



CHATTANOOGA HISTORIC ZONING COMMISSION

MEETING MINUTES

October 17th, 2024

The duly advertised meeting of the Chattanooga Historic Zoning Commission was held on September 19th, 2024, at 9:30 a.m. in conference room 1A of the Development Resource Center Building.

Chairman Skip Pond called the meeting to order at 9:30 a.m..

Roll Call: Admin Support Shelby Ogle called the roll.

Member Attendance:

- Clif McCormick
- Piper Stromatt
- Brandon Panganiban
- Todd Morgan
- Dana Moody (Resigned)
- John Brennan
- Nathan Bird
- Matt McDonald
- Skip Pond

★ Dana Moody has resigned from the Commission and the Chair expressed appreciation for her service to the Commission and the community.

Staff Attendance:

- Presenter: Cassie Cline
- Admin: Shelby Ogle
- Admin: Karen Murphy Cannon
- City Attorney: Andrew Trundle
- City Attorney: Chris McKnight

Swearing In: Admin Support Shelby Ogle swore in people addressing the Committee.

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

Approve Minutes: Chairman Skip Pond presented the September 19th, 2024 Meeting Minutes to be voted on. No amendments need to be made. *John Brennan* motioned to **APPROVE** the September minutes. *Todd Morgan* seconded the motion.

All in favor. The motion carries 6-0.

Staff Review Cases: Historic Preservation Planner Cassie Cline presented the Staff Review cases to the Commission.

- **HZ-24-91:** 621 Fortwood Pl. : Awning Replacement In-Kind
 - **HZ-24-92:** 808 Vine St.: Deck and Railing Replacement In-Kind
 - **HZ-24-94:** 1620 W. 53rd St. : COA Renewal
 - **HZ-24-98:** 838 Vine St.: Window and Door Repair
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OLD BUSINESS

- HZ-23-128: 109 Morningside Dr: COA Revisions

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

Relevant Guidelines Covered:

5. Alterations to existing buildings.

A. Roofs, Page 11

B. Entrances, Porches, and Steps, Page 12

Applicant Presentation: Applicant Cassie Courtney presents to the Commission that there are a lot of different things in their application and they have been working with other professionals on the project and came before the Commission to request approval for repairing the roof. They were approved for a certain roof type material and she stated that they have new information about the condition of the foundation and they now need to take into consideration the weight of the roof. She stated that the originally approved material would be too heavy and that they need to consider other materials for the sake of the foundation. She then spoke on the gutters and the front porch. She stated that the gutters end at the porch and water just pours onto the porch and they are concerned about water sitting at the foundation and causing more issues. She said that they are pretty sure that the existing porch is not part of the original house and they want to extend the porch along with the gutter system to assist in keeping the water away from the foundation. She stated that their ultimate goal is to do everything they can to preserve the house and keep it standing. She also spoke about the walkway and the stairs for the front porch and that they need to be replaced.

Community Response: Eric Smith of 209 Eveningside Dr presented to the Commission that he would like them to consider all of the guidelines for the area and that everything that has been presented is not within those guidelines. He stated that he does not want to lose another historic roof style due to having to be replaced. He encourages the Commission to really take into account the guidelines before making a decision. He presented that he believes the stone pathway and stairs are historic and should not be removed.

Applicant Response: The Applicant responded to the above comments stating that the input is appreciated and that they understand the guidelines, but she believes that they are intended to have the structures stand the test of time and not necessarily freeze it in time. She also believes that they are there to respect the history and time that they came from and that she hopes that the original builder of the house would appreciate that the neighborhood is still standing and there are families living in the homes.

Discussion: The Commission began their discussion by discussing another house in the neighborhood that was given approval to change their roof material from slate to shingle. One of the members discussed how the house has been neglected and they would love to see the house still standing. The Commission discussed that the steps appear degraded and not safe or ADA compliant. The Commission discussed with the Applicant where the house sits and the gutter issues as well as the stone walkway. The Applicant stated that they are planning to keep the front facade of the house relatively the same, just extend the porch and make any necessary repairs.

Commission Motion and Vote:

- John Brennan made a motion to **APPROVE** case #: HZ-23-128: 109 Morningside Dr., with the following conditions:
 - Roof replacement materials are to be metal barrel roof or asphalt shingles with preference to the barrel roof.
 - Metals conductors to remain and be repaired or replaced in kind.

Nathan Bird seconded the motion.

All in favor.

The motion carries 6-0.

- HZ-24-73: 4905 Florida Ave: Parking

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

Relevant Guidelines Covered:

6.9 Driveways & Parking, Page 41

Applicant Presentation: Applicant Karen Wynne presented to the Commission that she has lived at the house for 70 years and wants to go over the changes and other things that have occurred since the last time she came before them. She stated that she has had several email exchanges with the transportation department and they said it might have been feasible to abandon the alley, but it is costly and time consuming. She stated that the first step was to get with the neighbors who would have rights to the alley to be in agreement with abandoning the alley. She presented that she felt like she was not the right one to pursue that due to the controversy around the property. She stated that the changes she has made to the project since then was adding a turn around in the back of her property, but she was hesitant given the condition of the ground. She also would like to concrete all the way back and that it would look weird if it was half gravel and half concrete.

Community Response: Eric Smith of 209 Eveningside Dr presented to the Commission that he is in support of the project and that he has not heard the other parts of the case, but does not believe that an additional curb cut should not prevent her from parking on her own property. He stated that there are other historic areas that have additional curb cuts.

Discussion: The Commission began their discussion by asking for clarification on what is being asked for today and Historic Preservation Planner Cassie Cline said they are hearing a case for the driveway and gravel parking and the fence is staying. The materials for the driveway are yet to be determined and the Commission asked what the Applicant wanted to use. She stated that she would like the entire thing to be concrete, but was unsure if it was affordable right now or not. She would like it to be gravel right now, with the option to concrete it later.

Commission Motion and Vote:

- *Brandon Panganiban* made a motion to **DENY** case #: HZ-24-73: 4905 Florida Ave.

Nathan Bird seconded the motion.

All in favor with 1 opposed.

The motion carries 5-1.

NEW BUSINESS

- **HZ-23-185: 1505 W. 54th St.: Parking**

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

Relevant Guidelines Covered:

6.9 Driveways & Paving, Page 41

Applicant Presentation: Applicant Emily Godford presented to the Commission that it is a pretty straightforward request and they have no off street parking. She stated that there are neighbors in the area that have the same design that is being presented and the materials they wish to use is the same as the one used in the landscaping.

Community Response: No Community Comments.

Discussion: The Commission began their discussion stating that the guidelines require that parking should be in the back of the house, but this is a corner lot and parking should be off the street that is not the main street. They spoke about the apparent grade change off the side street of the house. There was discussion among Commission members about the location of the requested pad as well as the material and walkability of the area.

Commission Motion and Vote:

- *Todd Morgan* made a motion to **DENY** case #: HZ-23-185: 1505 W. 54th St.

Nathan Bird seconded the motion.

All in favor.

The motion carries 6-0.

- **HZ-24-86: 1505 W. 54th St.: Shed**

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

Relevant Guidelines Covered:

6.22.C New Construction, Page 52

Applicant Presentation: Applicant Emily Gotburg presented that given the slope of the side yard off Virginia Ave, she believes that the proposed shed would not be visible and that there is no street access.

Community Response: No Community Comments.

Discussion: The Commission asked the Applicant if the shed will be on a permanent foundation and she stated that it will be on cinder blocks. The Commission had no other questions or comments for the Applicant.

Commission Motion and Vote:

- *Nathan Bird* made a motion to **APPROVE** case #: HZ-24-86: 1505 W. 54th St.

Piper Stromatt seconded the motion.

All in favor.

The motion carries 6-0.

- **HZ-24-93: 5015 St. Elmo Ave.: Deck**

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

Relevant Guidelines Covered:

6.6 Decks, Page 38

Applicant Presentation: Applicant Ben Baldwin began by thanking the Commission for the approval of the addition and that they are very appreciative of the additional space the addition has provided. He presented that there are two big pieces of what they are asking for today; one is related to the materials for the deck. He stated that they are asking to get to use composite materials for the main deck floor. He presented that he understands the work it takes to maintain a wood deck and wants something that is going to last longer. He stated that where the deck currently sits is very close to the ground and believes that is one reason it is deteriorating as badly as it. He said that they want to raise it a little to preserve it better and so that there is not as big of a step. He stated that he would prefer to use a square baluster made of aluminum or metal, but wants to make sure that it looks like it belongs in the neighborhood.

Community Response: No Community Comments

Discussion: The Commission began the discussion with asking the Applicant for some clarification for the design that was proposed for the side deck and the Applicant stated that they want a small landing at the top of the stairs for functionality. The Commission asked the Applicant if there were going to be any setback issues and he stated that he did not believe so since the deck would be inline with the front porch. The Commission asked about the pergola that was shown on the site plan and the Applicant stated that it may be something they look to add in the future, but it is not being presented today. The Applicant stated that they want to make sure that it looks like it belongs in the neighborhood, but also stands the test of time.

Commission Motion and Vote:

- *Brandon Panginiban* made a motion to **APPROVE** case #: HZ-24-93: 5015 St. Elmo Ave., with the following condition:
 - The material for the balusters and rails of the decks to be wood.

Nathan Bird seconded the motion.

All in favor.

The motion carries 6-0.

- **HZ-24-95: 4505 Balcomb St.: Demolition of Primary Structure**

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

Relevant Guidelines Covered:

6.7 Demolition, Page 39

Applicant Presentation: Applicant Francesco Pizzuto presented to the Commission that this property had been in a deteriorated condition for years and does not believe that any of it is salvageable.

Community Response: No Community Comments

Discussion: The Commission all agreed that they would agree that the house is not salvageable. They asked the Applicant when the demolition order was issued by the city and the Applicant was not sure of the date.

Commission Motion and Vote:

- *John Brennan* made a motion to **APPROVE** case #: HZ-24-95: 4505 Balcomb St., as submitted.

Nathan Bird seconded the motion.

All in favor.

The motion carries 6-0.

- **HZ-24-96: 4425 Seneca Ave.: Window Replacement**

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

Relevant Guidelines Covered:

6.41 Windows, Page 74

Applicant Presentation: Applicant Greer Hampton wanted to apologize for not going through the appropriate channels and stated that she is a new homeowner and also new to historic areas. She presented that she got an inspection completed before purchasing the home and the inspectors said the windows would need to be replaced eventually, but she did not plan to do that within the first year. She stated that there were pest issues, temperature control issues, and also water leakage issues with the windows. She presented that the water that is coming in through the windows is starting to cause damage to other portions of the home. She also stated that Window World came out and showed her other homes in the neighborhood that they had worked with and so she had windows made specifically for her home by them and would love to be able to move forward with those.

Community Response: No Community Comments

Discussion: The Commission began their discussion by expressing how upset they were that the Applicant was led astray by the sign company, Window World, who proposed and sold her vinyl windows which are against what the guidelines allow. The Commission recognized the Applicant's father, Randy Hampton, who then asked if they could use a wood border to maintain the historic look of the windows, but allow the vinyl windows to still be used. The Commission stated that the guidelines point to requiring the windows

to be repaired over replaced unless absolutely beyond repair. They asked the Applicant how many of the windows had been replaced and she stated that of the 29 windows to be replaced, 11 have already been replaced.

Commission Motion and Vote:

- Piper Stromatt made a motion to **TEMPORARILY APPROVE** case #: HZ-24-96: 4425 Seneca Ave., with the following conditions:
 - Allow the existing windows that have been replaced to remain until they repair the other windows.
 - The original windows to be repaired and reinstalled.

Nathan Bird seconded the motion.

All in favor.

The motion carries 6-0.

Other Business

Next Meeting Date: November 21st, 2024 (Application deadline is October 18th, 2024 at 4pm).

Historic Guidelines Update: The second guidelines survey for the community closed on October 21st. The Commission then asked if there was a way to track home sales in the historic districts to educate the buyers about historic districts and their guidelines. It was recommended to Staff that reaching out to the historic neighborhood associations might be helpful.

John Brennan motioned to adjourn the meeting.

Piper Stromatt seconded the motion.

All in favor.

Meeting was adjourned at 11:28 a.m..



Skip Pond, Chairman

11/21/2024

Date



Shelby Ogle, Admin

11-21-24

Date

