

Chattanooga Historic Zoning Commission

Meeting Minutes

June 15th, 2023

The duly advertised meeting of the Chattanooga Historic Zoning Commission was held on June 15th, 2023, at 9:30 A.M. in conference room 1A of the Development Resource Center. Chair Skip Pond called the meeting to order Dottie Cannon 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: Matt McDonald, Skip Pond, John Brennan, Clif McCormick, Leanne Kinney, Todd Morgan, Dana Moody

Members Absent: Piper Stromatt, Nathan Bird

Staff Members Present: Historic Preservation Planner Melissa Mortimer, Administrative Support Assistant II Dottie Cannon, City Attorney Andrew Trundle

Applicants Present: Ginger Sillery, Frank Greene, Chris Levan II, Glenn Stegall, Ladonna Hamlin, Casey Johnson, Nic Hughes

Approval of Minutes: Clif McCormick motioned to approve the May 2023 meeting minutes. Dana Moody seconded the motion. All in favor, the motion carried.

Old Business:

There was no old business to be presented.

New Business:

- May Staff Reviews

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

1. **HZ-23-55: 5422 St. Elmo Ave** Gutter installation
2. **HZ-23-58: 4425 Seneca Ave.** in-kind siding repairs
3. **HZ-23-60: 941 McCallie Ave.** replacement of limestone steps and pavers that were removed
4. **HZ-23-62: 5407 Virginia Ave.** porch and stair railing for code
5. **HZ-23-66: 4712 Florida Ave.** Privacy and picket fence

- 6. HZ-23-68: 4619 Alabama Ave.** in-kind siding and trim repairs. Small roof repair
- 7. HZ-23-70: 1710 W 56th St.** Privacy fence
- 8. HZ-23-71: 950 Vine Street:** COA renewal

Case #HZ-23-33 – 4500 Alabama Ave – Alterations To COA

Project Description:

The Applicant Tristan Ramsey has applied for the following.

- Alterations to the existing COA

Case was Deferred before the meeting. Case was deferred to the July 20th, 2023 meeting

Cases #HZ-23-59 – 1502 W 48th St – Outbuilding

Project Description:

The Applicant Ginger Sillery has applied for the following.

- A Storage Shed

Comments from the community:

Ginger Sillery spoke about the project and explained in further detail to the Commission.

Discussion: Discussion: A discussion was had between the commission members and applicant. Dana Moody made a motion to approve Case HZ-23-59 15020 W 48th St, as submitted pursuant to the Chattanooga City Code, Chapter 10, Article 2, Section 10-15e and pursuant to the Saint Elmo Design Guidelines, approval subject to any and all conditions. Clif McCormick seconded the motion. All in favor, the motion carried to approve.

Case #HZ-23-61 – 4714 Florida Ave – Alterations to COA

Project Description:

The Applicant Frank Greene has applied for the following.

- Alterations to COA HZ-22-151: adding a dormer to the south side of the addition, moving the north side (office) wing closer to the existing house in order to preserve a large tree, and adding a 6 ft. deep covered porch at the east (rear) side of the office wing

Comments from the community:

Frank Greene spoke about the project and explained it in further detail to the Commission.

Discussion: Discussion: A discussion was had between the commission members and applicant. Clif McCormick made a motion to approve Case HZ-23-61 4714 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 any and all conditions. Matt McDonald seconded the motion. All in favor, the motion carried to approve.

There were conditions noted for approval:

- 1. Rear porch floor to be concrete.**
- 2. Rear porch columns to be similar to existing front porch columns.**

Case #HZ-23-63 – 4107 St. Elmo Ave – Outbuilding

Project Description:

The Applicant Chris Levan II has applied for the following.

- Outside Storage Building and Sidewalk

Comments from the community:

Chris Levan II spoke about the project and explained it in further detail to the Commission.

Discussion: A discussion was had between the commission members and applicant. John Brennan makes a motion to defer the case HZ-23-63 4107 St. Elmo Ave to the next month. Dana Moody seconds the motion. All in favor, the motion carried.

The case of HZ-23-63 4107 St. Elmo Ave has been deferred to July 20th, 2023.

Case #HZ-23-64 – 4513 Virginia Ave – Window Replacement

Project Description:

The Applicant Glenn Stegall has applied for the following.

- Window Replacement

Comments from the community:

Glenn Stegall spoke about the project and explained it in further detail to the Commission.

Discussion: A discussion was had between the commission members and applicant. Todd Morgan made a motion to approve Case HZ-23-64 4513 Virginia Ave, as submitted pursuant to the Chattanooga City Code, Chapter 10, Article 2, Section 10-15e and pursuant to the Saint Elmo Design Guidelines, approval subject to any and all conditions. Dana Moody seconded the motion. John Brennan Opposed the motion. The motion was carried out to approve.

There were conditions noted for approval:

- 1. Staff review of existing windows to determine whether existing windows have sufficiently deteriorated to require replacement with the caveat that the front porch original windows remain and any new windows are trimmed to match existing.**
- 2. If windows are not deteriorated beyond repair, they are to be restored only.**

Case #HZ-23-67 – 4903 Tennessee Ave – Siding Replacement

Project Description:

The Applicant Ladonna Hamlin and Casey Johnson has applied for the following.

- Siding Replacement

Comments from the community:

Ladonna Hamlin and Casey Johnson spoke about the project and explained it in further detail to the Commission.

Discussion: A discussion was had between the commission members and applicant. Matt McDonald made a motion to approve Case HZ-23-67 4903 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 any and all conditions. Leanne Kinney seconded the motion. All in favor, the motion carried to approve.

There were conditions noted for approval:

- 1. Siding to be repaired first, with in-kind replacement of damaged siding pieces only.**

Case #HZ-23-69 – 5502 Beulah Ave – New Construction

Project Description:

The Applicant Nic Hughes has applied for the following.

- New Construction of a single family home

Comments from the community:

Nic Hughes spoke about the project and explained it 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-23-69 5502 Beulah Ave, as submitted pursuant to the Chattanooga City Code, Chapter 10, Article 2, Section 10-15e and pursuant to the Saint Elmo Design Guidelines, approval subject to any and all conditions. John Brennan seconded the motion. All in favor, the motion carried to approve.

There were conditions noted for approval:

1. Driveway is to be concrete (Full width or ribbons)
2. Windows to be 1/1 or 9/1 aluminum clad
3. Eaves to have 12" depth.
4. Front roof to be 8:12 slope.
5. Rear roof to be 6:12 slope.
6. Balusters to be 2x2 wood square if needed.
7. Front door to be approved by staff for 12-lite or 15-lite door.
8. Front and rear porch to be 8' in depth.

Other Business:

CSAS Landmark public meeting June 15th, 2023, at 1:00pm to go over applications. Will have a case for next month to go over and decide if Commission would like to approve it for a landmark.

Next Meeting Date: July 20th, 2023 (Application Deadline: June 16th, 2023, at 4:00 pm)

Dana Moody made motion to adjourn. All in favor motion carried.

The meeting was adjourned at 11:10 A.M.




Skip Pond, Chair



Date



Dottie Cannon, Secretary



Date

