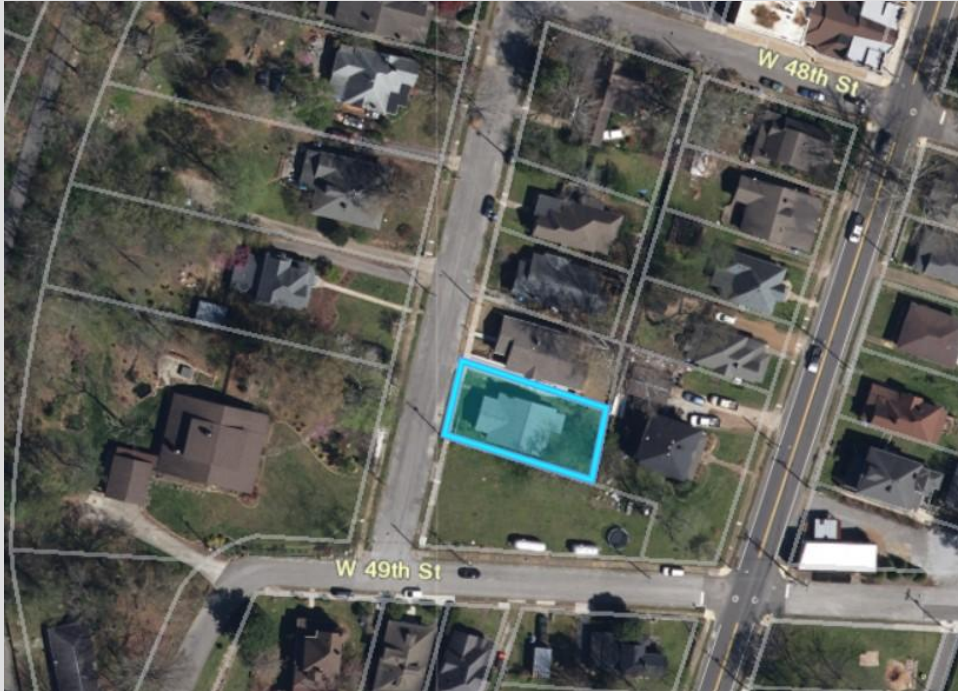
HZ-23-159: Roof + Siding Repair

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

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.

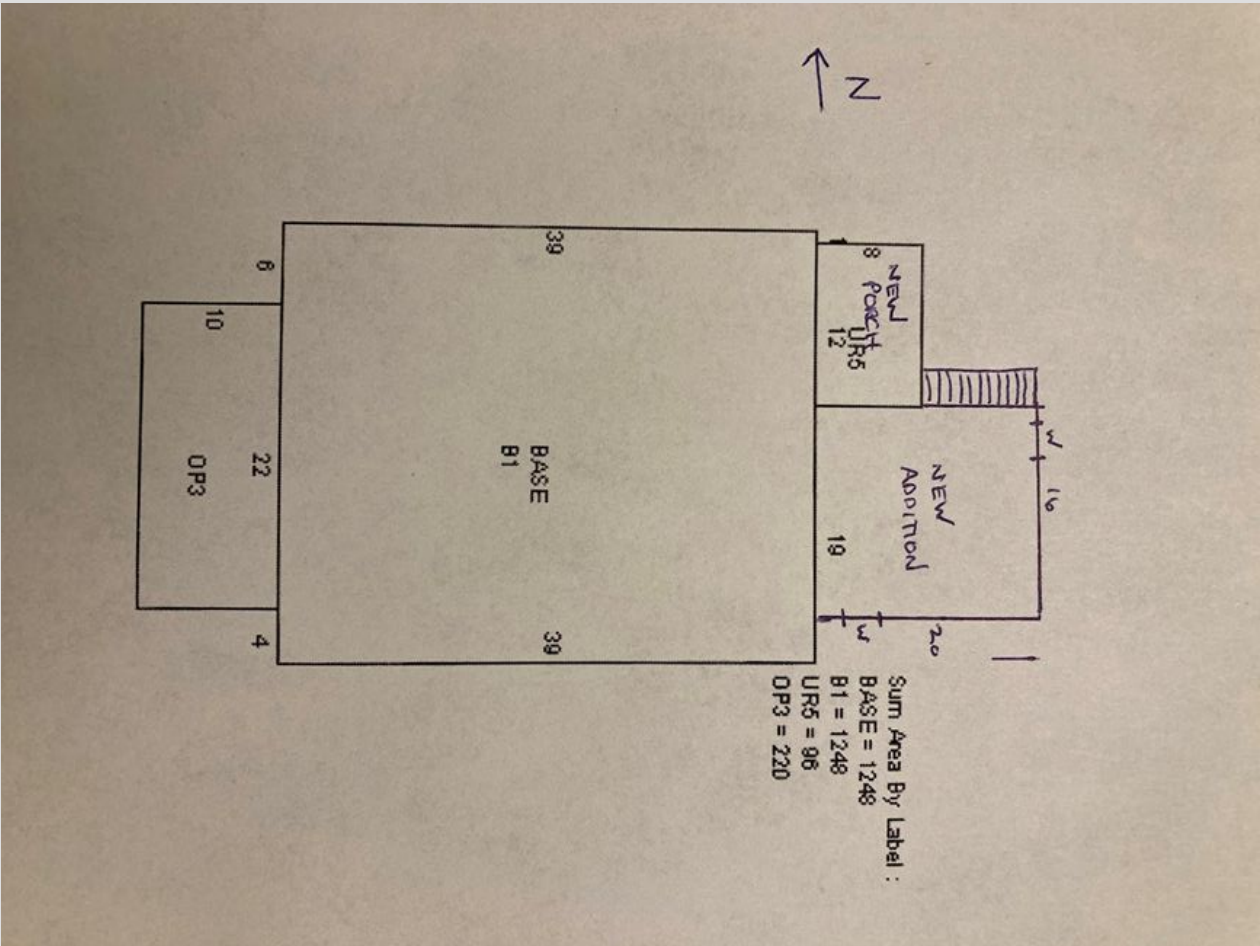


Application Information

Case # HZ-24-120
4812 Alabama Ave.

Applicant to
confirm if
any new
parking is
proposed

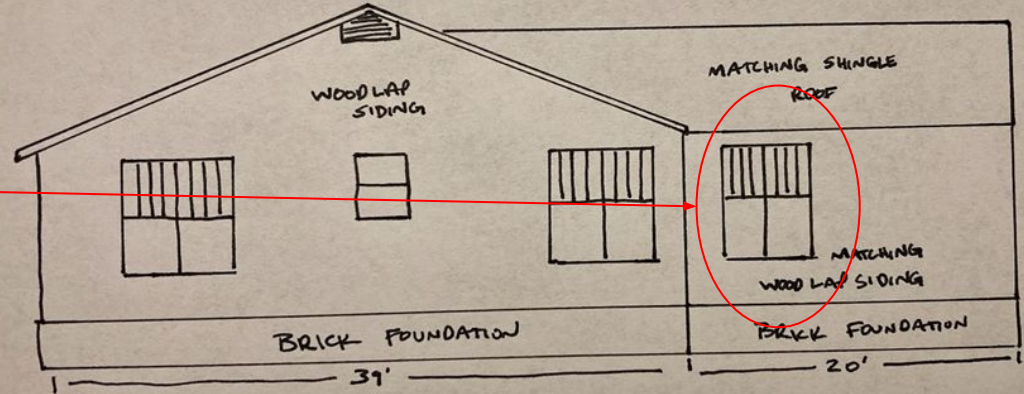
Alabama Ave.



Application Information

Case # HZ-24-120
4812 Alabama Ave.

Applicant to
confirm if this
is a proposed
new window

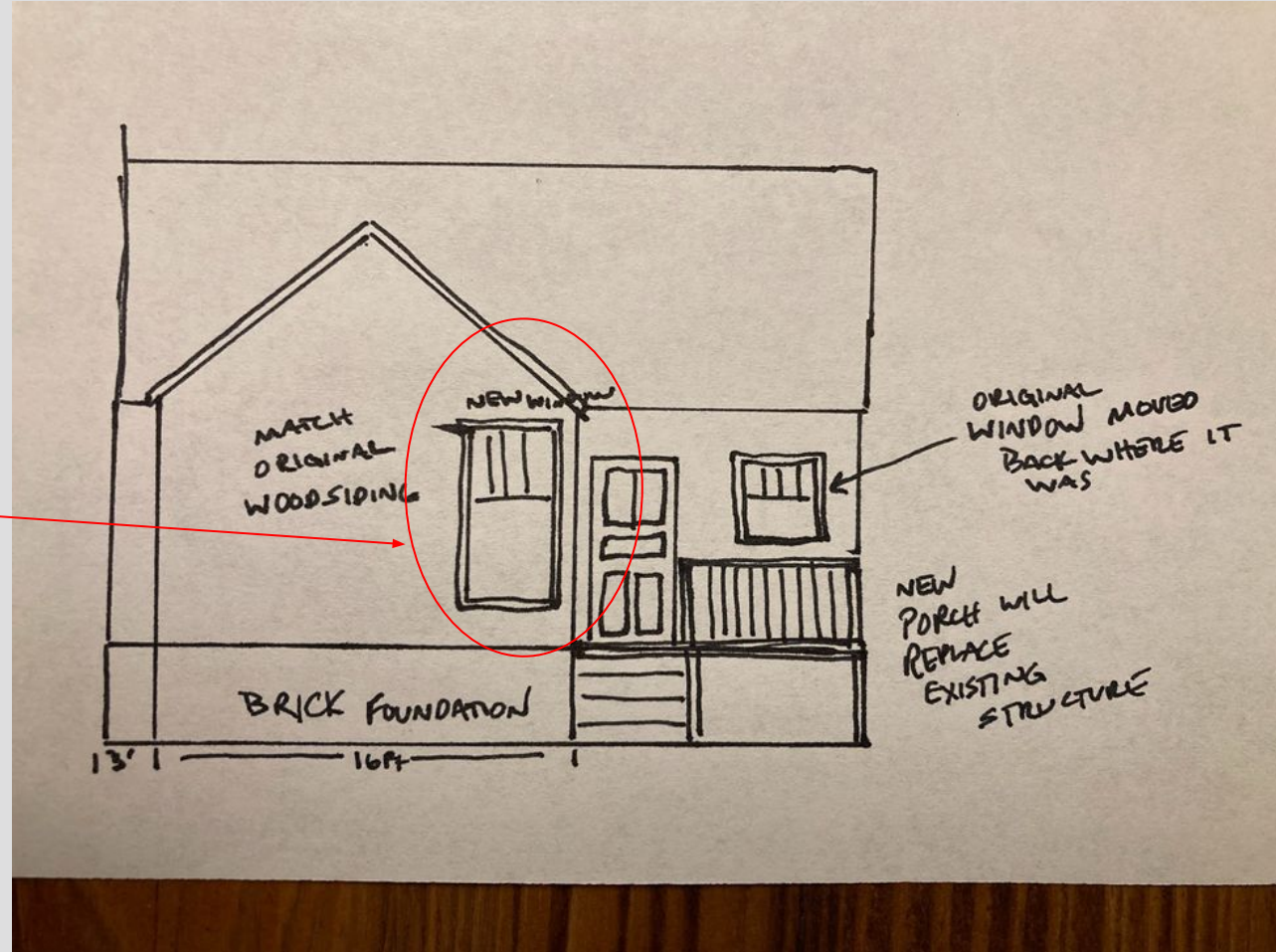


Application Information

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. Staff visited the site and the windows are not deteriorated 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**

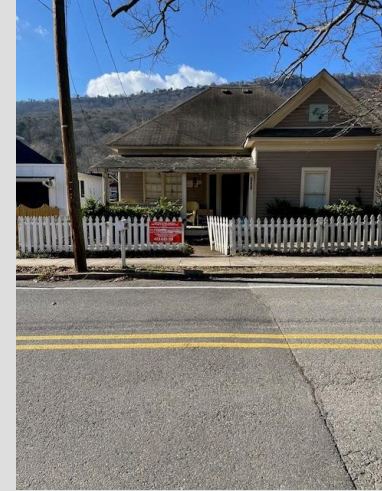
Case # HZ-24-126

4507 Tennessee Ave.

Neighborhood: St. Elmo

Historic Structure: Yes, ca. 1930

Description of proposed project: Correction Notice (Rear Deck, Porch, Siding, Windows/Doors)



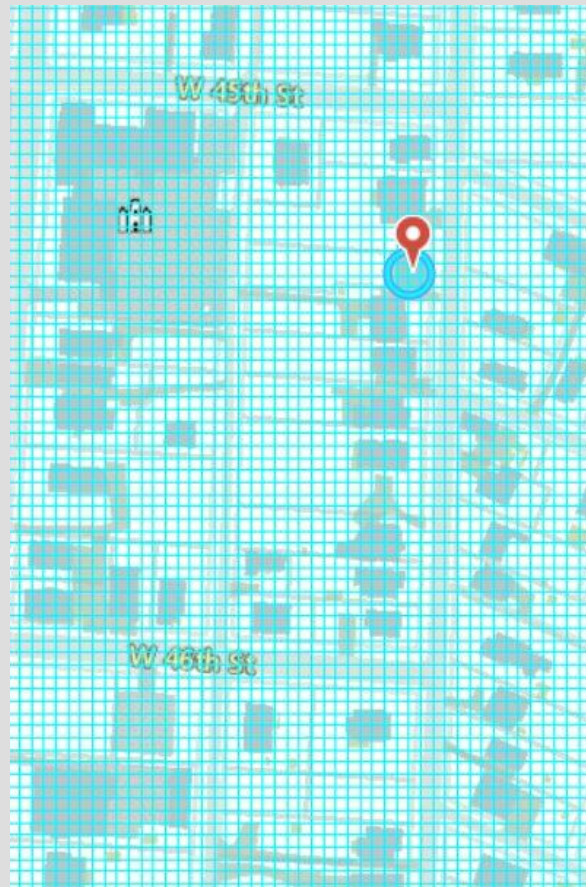
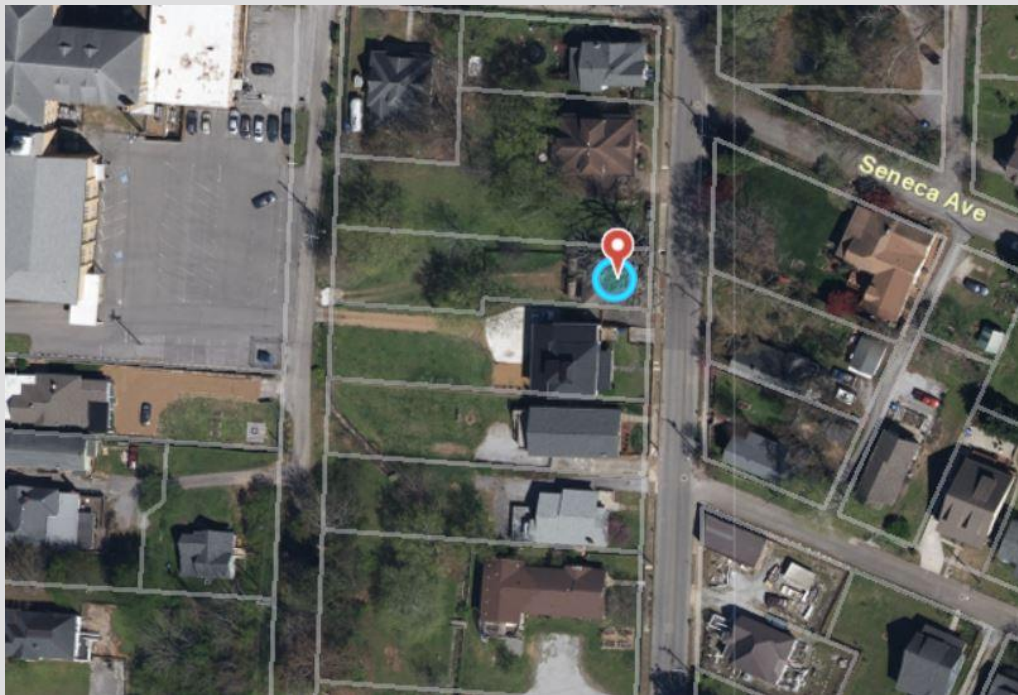
Historic Zoning History:

None

Map Location

Case # HZ-24-126

4507 Tennessee Ave.



Property Photos

Case # HZ-24-126

4507 Tennessee Ave.



Property Photos

Case # HZ-24-126

4507 Tennessee Ave.



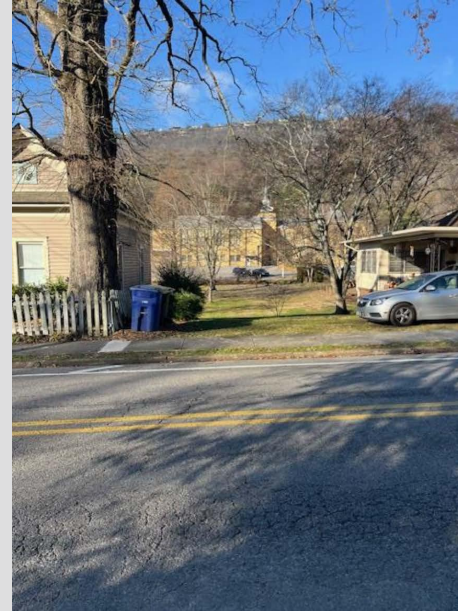
Neighboring Property Photos

Case # HZ-24-126

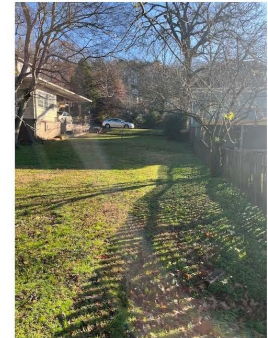
4507 Tennessee Ave.



**4507 Tennessee Avenue –
EXISTING NEIGHBORING
PROPERTIES (SOUTHERN
NEIGHBOR)**



**4507 Tennessee Avenue –
EXISTING NEIGHBORING
PROPERTIES (NORTHERN
NEIGHBOR)**



Northern Neighbor from Rear
Property Line

Application Information

Case # HZ-24-126

4507 Tennessee Ave.



Condition and configuration of existing deck stairs. Note direct contact with ground and extent of rot.

4507 Tennessee Avenue – EXISTING DECK PHOTOS

Overall image of existing rear porch, existing non-historic siding



Application Information

Case # HZ-24-126

4507 Tennessee Ave.



Original deck sloped back towards exterior wall of house and caused extensive damage to siding (not historic) and wall framing

**4507 Tennessee Avenue –
ROTTED WOOD AT EXISTING *NON*
HISTORIC SIDING**



Additional images showing extent of rot discovered on exterior wall.

Application Information

Case # HZ-24-126

4507 Tennessee Ave.



**4507 Tennessee Avenue –
DETAIL VIEW OF NON-HISTORIC SIDING
(AT BACK PORCH AND REMOVED, AT
FRONT PORCH REQUESTING**



Application Information

Case # HZ-24-126

4507 Tennessee Ave.



Construction photo showing new house wrap after removal of existing, non-historic siding.

**4507 Tennessee Avenue –
NEW DECK PHOTOS**

Overall image of new rear deck, new stair configuration, and new non-historic siding (LP siding with a 5" profile)



Application Information

Case # HZ-24-126

4507 Tennessee Ave.

4507 Tennessee Avenue –

IMAGE OF 4509 TENNESSEE AVENUE RAILINGS AT BACK PORCH

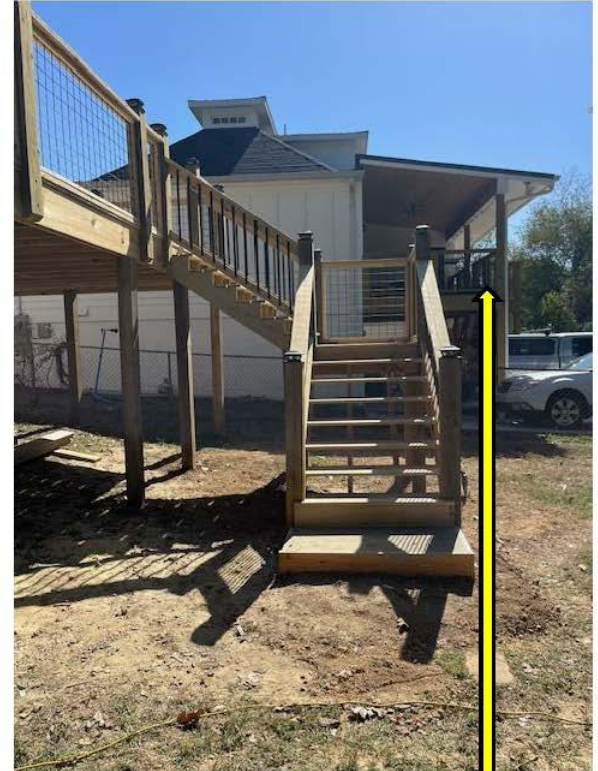


Application Information

Case # HZ-24-126

4507 Tennessee Ave.

4507 Tennessee Avenue –
ADDITIONAL IMAGES OF NEW PORCH



Vertical aluminum balustrades at handrails at stairs (due to slope of rail). Black metal panel based on southern neighbor porch railing design.

Application Information

Case # HZ-24-126

4507 Tennessee Ave.



**4507 Tennessee Avenue –
ROTTED WOOD AT EXISTING
FRONT PORCH
** EASTERN FAÇADE ****

Wood at existing porch has completely rotted through in a number of places. Various boards and OSB panels have been used to maintain a walkable surface. Intent is to replace the entire porch decking (and repair/replace porch joists as needed) with treated wood deck boards.

Rot encountered at siding above porch roof is likely to require full replacement of siding boards.

Rot is most evident at siding and trim where the porch abuts the house.

The existing siding at the porch is NOT historic era wood siding.

Application Information

Case # HZ-24-126

4507 Tennessee Ave.



**4507 Tennessee Avenue –
ROTTED WOOD AT EXISTING
HISTORIC SIDING
** SOUTHERN FAÇADE ****

Existing siding and trim at the southern façade is not in a salvageable state and needs to be replaced completely.

Image of knife sticking into wood siding is of a **4" blade**, for reference. This knife was used to spot test for rot and the blade easily penetrated the wood siding at nearly all accessible test locations (from the ground).

Application Information

Case # HZ-24-126
4507 Tennessee Ave.



**4507 Tennessee Avenue –
ROTTED WOOD AT EXISTING
HISTORIC SIDING
** NORTHERN FAÇADE ****

Existing siding at northern façade
has less damage and rot.



Application Information

Case # HZ-24-126

4507 Tennessee Ave.



4507 Tennessee Avenue –
ROTTED WOOD AT EXISTING
HISTORIC SIDING
** SOUTHERN FAÇADE **



4507 Tennessee Avenue –
ROTTED WOOD AT EXISTING
HISTORIC SIDING
** SOUTHERN FAÇADE **



Application Information

Case # HZ-24-126

4507 Tennessee Ave.



**4507 Tennessee Avenue –
DETAIL VIEW OF NON-HISTORIC SIDING
(AT BACK PORCH AND REMOVED, AT
FRONT PORCH REQUESTING
REPLACEMENT)**



Application Information

Case # HZ-24-126

4507 Tennessee Ave.



**4507 Tennessee Avenue –
DAMAGED WOOD AT EXISTING
PORCH AND AT HOUSE TRIM**

Material List

Case # HZ-24-126

4507 Tennessee Ave.

LP SmartSide Coverage Chart

Precision Lap	Reveal (Size)		
Area (Sq. Ft.)	4 7/8" (6")	6 7/8" (8")	10 7/8" (12")
100	16	11	7
200	31	22	14
300	47	33	21
400	62	44	28
500	77	55	35
600	93	66	42
700	108	77	49
800	124	88	56
900	139	99	63
1000	154	110	69
1500	231	164	104
2000	308	219	138
2500	385	273	173
3000	462	328	207
3500	539	382	242
4000	616	437	276
4500	693	491	311
5000	770	546	345

Multi Lap	Reveal (Size)	
Area (Sq. Ft.)	11" (12")	15" (16")
100	7	6
200	14	11
300	21	16
400	28	21
500	35	26
600	42	31
700	48	36
800	55	41
900	62	46
1000	69	51
1500	103	76
2000	137	101
2500	171	126
3000	206	151
3500	240	176
4000	274	201
4500	308	226
5000	342	251

Random Shake*	Reveal (Size)	
Area (Sq. Ft.)	9" (12")	10" (12")
100	34	30
200	67	60
300	100	90
400	134	120
500	167	150
600	200	180
700	234	210
800	267	240
900	300	270
1000	334	300
1500	500	450
2000	667	600
2500	834	750
3000	1000	900
3500	1167	1050
4000	1334	1200
4500	1500	1350
5000	1667	1500

*Random shake offers more options for the designer and craftsman. We've included coverage for the two most common applications: 9" & 10" exposures, for your convenience.

Beauty. Durability. Workability.

- **Beauty** – authentic cedar wood grain in longer lengths can mean fewer seams on the home
- **Durability** – protects your reputation and helps reduce call-backs
- **Workability** – works and cuts like traditional wood with no special tools



Install Keys to Success

- Handle carefully to avoid damage to the siding.
- Consistently gap all joints 3/16"
- Maintain 6" ground clearance and 1" clearance from roofs and sloped patio and porch surfaces
- Properly space nails from edge of siding and penetrate studs 1-1/2" minimum. Blind nail Precision Series lap siding.
- Properly finish all exposed surfaces including less visible drip edges closer to the ground.

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LPZ80575



SMARTSIDE®
TRIM & SIDING

Siding Coverage Guide

LPCorp.com

BUILD WITH US.®

Relevant Saint Elmo Guidelines:

Case # HZ-24-126, 4507 Tennessee Ave.

6.6 Decks, Page 38

6.33 Siding, Page 70

Staff Report

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 has been constructed 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. **Applicant has installed the new deck with a metal balusters and metal mesh railing. The porch is partially visible from Virginia Avenue.**

Staff Report

Case # HZ-24-126, 4507 Tennessee 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. **Applicant to confirm full scope of work for existing and proposed siding.**

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. **The applicant removed existing non-historic siding from the rear facade and replaced it with 5" SmartSide siding. The front facade has a non-original siding currently. Applicant to confirm if they are proposing to replace it with the SmartSide siding. Applicant to confirm if they are proposing to cover the remaining facades with the SmartSide 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? **The building was constructed between 1917-1930 per the Sanborn maps, the property is listed as contributing in the National Register District, and the proposed siding changes are visible from Tennessee and Virginia Ave.**

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.




Case # HZ-24-126
4507 Tennessee Ave.

Applicant Presentation (10 minutes maximum)

Case # HZ-24-126
4507 Tennessee Ave.

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





Case # HZ-24-126
4507 Tennessee Ave.

Applicant Response (5 minute maximum)

**Historic Zoning Commission Discussion
Motion and Vote**

Case # HZ-24-128

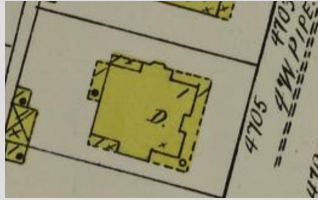
4705 St. Elmo Avenue

Neighborhood: St. Elmo

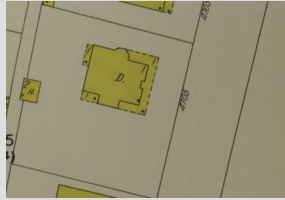
Historic Structure: Yes, ca. 1895

Description of proposed project: New Dormer/Story + Parking

(157) 4705 St. Elmo Ave. (Between 1889-04): Rectangular, 1½ stories, frame, hipped and gabled roof, transom and sidelights at door.



1917



1930



1955



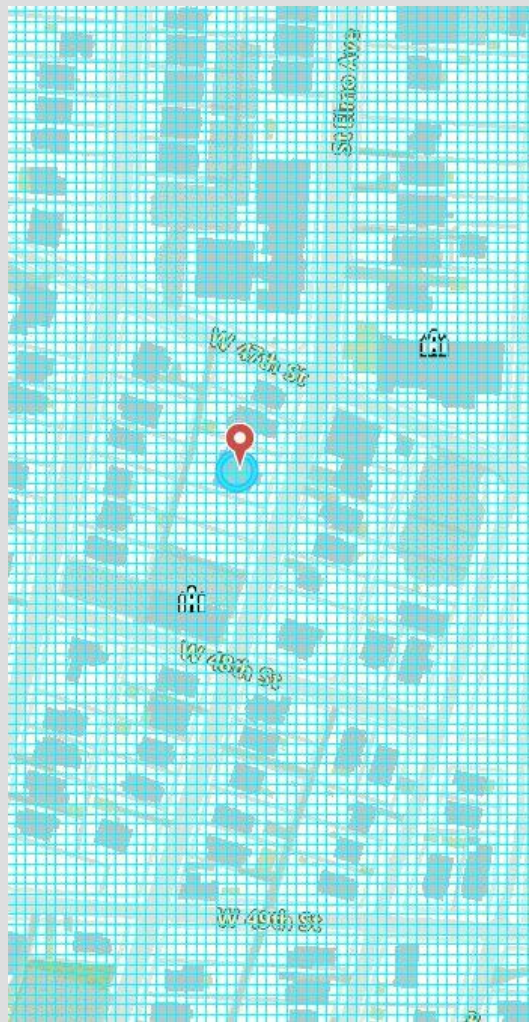
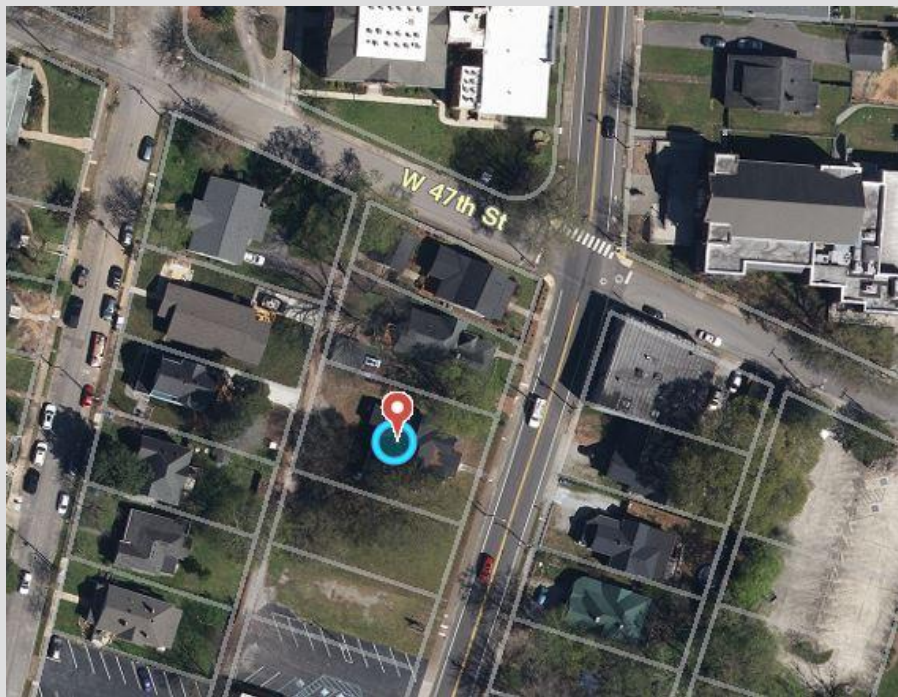
Historic Zoning History:

HZ-13-0096: Install temporary ADA ramp.

Map Location

Case # HZ-24-128

4705 St. Elmo Ave.



Property Photos

Case # HZ-24-128
4705 St. Elmo Ave.



Property Photos

Case # HZ-24-128
4705 St. Elmo Ave.



Property Photos

Case # HZ-24-128
4705 St. Elmo Ave.



Neighboring Property Photos

Case # HZ-24-128
4705 St. Elmo Ave.



Neighboring Property Photos

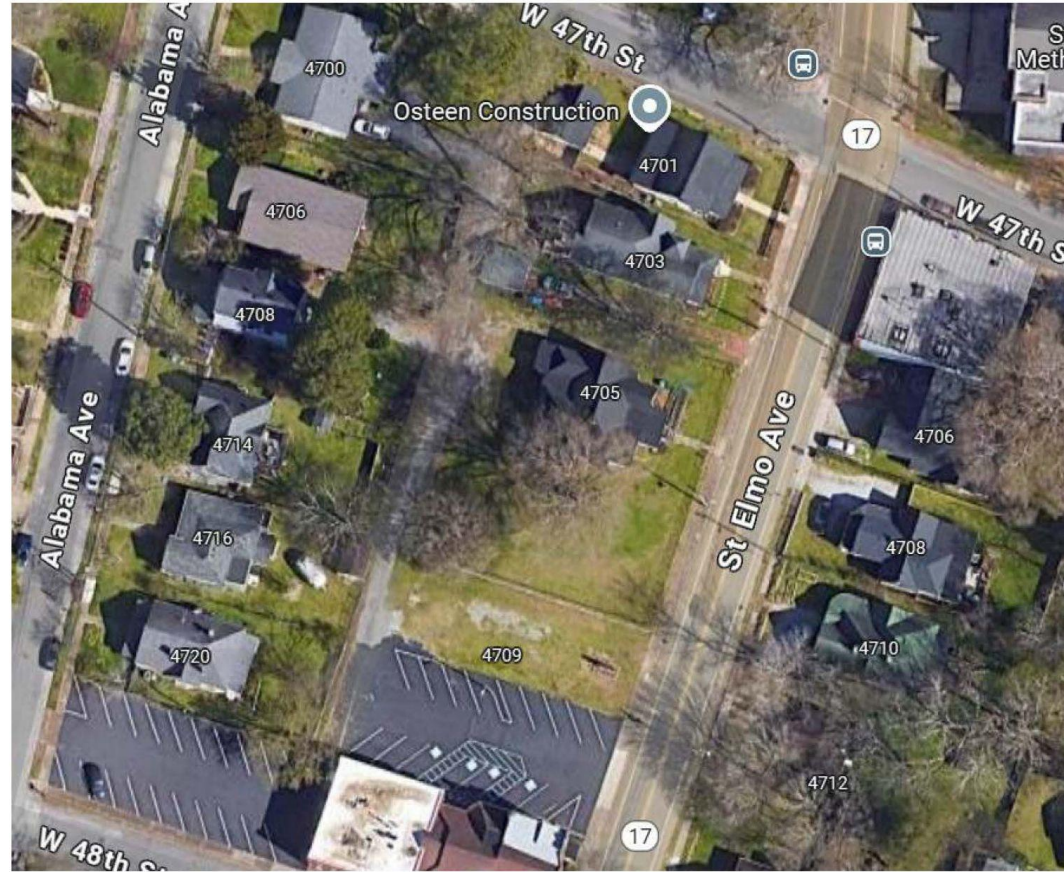
Case # HZ-24-128
4705 St. Elmo Ave.



Application Information

Case # HZ-24-128

4705 St. Elmo Ave.



4705 ST ELMO AVENUE



TRUE NORTH

Case # HZ-24-128
4705 St. Elmo Ave.

Case # HZ-24-128
4705 St. Elmo Ave.



ST ELMO AVENUE

① EXISTING ROOF PLAN
1/8" = 1'-0"

4705 ST ELMO AVENUE

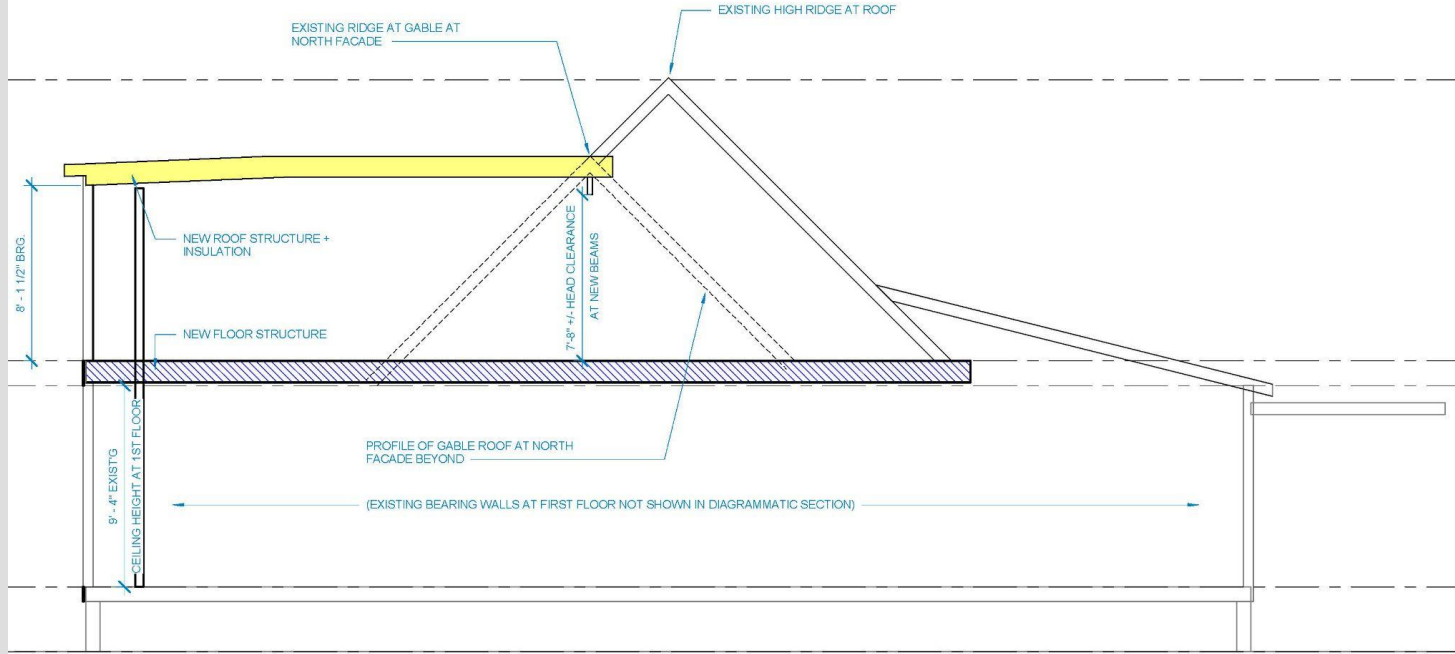


Case # HZ-24-128
4705 St. Elmo Ave.



Application Information

Case # HZ-24-128
4705 St. Elmo Ave.



① STUDY SECTION THROUGH HIGH RIDGE
1/4" = 1'-0"

4705 ST ELMO AVENUE

Application Information

Case # HZ-24-128
4705 St. Elmo Ave.



SW CORNER RENDERED VIEW

4705 ST ELMO AVENUE

Application Information

Case # HZ-24-128
4705 St. Elmo Ave.



NW CORNER RENDERED VIEW

4705 ST ELMO AVENUE

Material List

Case # HZ-24-128

4705 St. Elmo Ave.

4705 Saint Elmo Ave.

Material list

wood lap siding /facia and trim boards to match existing
All wood windows to match existing
Architectural shingles for roof

Relevant Saint Elmo Guidelines:

Case # HZ-24-128, 4705 St. Elmo Ave.

6.1 Additions, Page 33

6.9 Driveways + Paving, Page 41

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.**

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, but it does add an additional rear story to the dwelling.**

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 flat roof and hipped roof. The proposed materials will match the existing house. The locations of doors and windows on the first story match the doors and windows.**

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. **Applicant to confirm if existing doors/windows will be removed and/or reused.**

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-24-128, 4705 St. Elmo Ave.

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.


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.

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 noted that they are proposing parking for the site, but the application materials did not include a site plan or description showing the proposed location/materials of the parking area. Applicant may need to re-apply for the proposed parking area.




Case # HZ-24-128
4705 St. Elmo Ave.

Applicant Presentation (10 minutes maximum)

Case # HZ-24-128
4705 St. Elmo Ave.

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





Case # HZ-24-128
4705 St. Elmo Ave.

Applicant Response (5 minute maximum)

**Historic Zoning Commission Discussion
Motion and Vote**

Case # HZ-24-129

5510 Post Avenue

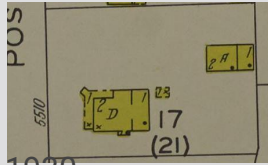
Neighborhood: St. Elmo

Historic Structure: Yes, ca. 1920

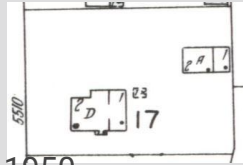
Description of proposed project: Demolition



1917



1930



1950



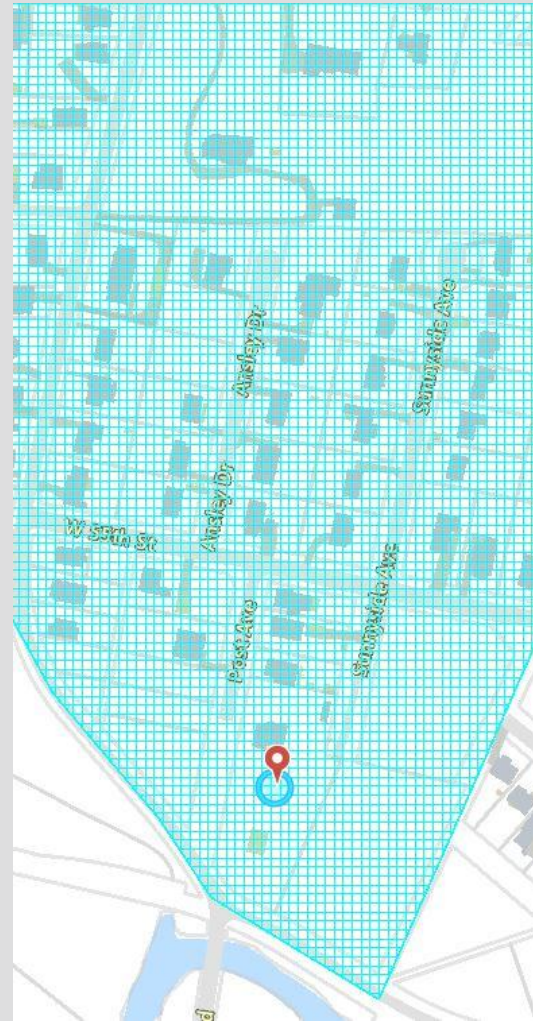
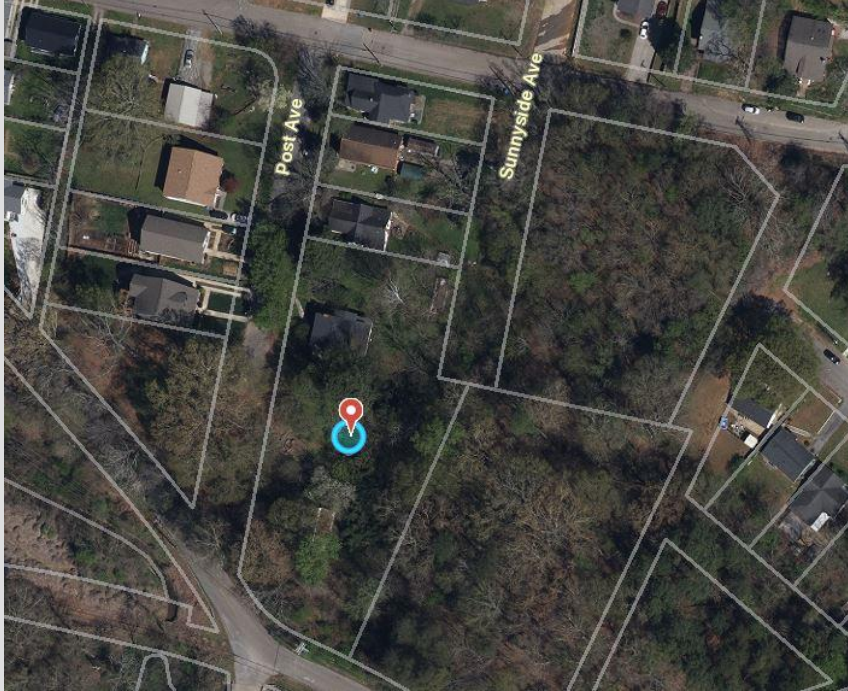
Historic Zoning History:

None

Map Location

Case # HZ-24-129

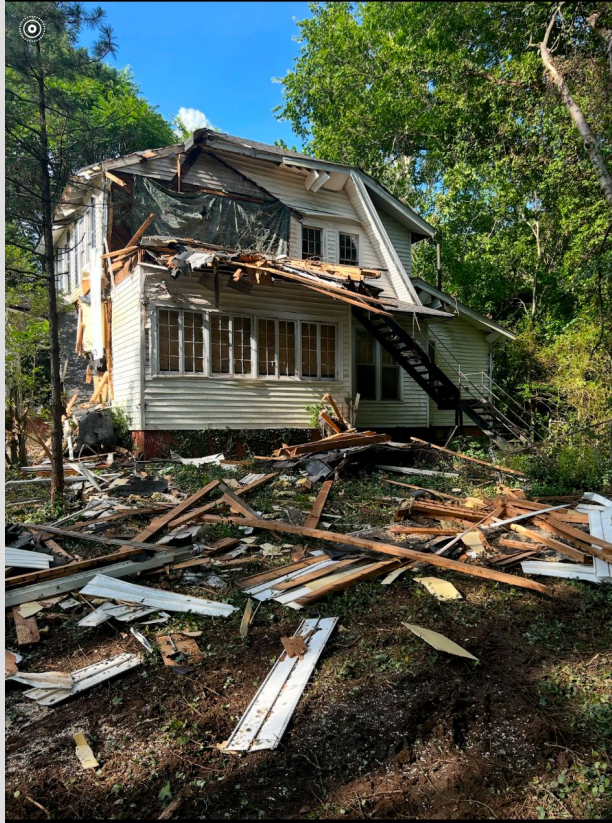
5510 Post Ave.



Property Photos

Case # HZ-24-129

5510 Post Ave.



Property Photos

Case # HZ-24-129

5510 Post Ave.



Property Photos

Case # HZ-24-129

5510 Post Ave.



Neighboring Property Photos

Case # HZ-24-129

5510 Post Ave.



Neighboring Property Photos

Case # HZ-24-129

5510 Post Ave.



Application Information

Case # HZ-24-129

5510 Post Ave.



City of Chattanooga

Mayor Tim Kelly

CE20230005352

CERTIFICATE OF MAILING

KIRK ONNIE ISAAC IV & REBEKAH C
P O BOX 34
WHITES CREEK, TN 37189

05/15/2023

NOTICE OF MUNICIPAL CODE VIOLATION

Dear Property Owner:

I conducted an inspection of the property at 5510 POST AVE, CHATTANOOGA, TN 37409, State Tax Map Nbr 1670 M 012. This inspection revealed the existence of conditions that are unsafe or otherwise in violation of municipal codes.

You are hereby requested to correct violations by **June 29, 2023**. The property will be re-inspected on or about that date to ensure your compliance with this notice. Failure to correct said violations by the date(s) may result in legal action.

Selling or transferring of ownership while under inspection shall be in compliance of Sec. 21-61, requiring proper notification.

You may contact this office to arrange a satisfactory repair schedule if you are unable to make such repairs by the given date(s). Please contact this office if you have any questions regarding this notice.

Thank you,
Code Enforcement Inspector: Josh Chandler
Phone: (423) 643-7348

DAMAGE OR INJURY RESULTING FROM DELAY OR FAILURE TO COMPLY WITH THIS NOTICE MAY BE ATTRIBUTED TO NEGLIGENCE ON THE PART OF THE RESPONSIBLE PARTY OR PARTIES.



City of Chattanooga

Mayor Tim Kelly

CE20230005352

May 15, 2023

MUNICIPAL INSPECTION REPORT

Owner: KIRK ONNIE ISAAC IV & REBEKAH C
P O BOX 34
CHATTANOOGA, TN 37409

Location of Property: 5510 POST AVE, CHATTANOOGA, TN 37409

HUNNICUTT NO:1670 M 012

Violation	Dangerous	Condition	Location	Comments
21-128 - Exterior of Structure	<input checked="" type="checkbox"/>			21-128 – GENERAL EXTERIOR VIOLATIONS - "THE EXTERIOR OF A STRUCTURE SHALL BE MAINTAINED, IN GOOD REPAIR AND STRUCTURALLY SOUND"... "EXTERIOR VIOLATIONS INCLUDE: -DAMAGE TO ROOF SYSTEMS INCLUDING BUT NOT LIMITED TO/SHINGLES, EAVES, SOFFIT, FASCIA, ETC. -DAMAGED/MISSING GUTTERS AND DOWNSPOUTS -SIDING MILDEWED AND NEEDS PRESSURE WASHING -CHIPPING AND PEELING PAINT "PROPERTY SHOULD BE REGULARLY MAINTAINED FREE FROM ALL DEBRIS, LITTER, OVERGROWTH, ETC."

Code Enforcement Inspector: Josh Chandler
Phone: (423) 643-7348

IMPORTANT- PLEASE READ

The property in which you are interested, located as above indicated, has been inspected in accordance with the Municipal Codes Program of
6098 Debra Rd • Suite 194 • Chattanooga, Tennessee • 37411-5511 • 423.643.7300 • www.chattanooga.gov



City of Chattanooga

Mayor Tim Kelly

CE20230005352

the City of Chattanooga. The above violations will need to be corrected by the compliance date(s) shown on this form and on the attached Municipal Letter. Questions concerning this report may be directed to the Code Inspector at the address above.

Application Information

Case # HZ-24-129

5510 Post Ave.



City of Chattanooga

Mayor Tim Kelly

CE20230005362

07/08/2023

Certified Mailing

KIRK ONNIE ISAAC IV & REBEKAH C
P O BOX 34
WHITES CREEK, TN 37189

EMERGENCY ORDER TO COMPLY

KIRK ONNIE ISAAC IV & REBEKAH C

The inspector named below conducted an inspection of the property at 5510 POST AVE., CHATTANOOGA, TN 37409 (Tax Map No.) 1670 M 012. This inspection revealed the property to be unfit for human habitation, in emergency condition and dangerous in accordance to Section 21 of the Municipal Codes.

It is unlawful for any owner or party interested therein to rent or offer to rent this building after receipt of this **NOTICE OF CONDEMNATION**. It should also be unlawful for any person to occupy the building which has been condemned by the code official, Public Officer or authorized designee.

You are hereby ordered to repair or demolish this property on or before the compliance date(s) listed. Failure to comply with this order by the compliance date shall result in this matter being recommended for prosecution.

Selling or transferring of ownership while under inspection shall be in compliance of Sec. 21-81, requiring proper notification.

If you are aggrieved by this action, you must immediately appeal this order before the compliance date by filing a written petition with the Public Officer through the Neighborhood Services Department.

Please contact this department at (423) 643-7348 if you have any questions regarding this order.

Thank you,

Code Enforcement Inspector: Josh Chandler
Phone: (423) 643-7348

Condemnation Compliance Date: July 24, 2023



City of Chattanooga

Mayor Tim Kelly

CE20230005362

July 08, 2023

MUNICIPAL INSPECTION REPORT

OWNER: KIRK ONNIE ISAAC IV & REBEKAH C P O BOX 34 WHITES CREEK, TN 37189

LOCATION OF PROPERTY: 5510 POST AVE., CHATTANOOGA, TN 37409

HUNNICUTT NO-1670 M 012

TYPE:

UNITS:

Violation	Dangerous	Condition	Location	Comments
21-128 - Exterior of Structure	<input checked="" type="checkbox"/>			21-128 -- GENERAL EXTERIOR VIOLATIONS - "THE EXTERIOR OF A STRUCTURE SHALL BE MAINTAINED, IN GOOD REPAIR AND STRUCTURALLY SOUND". **EXTERIOR VIOLATIONS INCLUDE: - DAMAGE TO ROOF SYSTEMS INCLUDING BUT NOT LIMITED TO/SHINGLES, EAVES, SOFFIT, FASCIA, ETC. - DAMAGE/DISSMISSING GUTTERS AND DOWNSPOUTS - SIDING MILDEWEED AND NEEDS PRESSURE WASHING - CHIPPING AND PEELING PAINT **PROPERTY SHOULD BE REGULARLY MAINTAINED FREE FROM ALL DEBRIS, LITTER, OVERGROWTH, ETC.**
21-76(e) - Dangerous Structure or Premises	<input checked="" type="checkbox"/>			21-76(e) - Any Structure or Premises ... in danger of partial or total collapse; unsafe for occupancy, unsecured, damaged, or dilapidated ... leaning, buckling or deteriorated walls or foundations; or improperly distributed loads shall be considered dangerous. **Full all necessary permits/submit

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				all required plans to historical for any/all repairs or demolition.** **Secure all 1st floor openings to current city code.**
21-87(b) - Boarding procedures	<input checked="" type="checkbox"/>			21-87(b) - Vacant Structures shall be barricaded by using one-half inch (1/2") plywood board or performance-rated OSB secured with screws at least three inches (3") long that have a security star pattern drive head requiring a Torx security star drive screwdriver. Any board placed on an unsecured vacant Structure shall be painted a color that is consistent with the color of the Structure and shall be cut to fit into any windows, doors or other openings. **Board 1st floor openings to city code above.**

Code Enforcement Inspector: Josh Chandler
Phone: (423) 643-7348

IMPORTANT- PLEASE READ

The property in which you are interested, located as above indicated, has been inspected in accordance with the Municipal Codes Program of the City of Chattanooga. The above violations will need to be corrected by the compliance date(s) shown on this form and on the attached Municipal Letter. Questions concerning this report may be directed to the Code Inspector at the address above.

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Application Information

Case # HZ-24-129

5510 Post Ave.

From: AFS_Eric Knowlton afsinspector@gmail.com
Subject: AFS Options
Date: Jul 31, 2023 at 19:01:55
To: chewing.rebekah@gmail.com

Hi Rebekah,

It was wonderful talking with you today! I am looking forward to helping you rescue and protect your home!

There are essentially 2 major elements to this project:

1. Structural Repair: \$44,917

Installation of galvanized steel support posts, galvanized steel beams, and floor joists in strategic locations to provide maximum restoration and permanent stability. Please review the attached CAD and call me with your questions. The repair plan I designed was based on correcting all the structural inadequacies. If you need to adjust the budget of this project, we can focus on certain areas or elements based on your priorities.

2. Mold and Moisture Repair: \$20,406

Mold remediation through soda blasting, and total encapsulation with a dehumidification system and replacement access door. This is essential if you want to breathe clean air and protect your home against future mold and rot, as well as drastically improve energy efficiency.

Total Investment for all projects: \$65,323

Here is a link to the pics taken during my inspection, as well as the CAD drawing of the repair.

[Pics and CAD](#)

I have also attached some digital brochures on the projects.

I would encourage you to spend some time looking at the Google reviews and see why more folks choose AFS over any other company in the nation, especially when it comes to complex or historic projects.

[AFS Google Reviews](#)

Let's connect soon!

Eric Knowlton
Sr. Inspector/Trainer
US Army Engineer
m. 423.637.7036



INVOICE

DATE: JANUARY 6, 2021
JOB #01-21

N-REHAB

PO BOX 22183 CHATTANOOGA, TN 37422
(423) 255-7943

TO: REBEKAH KIRK
5510 POST AVE.
CHATTANOOGA, TN 37409
615-509-6198
Chewning.rebekah@gmail.com

SALESPERSON	JOB #	ADDRESS	SHIPPING TERMS	DELIVERY DATE	PAYMENT TERMS	DUE DATE
MCP	01-21	5510 Post Ave.			BALANCE DUE ON COMPLETION	

QTY	ITEM #	DESCRIPTION	UNIT PRICE	DISCOUNT	LINE TOTAL
		DECKING REPLACEMENT, TRUSS REPAIR AND OTHER STRUCTURAL ROOF REPAIRS:			
		MATERIALS			\$1,800.00
		LABOR			\$1,500.00
		EQUIPMENT RENTAL (generator, towable lift & dump trailer)			\$700.00
		Plus 3.5% Square fee \$140.00		Total	\$4,140.00
*** All labor guaranteed by N-Rehab for the life of the shingle warranty. ***					

Application Information

Case # HZ-24-129

5510 Post Ave.

Historic Gem on 1.5 Acres in Chattanooga, TN – A Rare Opportunity!

5510 Post Avenue, a 103-year-old home nestled on an expansive 1.5-acre lot in the St. Elmo neighborhood. This property is steeped in history and offers a unique opportunity for visionary buyers looking to restore a historic residence to its former glory.

Offered at \$1,200,000

For buyers who appreciate history, craftsmanship, and a challenge, this is a rare chance to own and transform a piece of Chattanooga's heritage.

Don't miss this unique opportunity to make 5510 Post Avenue your next project. Contact us today for more information or to schedule a viewing!, (615)581-1423,

Chattanooga Times Free Press

THANK YOU
FOR YOUR ORDER

Account #: STKI5
Company: KIRK ISAAC
Client: KIRK ISAAC/ Kirk Isaac
Street Address: PO Box 34
City, State: Whites Creek, TN
Zip Code: 37189-0034
Phone #: 615-581-1423
Credit Code: Pre-payment Required

Ad ID #: 469973
Copy Line: Historic Gem on 1.5 Acres in Chattan

Ad Start Date: 12/31/2024
Ad Stop Date: 1/14/2025
Insertions: 30

Order Date: 12/30/2024
Sales Executive: Samara Swafford
Ad taker: SSWAFFORD01

Pay Type: Credit Card
Class: 414
Words: 104
Agate Lines: 23
Columns: 1
Ad Depth: 138
PO#:

Publication Name: TFP Times Free Press, TFP
TimesFreePress.com

Total: \$74.95
Payment: \$(74.95)
Balance Due:\$0.00

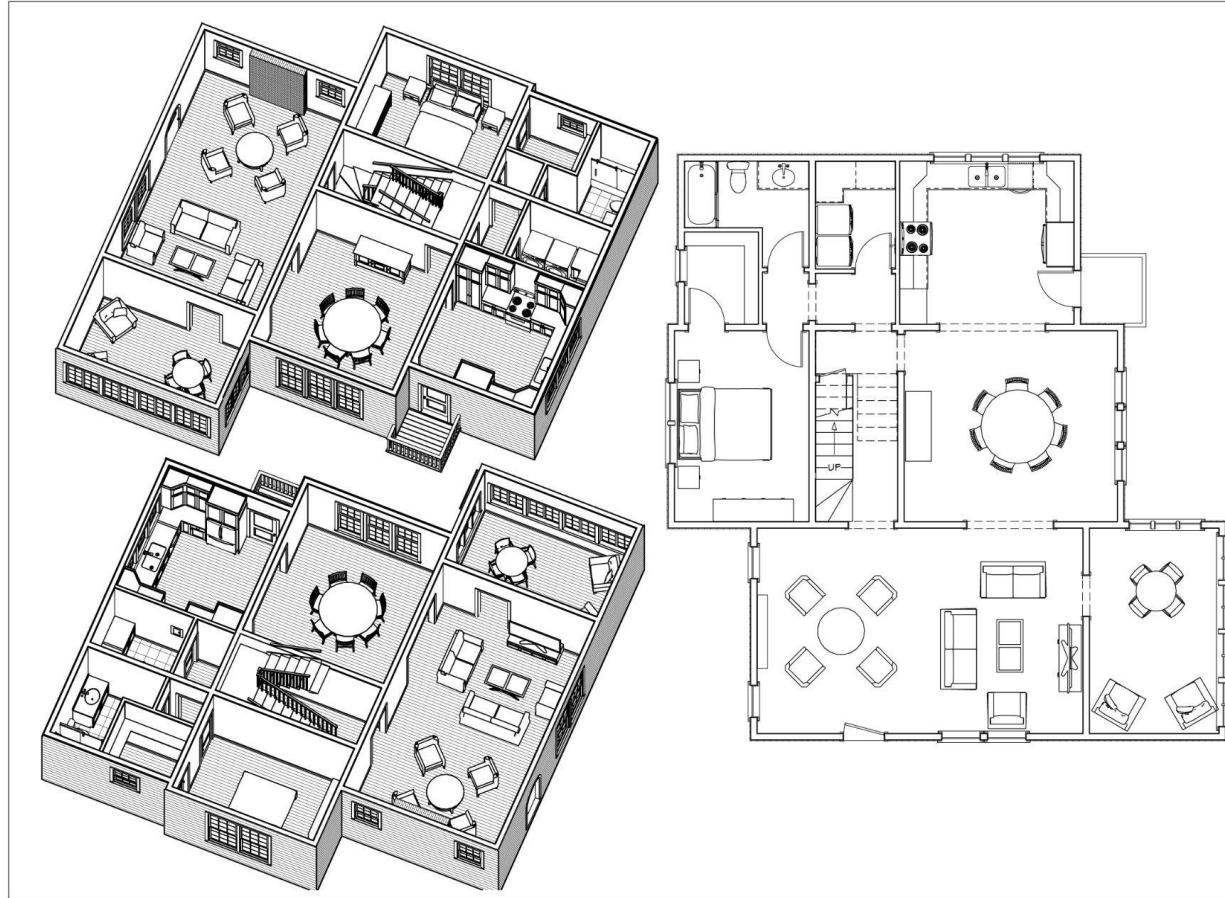
Chattanooga Times Free Press

400 East 11Th Street
Chattanooga, TN 37403

Application Information

Case # HZ-24-129

5510 Post Ave.



423.503.5443

beth@vandeussendesign.com

While every attempt has been made in the preparation of this plan to avoid errors, omissions, and mistakes, the designer cannot guarantee against human error. The contractor and/or client shall verify all conditions, dimensions, details, and specifications and be responsible for the same.

These drawings were prepared by a designer who is not a licensed architect.

RENOVATIONS FOR:
THE KIRK RESIDENCE
5510 POST AVENUE
CHATTANOOGA, TN

It is the intent of these documents to provide sufficient information to the experienced builder to construct the project shown. It is therefore his or her responsibility to verify accuracy and compliance with all regulatory agencies prior to construction.

DATE:

10.30.2021

SHEET DESCRIPTION:

OPTION 1.2:
1ST FLOOR

SCALE: 5/32" = 1' - 0"

Relevant Saint Elmo Guidelines:

Case # HZ-24-129, 5510 Post Ave.

6.7 Demolition, Page 39

Staff Report

Demolition is forever and once a building is gone it takes away another piece of the neighborhood's character. Demolition of a historic building which has most of its original design and features should only be an action of last resort.

A. Of any original feature or part of a historic building should be avoided.

B. Of a building which contributes to the historic or architectural significance of the St. Elmo Historic District should not occur, unless:

1. Public safety and welfare requires the removal of the building or structure; **City of Chattanooga Code Enforcement cited the property for exterior violations including fascia, soffit, siding, peeling paint, singles, etc. and cited an Emergency Order to Comply after Condemnation after the tree struck the house for additional damage.**

2. If a building has lost its architectural and historical value and its removal will improve the appearance of the neighborhood;

3. If a building does not contribute to the historical or architectural character and importance of the district and its removal will improve the appearance of the neighborhood; **The property is not listed as contributing in the National Register Nomination, but the dwelling was built circa 1917 as shown on the 1917 Sanborn Map. The dwelling has been altered over time, but still contributes to the architectural character of the St. Elmo Historic District.**

4. If the denial of the demolition will result in an economic hardship on the applicant as determined by Section VIII of the Ordinance.

C. Of pre-1945 secondary buildings (garages, etc.) may be appropriate if substantially deteriorated (requiring 50% or more replacement of exterior siding, roof rafters, surface materials, and structural members).



Case # HZ-24-129
5510 Post Ave.

Applicant Presentation (10 minutes maximum)

Case # HZ-24-129
5510 Post Ave.

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





Case # HZ-24-129
5510 Post Ave.

Applicant Response (5 minute maximum)

**Historic Zoning Commission Discussion
Motion and Vote**

Staff Updates:

City Attorney's Office Currently Reviewing Historic District Guidelines

Final Information:

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

Next meeting date: February 20, 2025 (Application Deadline, January 17, 2025 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