

Meeting Minutes

January 18, 2024

The duly advertised meeting of the Chattanooga Historic Zoning Commission was held on January 18th, 2024, at 9:30 A.M. in conference room 1A of the Development Resource Center. Chair Skip Pond called the meeting to order, Andrew Pinion called the roll and swore in all those who would be addressing the Commission. Skip Pond explained the rules of procedures and announced that the meeting is being recorded.

Members Present: Skip Pond, Clif McCormick, John Brennan, Nathan Bird, Matt McDonald, Todd Morgan

Members Absent: Piper Stromatt, Dana Moody

Staff Members Present: FBC Planner Akosua Cook, Administrative Support Assistant II Andrew Pinion, Attorney Andrew Trundle

Applicants Present: Amber Clark, Denise Shaw, Jamie Day, Philip Carlson, Matt Lewis

Old Business:

HZ-23-129: 5203 Beulah Ave: New Construction

The Applicant Amber Clark has the following:

- New Construction

Staff Comments:

FBC Planner Akosua Cook presented the report to the committee.

Relevant Guidelines Covered:

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

Applicant Amber Clark 5203 Beulah Ave. - spoke about the project and explained in further detail to the Commission.

Community Member Denise Shaw 1402 W 54th St spoke about concerns she has regarding the stormwater runoff.

Discussion: A discussion was had between the commission members and applicant. Todd Morgan made a motion to defer Case #HZ-23-129 – 5203 Beulah Ave., as submitted pursuant to the Chattanooga City Code, Chapter 10, Article 2, Section 10-15e and pursuant to the Saint Elmo Design Guidelines.

Nathan Bird seconded the motion. 5 members voted for deferral, while John Brennan voted nay. The motion carries to defer to the February CHZC meeting.

HZ-23-166: 4614 Glynden Dr: New Construction

The Applicant Denise Shaw has the following:

- New Construction

Staff Comments:

FBC Planner Akosua Cook presented the report to the committee.

Relevant Guidelines Covered:

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

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

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

1. **Inserted garage is permissible due to the topography of the lot.**

Nathan Bird seconded the motion. 5 members voted for approval, while Todd Morgan voted nay. The motion carries to approve.

New Business:

- December Staff Reviews

1. **HZ-23-101: 1605 W 54th St** - shed roof porch awning on rear deck.
2. **HZ-23-122: 861 Vine St** - new garage roof and doors in-kind.
3. **HZ-23-164: 4505 Alabama Ave** - rear deck and wood privacy fence.
4. **HZ-23-173: 4602 Tennessee Ave** - rear wood 6' privacy fence and front yard wood picket fence to match adjacent neighbors.
5. **HZ-23-174: 852 Oak St** - replacement of the existing 3-tab roof shingles with new architectural shingles in slate grey.
6. **HZ-23-176: 5107 St Elmo Ave** - wood picket fence in front yard.
7. **HZ-23-178: 5002 Florida Ave** - in-kind repair or CMU block wall with parge coat to match existing. Roof to be replaced with architectural shingles.
8. **HZ-23-179: 227 Eveningside Dr** – replacement of the existing roof shingles with new architectural shingles in grey.
9. **HZ-23-184: 4520 Tennessee Ave** - 3' wood picket fence in front yard.

HZ-23-159: 4812 Alabama Ave: Siding

The Applicant Jamie Day has the following:

- Siding

Staff Comments:

FBC Planner Akosua Cook presented the report to the committee.

Relevant Guidelines Covered:

6.33 Siding Page 68

Applicant Jamie Day 1430 Electric Ave. - spoke about the project and explained in further detail to the Commission.

Discussion: A discussion was had between the commission members and applicant. Nathan Bird made a motion to approve Case #HZ-23-159 – 4812 Alabama Ave., as submitted pursuant to the Chattanooga City Code, Chapter 10, Article 2, Section 10-15e and pursuant to the Saint Elmo Design Guidelines, approval subject to the following conditions:

1. Approval for shingle roof replacement and spot repair of asbestos shingles only.

Todd Morgan seconded the motion. All in favor. The motion carries to approve.

Case #HZ-23-171 – 4425 Seneca Ave. – New Construction

Project Description:

The Applicant Lance Spencer has the following:

- New Construction

Staff Comments:

FBC Planner Akosua Cook presented the report to the committee.

Relevant Guidelines Covered:

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

Comments from the community:

Applicant Lance Spencer 25 Ridge Rock - spoke about the project and explained in further detail to the Commission.

Architect Philip Carlson 1076 Rifle Range Rd spoke about the project and explained in further detail to the Commission.

Discussion: A discussion was had between the commission members and applicant. John Brennan made a motion to defer Case #HZ-23-171 – 4425 Seneca Ave., as submitted pursuant to the Chattanooga City Code, Chapter 10, Article 2, Section 10-15e and pursuant to the St. Elmo Design Guidelines.

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

Case #HZ-23-181 – 4312 Seneca Ave. – New Construction

Project Description:

- New Construction

Discussion: Matt McDonald made a motion to table Case HZ-23-181, 4312 Seneca Ave, as submitted pursuant to the Chattanooga City Code, Chapter 10, Article 2, Section 10-15e and pursuant to the St. Elmo Design Guidelines to the 1/24/2024 CHZC Commission meeting.

Nathan Bird seconded the motion. All in favor, the motion was carried to table case until 1/24/2024.

Case #HZ-23-183 – 4615 Alabama Ave – Renovation

Project Description:

Applicant Matt Lewis has the following:

- Renovation

Staff Comments:

FBC Planner Akosua Cook presented the report to the committee.

Relevant Guidelines Covered:

6.1 Additions Page 33.

6.27 Roofs, Page 62

Applicant Matt Lewis 4122 St Elmo Ave spoke about the project and explained in further detail to the Commission.

Community Member Denise Shaw 1402 W 54th St spoke about concerns she had about the project, but is in favor.

Discussion: A discussion was had between the commission members and applicant. Matt McDonald made a motion to approve Case HZ-23-183 4615 Alabama Ave., as submitted pursuant to the Chattanooga City Code, Chapter 10, Article 2, Section 10-15e and pursuant to the Saint Elmo Design Guidelines, approval subject to the following conditions:

1. Reuse two historic windows from the rear of the home.
2. Reuse the existing siding from the rear of the home.

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

Clif McCormick made a motion to adjourn. Matt McDonald seconded. All in favor.

The meeting was adjourned at 11:50 a.m.

Skip Pond, Chairman

Date

Andrew Pinion, Secretary

Date

Meeting Minutes

January 24, 2024

The duly advertised meeting of the Chattanooga Historic Zoning Commission was held on January 24th, 2024, at 9:30 A.M. in conference room 1A of the Development Resource Center. Chair Skip Pond called the meeting to order, Andrew Pinion called the roll and swore in all those who would be addressing the Commission. Skip Pond explained the rules of procedures and announced that the meeting is being recorded.

Members Present: Skip Pond, Clif McCormick, Piper Stromatt, Dana Moody, Matt McDonald, Todd Morgan

Nathan Bird entered the meeting at 9:40 a.m.

Members Absent: John Brennan

Staff Members Present: FBC Planner Akosua Cook, Administrative Support Assistant II Andrew Pinion, Attorney Andrew Trundle

Applicants Present: Amber Clark, Denise Shaw, Jamie Day, Philip Carlson, Matt Lewis

Old Business: None

New Business:

HZ-23-177: 5002 Florida Ave: Rehab

The Applicant Jason Craven has the following:

- Rehab

Staff Comments:

FBC Planner Akosua Cook presented the report to the committee.

Relevant Guidelines Covered:

6.41: Windows, Page 74

6.8: Doors, Page 40

Applicant Jason Craven - spoke about the project and explained in further detail to the Commission.

Discussion: A discussion was had between the commission members and applicant. Clif McCormick made a motion to approve Case #HZ-23-177 – 5002 Florida Ave., as submitted pursuant to the Chattanooga City Code, Chapter 10, Article 2, Section 10-15e and pursuant to the Saint Elmo Design Guidelines, approval subject to the following conditions:

- **No Conditions**

Matt McDonald seconded the motion. All in favor. The motion carries to approve.

Case #HZ-23-185 – 1505 W 54th St. – Front yard parking pad

Project Description:

The Applicant Lance Spencer has the following:

- Front yard parking pad

Staff Comments:

FBC Planner Akosua Cook presented the report to the committee.

Relevant Guidelines Covered:

6.9 Driveways and Paving, Page 41

Discussion: A discussion was had between the commission members. Matt McDonald made a motion to table Case #HZ-23-185 – 1505 W 54th St, until the end of the meeting because the applicant is not present.

Nathan Bird seconded the motion. All in favor, the case is tabled until the end of the meeting.

Case #HZ-23-188 – 1303 W 53rd St. – New Construction

Project Description:

- **New Construction**

Applicant Ross Young 206 Manufacturers Rd spoke about the project and explained in further detail to the Commission.

Discussion: A discussion was had between the commission members and applicant. Nathan Bird made a motion to approve Case HZ-23-183 4615 Alabama Ave., as submitted pursuant to the Chattanooga City Code, Chapter 10, Article 2, Section 10-15e and pursuant to the Saint Elmo Design Guidelines, approval subject to the following conditions:

- **No Conditions**

Piper Stromatt seconded the motion. Five members voted for approval and two members, Todd Morgan and Dana Moody, voted nay. The motion was carried to approve.

Case #HZ-23-189 – 4217 Tennessee Ave. – New Construction

Project Description:

- **New Construction**

Applicant Ross Young 206 Manufacturers Rd spoke about the project and explained in further detail to the Commission.

Community Member Carol Wildeman 4205 Tennessee Ave spoke about concerns she had regarding the project.

Discussion: A discussion was had between the commission members and applicant. Matt McDonald made a motion to approve Case HZ-23-183 4217 Tennessee Ave., as submitted pursuant to the Chattanooga City Code, Chapter 10, Article 2, Section 10-15e and pursuant to the Saint Elmo Design Guidelines, approval subject to the following conditions:

1. **The applicant has the ability to extend the rear drive up to the rear façade of the planned home.**
2. **No parking strips in the front yard.**

Nathan Bird seconded the motion. All in favor. The motion is carried to approve.

Case #HZ-23-185 – 1505 W 54th St. – Front yard parking pad

Project Description:

The Applicant Lance Spencer has the following:

- Front yard parking pad

Staff Comments:

FBC Planner Akosua Cook presented the report to the committee.

Relevant Guidelines Covered:

6.9 Driveways and Paving, Page 41

Discussion: A discussion was had between the commission members. Clif McCormick made a motion to un-table and defer Case #HZ-23-185 – 1505 W 54th St., as submitted pursuant to the Chattanooga City Code, Chapter 10, Article 2, Section 10-15e and pursuant to the Saint Elmo Design Guidelines until the February meeting because the applicant was not present.

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

Dana Moody made a motion to adjourn. Nathan Bird seconded. All in favor.

The meeting was adjourned at 10:42 a.m.

Skip Pond, Chairman

Date

Andrew Pinion, Secretary

Date