



# CHATTANOOGA HISTORIC ZONING COMMISSION

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## MEETING MINUTES

**March 20th, 2025**

The duly advertised meeting of the Chattanooga Historic Zoning Commission was held on March 20th, 2025, at 9:30 a.m. in conference room 1A of the Development Resource Center Building.

**Vice-Chairman Clif McCormick called the meeting to order at 9:32 A.M.**

**Roll Call:** Admin Support Shelby Ogle called the roll.

**Member Attendance:**

- ☒ Clif McCormick
- ☐ Piper Stromatt
- ☒ Brandon Panganiban
- ☒ Todd Morgan
- ☒ John Cavett
- ☒ John Brennan
- ☒ Nathan Bird
- ☒ Matt McDonald
- ☐ Skip Pond

**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:** Vice-Chairman Clif McCormick explained the rules and procedures, order of business, and announced the meeting is being recorded.

**Approve Minutes:** Vice-Chairman Clif McCormick presented the February 20th, 2025 Meeting Minutes to be voted on. No amendments need to be made. *John Brennan* motioned to **APPROVE** the February minutes. *Brandon Panganiban* seconded the motion.

**All in favor. The motion carries 7-0.**

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

- **HZ-25-13:** Signage, Application Rejected per Zoning Code Requirements
  - **HZ-25-16:** Rear Patio and Privacy Fence
  - **HZ-25-17:** Mortar Repair and Repointing
  - **HZ-25-19:** Asphalt Shingle Roof Replacement
  - **HZ-25-20:** Porch Repairs and Replacement In-Kind
  - **HZ-25-21:** COA Renewal
  - **HZ-25-23:** Demolition of Non-Historic Treehouse Structure
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## **OLD BUSINESS**

### **- HZ-23-165: 4505 Alabama Ave. : Pool House Redesign**

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

**Relevant Guidelines Covered:**

6.22 New Construction, Page 52

**Applicant Presentation:** Applicant Keith Reilly presented to the Commission that the extension/redesign of the structure is due to the pump and accessories for the pool maintenance needed to be housed. He presented that upon further examination, they realized that the previous design would create an issue with the parking and so they needed to make adjustments. He stated that the new addition/extension would keep the same design as previously approved.

**Community Response:** No community comments.

**Discussion:** The Commission began their discussion by discussing the changes between what was previously approved and what they are being asked to approve now. They discussed the changes in the proposed fence as well as the foot print of the proposed shed. The Applicant then pointed out to the Commission that the design is set down from the parking and therefore the view from the street is limited.

**Commission Motion and Vote:**

- *Brandon Panganiban* made a motion to **APPROVE** case #: HZ-23-165: 4505 Alabama Ave.  
*Nathan Bird* seconded the motion.

**All in favor.**

**The motion carries 7-0.**

### **- HZ-24-128: 4705 St. Elmo Ave.: Front Porch Reconstruction**

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

**Relevant Guidelines Covered:**

6.25 Porches, Porch Columns and Railings, Page 59

**Applicant Presentation:** Applicant Matthew Lewis presented to the Commission that he provided what the Commission asked for in regards to design and he stated that the front porch steps would be wooden.

**Community Response:** No community comments.

**Discussion:** The Commission began their discussion by going over the previous information of the request and stated that they do not see any issues with the design and the materials appear to be within the

historic character of the community. The Commission then discussed the columns on the proposed design and stated that if the Applicant wanted to, they could do full columns instead of the half brick columns to match the more Victorian historic nature as opposed to the more craftsman style.

**Commission Motion and Vote:**

- *Brandon Panganiban* made a motion to **APPROVE** case #: HZ-24-128: 4705 St. Elmo Ave., with the following condition(s):
  - Wood columns could extend to the porch floor instead of half brick.

*Todd Morgan* seconded the motion.

**All in favor.**

**The motion carries 7-0.**

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## **NEW BUSINESS**

### **- HZ-25-12: 4409 Tennessee Ave.: Detached Garage**

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

**Relevant Guidelines Covered:**

6.9 Driveways + Paving, Page 41

6.22 New Construction, Page 52

**Applicant Presentation:** Applicant Kyle Haston, on behalf of the owners of the home, thanked the Commission for the work that they do for the community. He stated that they have brought in samples of the siding for the Commission to review and they also emailed Staff some material clarifications. He stated that they are trying to match design elements of the neighborhood to keep the character of the neighborhood. He then stated that the proposed man door for the garage will not be visible from the alleyway but the garage door and a window will be.

**Community Response:** No community comments.

**Discussion:** The Commission began their discussion by asking the Applicant some questions about the garage door and the siding that the Applicant brought in to present to them. They asked the Applicant about the material of the garage door and he stated that it is steel, but has the wood imprint on it to appear like wood. The Commission then discussed various design elements on the proposed garage including the windows in the garage door, the lighting that was presented, and the visibility of certain aspects of the proposed build.

**Commission Motion and Vote:**

- *Todd Morgan* made a motion to **APPROVE** case #: HZ-25-12: 4409 Tennessee Ave., with the following condition(s):
  - Pursuant to the design as submitted by the Applicant.

*Nathan Bird* seconded the motion.

**All in favor.**

**The motion carries 7-0.**

### **- HZ-25-18: 5508 Beulah Ave.: New Construction**

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

**Relevant Guidelines Covered:**

6.22 New Construction, Page 52

**Applicant Presentation:** Applicant Francesco Pizzuto presented to the Commission that the proposed sash size is going to be 1x4 instead of 1x6 above the windows. He then stated that the proposed design actually slopes down so the view from the road is different from other houses. He also stated that they may put in an eye brow to be able to bring the gutter around and down.

**Community Response:** The following was a public comment that was emailed and presented to the Commission:

"Case # HZ-25-18

5508 Beulah Ave.

I wanted to express my excitement at a Victorian style home is being built in St Elmo. I grew up in a 1896 "Country style" Queen Anne Victorian on Missionary Ridge where my mother lovingly preserved every original ounce of that house. It had 12 foot ceilings downstairs as well as a massive basement and attic totaling 4 stories in all. The best part of the house was its wrap around porch.

The owner of this home-to-be has come up with beautiful designs. The turret along with the wrap around porch will truly bring out the Victorian intention. I love the mix of roofing styles and the little balcony on top of the front porch. The railings and columns remind me of wood work on the interior staircases of my childhood home.

I have a concern where the staff notes the structure is two story and the rest of the block is one. This house is near the end of the block, and in my opinion will act as an anchor of the street. Second, it is not unusual to have single story houses in St Elmo with an older two story home on the same block. Third, this house will not block any view of the mountain as the new homes going up in the pocket community behind this property are at a fair distance away and will not be impacted.

Finally, even a simple Queen Anne is often two stories tall.

My second concern is that the Historic Zoning rules maintain that a new home of this style "should not be too imitative of historic styles so that new buildings can be distinguished from historic buildings" because those details can be "smaller, skimpy versions of authentic ones." If the details might not be just right, then it seems it would be easy to tell the old from the new. I think if the homeowner wants to add in even more Victorian details that they should be allowed. (Just in case it comes up.)

Thank you for your time,

Alison Van Winkle

4907 Guild Trail"

A member of the community by the name of Bianca stated that she is supportive of the design and excited to see a 2 story Victorian design instead of a one story craftsman design.

**Discussion:** The Commission began the discussion by stating that the proposed plan is a Victorian revival and not a true historic Victorian style. They then discussed that some of the small accents are more modern and they would like to see some of those accents be more Victorian to match the era of the plans. The Applicant stated that they are more than willing to make adjustments to the design. The Commission then discussed deferring the front porch design to allow the Applicant to present the front porch materials and more detailed design. They then discussed the scale of the house compared to the rest of the neighborhood. The Commission and the Applicant then discussed the parking and driveway plans and it was decided that the Applicant would need to submit another application when they get to that point in the development process.

**Commission Motion and Vote:**

- *Nathan Bird* made a motion to **APPROVE** case #: HZ-25-18: 5508 Beulah Ave., with the following condition(s):
  - Porch railing to be submitted for further review before installation.
  - Align front setback with adjacent home.
  - Driveway to be submitted in a separate application.
  - Sidewalk to be staff approved.

*John Brennan* seconded the motion.

**All in favor.**

**The motion carries 7-0.**

- **HZD-25-2: 5401 Alabama Ave.: Primary Dwelling Demolition**

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

**Relevant Guidelines Covered:**

6.7 Demolition, Page 39

**Applicant Presentation:** Applicant Nolan Crenshaw presented to the Commission that the previous owner of the home submitted an application for demolition of the structure. He stated that they purchased the home in 2020 after living across the street when they first moved to Chattanooga. He presented that it seemed the owner at the time was letting the home slip into disrepair. He then stated that after purchasing the home, they tried to get professionals out to give them quotes for restoration and he presented that no one was willing to take on the project. He said that there was a lot of water damage in the home from some large holes in the roof and that they repaired the holes to try to prevent further damage. He stated that they have received a letter of condemnation from the City for the property due to the damage.

**Community Response:** The following were public comments that were emailed and presented to the Commission:

"We are writing to support Bianca and Nolan Crenshaw in their pursuit to demo their house at 5401 Alabama Avenue.

Thank you.

St. Elmo Neighbors,  
Kenny & Hannah Thatcher"

"Hi Cassie,

I'm writing to you in support of the demolition of 5401 Alabama Ave. I own 1619 w 54th St (so I'm directly across the street from this house). We saw noticeable deterioration during the time Mr. Gray owned it, and further uninhabitability has only followed.

Thanks for all you do for the city and for StElmo.

Regards,  
B. Crisler Torrence"

"Hi Cassie,

I'm writing to you as a neighbor in St. Elmo. I live at 5402 Alabama Ave., across the street from 5401 Alabama Ave., which is the abandoned and condemned house on the corner of 54th and Alabama. I understand the owner of the property submitted an application for approval to demolish the existing structure and replace it with a livable house.

While I have no formal training as a house inspector or construction professional, I don't think it takes any such training to form an opinion on the current state of the house. The property is clearly unlivable, with holes, black mold, and a crumbling infrastructure everywhere. The house has been abandoned (and therefore a waste of space) since we moved in nearly 4 years ago, and we would love to have neighbors living on that property across the street.

The house is clearly in disrepair, and the neighborhood would be much better off if the property were put to good use to allow a family to live in a safe house on that plot. I am therefore in support of demolishing the house to allow for a new build to be put in its place.

Please let me know if you need anything further from me.

Best,  
Shane"

**Discussion:** The Commission began their discussion by asking the Applicant about their plan for the home given the state that it is in and the Applicant stated that they want to meet with contractors who have worked in the neighbourhood, but have been unable to meet with them for numerous reasons. The Commission then asked the Applicant questions about why more was not done to prevent further deterioration and they presented that they repaired the roof and cut down a couple trees that were growing through the home. The Commission then asked the Applicants more questions about their plans and stated that they do not believe that the home is so far gone that demolition is the only way forward for the property.

**Commission Motion and Vote:**

- *Todd Morgan* made a motion to **DENY** case #: HZD-25-2: 5401 Alabama Ave.

*John Brennan* seconded the motion.

**All in favor.**

**The motion carries 7-0.**

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## **Other Business**

**Next Meeting Date:** April 17th, 2025 (Application Deadline, March 21, 2025 by 4 p.m.)

**Historic Guidelines Update:** The Commission received an update from staff regarding the historic guidelines. The public comment period has ended, and the Mayor's office is currently reviewing and commenting on the guidelines.

John Brennan's last meeting (60 out of 60)! Thank you for your service!

**Nathan Bird motioned to adjourn the meeting.**

**Matt McDonald seconded the motion.**

**All in favor.**

**Meeting was adjourned at 11:17 a.m..**

  
Chairman

4/17/2025  
Date

  
Admin Assistant

4/17/25  
Date