

Chattanooga Historic Zoning Commission

Meeting Minutes

May 18th, 2023

The duly advertised meeting of the Chattanooga Historic Zoning Commission was held on May 18th, 2023, at 9:30 A.M. in conference room 1A of the Development Resource Center. Chair Skip Pond called the meeting to order. Stephanie Mikos (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, Piper Stromatt, Leanne Kinney, Nathan Bird, Todd Morgan

Members Absent: Dana Moody

Staff Members Present: Historic Preservation Planner Melissa Mortimer, Permit Clerk Stephanie Mikos, City Attorney Andrew Trundle

Applicants Present: Nate Paulk, Dylan Fuller, Aaron Caldwell, Brett Billings

Approval of Minutes: Matt McDonald motioned to approve the April 2023 meeting minutes. Skip Pond seconded the motion. All in favor, the motion carried.

Old Business:

There was no old business.

New Business:

- April Staff Reviews

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

1. **HZ-23-39: 4502 Alabama Ave.** Concrete track driveway and staircase from deck
2. **HZ-23-41: 119 Eveningside Dr.** Roof replacement
3. **HZ-23-43: 222 Eveningside Dr.** 6' privacy fence
4. **HZ-23-44: 5205 St. Elmo Ave.** Add gravel to drive, bury existing drainage pipes, paver path
5. **HZ-23-45: 4525 Tennessee Ave** 5' wood privacy fence with 3' front picket fence

6. HZ-23-47: 4711 Alabama Ave. As submitted for a concrete parking pad and balustrade

7. HZ-23-49: 5009 Florida Ave. 4' scalloped wood picket fence, and privacy fence.

8. HZ-23-51: 927 Vine St. In-kind fence replacement from storm damage

Case #HZ-23-52 – 1606 W 51st ST – Detached Garage with an Accessory Dwelling unit and back porch addition to existing home

Project Description:

The Applicant Dylan Fuller (Architect) and Nate Paulk (Homeowner) has applied for the following.

- Proposed a detached garage with an accessory dwelling unit and back porch addition.

Comments from the community:

Nick and Dylan spoke about the project and explained in further detail to the Commission.

Discussion: A discussion was had between the commission members and applicant. Piper Stromatt makes a motion to defer the case HZ-23-52 1606 W 51st Street to the next month. Nathan Bird seconds the motion. All in favor, the motion carried.

The case of HZ-23-52 1606 W 51st Street has been deferred to June 15th, 2023.

Cases #HZ-23-53 – 4706 Alabama Ave. – A Basement build out, window and door adjustments

Project Description:

The Applicant Aaron Caldwell has applied for the following.

- A basement build out with window and door adjustments.

Comments from the community:

Aaron Caldwell 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-23-53 4706 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 any and all conditions. Clif McCormick seconded the motion. All in favor, the motion carried to approve.

There were conditions noted for approval:

1. The window on the first floor remain as existing.

Case #HZ-23-54 – 4415 St Elmo Ave – Half Story Garage Addition

Project Description:

The Applicant Brett Billings has applied for the following.

- Half Story Garage Addition

Comments from the community:

Brent Billings spoke about the project and explained it in further detail to the Commission.

Discussion: A discussion was had between the commission members and applicant. Leanne Kinney made a motion to approve Case HZ-23-54 4415 St Elmo 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. Piper Stromatt seconded the motion. All in favor, the motion carried to approve.

There were conditions noted for approval:

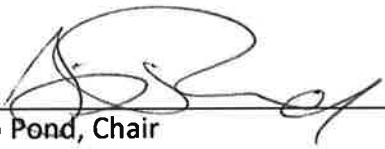
- 1. Windows on side to be staff approved.**
- 2. Style of windows of the second story to match existing historic.**
- 3. Horizontal delineation of siding at pony wall.**

Other Business:

Next Meeting Date: June 15th, 2023 (Application Deadline: May 19th, 2023, at 4:00 pm)

Skip Pond made motion to adjourn. Clif McCormick seconded the motion. All in favor motion carried.

The meeting was adjourned at 11:07 A.M.



Skip Pond, Chair

6/14/2023

Date



Stephanie Mikos, Secretary

6/13/23

Date