



CHATTANOOGA HISTORIC ZONING COMMISSION



MEETING MINUTES

May 16, 2024

The duly advertised meeting of the Chattanooga Historic Zoning Commission was held on May 16th, 2024, at 9:30 a.m. in conference room 1A of the Development Resource Center Building. Chair Skip Pond called the meeting to order at 9:33 a.m.. Administrative Support Specialist Shelby Ogle called the roll. Nia York swore in all those who would be addressing the Committee.

Roll Call: Shelby Ogle called the roll.

Members Present: Skip Pond, John Brennan, Nathan Bird, Clif McCormick, Piper Stromatt, Dana Moody

Members Absent: Matt McDonald, Todd Morgan

Staff Members Present: Historic Preservation Planner Cassie Cline, Admin Support Shelby Ogle, and Staff Attorney Andrew Trundle

Swearing In: Nia York swore in people addressing the Committee.

Applicant(s) Present: Amber Clark, Tim Arnold, Rachel Serne, Mike Cardillo, Denise Shaw, Nate Paulk, Matt Lewis

Rules and Regulations: Chair Skip Pond explained the rules and procedures, order of business, and announced the meeting is being recorded.

Approve Minutes: John Brennan made a motion to approve the April Minutes. Clif McCormick seconded the motion. All in favor, the April Minutes were approved.

OLD BUSINESS

- HZ-23-129 - 5203 Beulah Ave. - Stop Work Order: Foundation Height

Staff Comments: Historic Preservation Planner Cassie Cline presented the report to the Commission.

Relevant Guidelines Covered: 6.22 New Construction, Pg 52, 6.9 Driveways and Paving, Pg 41

Applicant Presentation: Applicant Amber Clark of 5203 Beulah Ave presented to the Commission that due to the difficult topography of the lot being slanted, they had to have two step downs of 16 inches to make the house level. The Applicant stated that there are other houses in the neighborhood that have higher foundations as well. The Applicant also stated that they changed the roof pitch and attic space height to ensure that they were under the height requirements.

Community Response: Denise Shaw of 1402 W. 54th St. stated to the Commission that the purpose of the code and guidelines are to keep the look of the houses in the area the same. She stated that she is in opposition to the build with its current foundation height, because it does not match the neighboring houses.

Nathan Bird arrived at the meeting at 9:48 a.m..

Applicant Response to Community: Applicant Amber Clark responded by stating that the backfill will be mostly in the front of the house and also stated that the porch depth is within the guidelines and matches neighboring houses.

Commission Discussion, Motion, and Vote: The Commission had a discussion and asked the Applicant questions about what the shed would be put on foundation wise. They asked about what kind of fence the Applicant was planning to put up as well as which was the shed would be facing.

Nathan Bird made a motion to **APPROVE case #: HZ-24-39 - 5615 St. Elmo Ave.**, as submitted pursuant to the Chattanooga City Code, Chapter 10, Article II, Section 101-15e and pursuant to the St. Elmo Design Guidelines, with the following condition(s):

- No permanent foundation.

Clif McCormick seconded the motion.

All in favor. The motion carries.

~~HZ-24-41 - 4709 Alabama Ave. - New Construction~~

Staff Comments: Historic Preservation Planner Cassie Cline presented the report to the Commission.

Relevant Guidelines Covered: 6.22 New Construction, Pg 52, 6.9 Driveways and Paving, Pg 41

Applicant Presentation: Applicant Mike Cardillo of Sunbeam Ave., representing the owner of 4709 Alabama Ave., presented to the Commission that building plans were approved through the Commission before, but they never moved forward with them. So they have to come back before the Commission to get another approval.

Community Response: Gary Whitehead-Nudd of 4711 Alabama Ave. presented to the Commission that he has a request in regards to the plans for the new construction; he would like the house to be in the same line as the neighboring houses. He stated that he has no issues with any other parts of the plans, just wants them to be aligned.

Applicant Response to Community: The Applicant stated that there would be no issues with looking at the costs and foundations changes that would need to be made to align the new construction with the neighboring houses.

Commission Discussion, Motion, and Vote: The Commission had a discussion and asked the Applicant questions about the parking and other historic features on the property. The Commission discussed what conditions need to be addressed in any motion that takes place.

Dana Moody made a motion to **APPROVE case #: HZ-24-41 - 4709 Alabama Ave.**, as submitted pursuant to the Chattanooga City Code, Chapter 10, Article II, Section 101-15e and pursuant to the St. Elmo Design Guidelines, with the following condition(s):

- Porch balusters to be 2" x 2".
- Porch to align with neighboring houses.
- Historic retaining wall and steps to remain.
- Foundation height not to exceed 5'-0" grade.
- Proposal doesn't include parking or carports.

Nathan Bird seconded the motion.

All in favor. The motion carries.

~~HZ-24-43 - 5107 Beulah Ave. - Stop Work Order: Exterior Rehabilitation (No COA)~~

Staff Comments: Historic Preservation Planner Cassie Cline presented the report to the Commission.

Relevant Guidelines Covered: 6.13 Foundations, Pg 45, 6.25 Porches, Porch Columns Railings, Pg 59, 6.33 Siding, Pg 70, 6.41 Windows, Pg 74

Applicant Presentation: Applicant Denise Shaw of 1408 W. 52nd St, representing the owner of 5107 Beulah Ave., presented to the Board that the rehabilitation began in the interior only, but as they got further into the project it was realized that the issues were also on the exterior of the house. She stated that the house was in really bad condition and was almost condemned. They want to repair everything in kind and keep the character of the house intact.

Community Response: No community response.

Applicant Response to Community: No response needed.

Commission Discussion, Motion, and Vote: The Commission had a short discussion about the elevation relevance and whether they think it matches the neighborhood and the house.

Nathan Bird made a motion to **APPROVE** case #: HZ-24-46 - 4303 Tennessee Ave., as submitted pursuant to the Chattanooga City Code, Chapter 10, Article II, Section 101-15e and pursuant to the St. Elmo Design Guidelines, with the following condition(s):

- Balusters to be 2x2.

Piper Stromatt seconded the motion.

All in favor. The motion carries.

Final Information/Staff Updates

Next Meeting Date: June 20, 2024 (Application deadline is May 17, 2024 at 4pm).

Other Information: Staff will resend the survey for the Commission to take one last time.

Nathan Bird made a motion to adjourn. Piper Stromatt seconded the motion.


All in favor, the meeting was adjourned at 11:14 a.m..



Skip Pond, Chair

6/20/2024

Date



Shelby Ogle, Admin

6/20/24

Date