



CHATTANOOGA HISTORIC ZONING COMMISSION

MEETING MINUTES

February 20th, 2025

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

Chairman Skip Pond called the meeting to order at 9:31 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: 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 January 16th, 2025 Meeting Minutes to be voted on. No amendments need to be made. *Matt McDonald* motioned to **APPROVE** the January minutes. *Piper Stromatt* 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-25-3:** 5416 St. Elmo Ave.: COA Renewal
- **HZ-25-5:** 4705 St. Elmo Ave.: Exterior Rehabilitation
- **HZ-25-7:** 4626 St. Elmo Ave.: Siding Replacement
- **HZ-25-8:** 101 Morningside Dr.: Fence

OLD BUSINESS

- HZ-24-128: 4705 St. Elmo Ave.: Front Porch, Windows + Parking

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

Relevant Guidelines Covered:

6.9 Driveways + Paving, Page 41

6.25 Porches, Porch Columns and Railings, Page 59

6.41 Windows, Page 74

Applicant Presentation: Applicant Matthew Lewis presented to the Commission that they are planning to keep the windows at the front of the house, but the rest of the windows need to be replaced. He stated that they are all different materials and not historic in nature. He said that he wants the windows to be consistent throughout the house and he would prefer to have 1 over 1 windows throughout. The Applicant then spoke about the proposed changes to the front porch. He stated that the porch would be 8ft in depth at the front and 5ft in depth at the side. He presented that they would use tongue in groove and that it would run perpendicular to the house. He stated that they would propose to use round columns similar to a neighboring house and that the railings will be 36in high. He stated that the front stairs would be wood to match the porch. He then presented that the proposed driveway would be a pea gravel concrete and they would like to put it in the front yard as opposed to the back.

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

"Cassie,

Thanks again for sending the agenda and case information out. I am working Early Voting and will have to be there Thursday and therefore can't make the HZ meeting. Comments on a couple of cases are below.

Thanks.

CASE HZ-24-128 4705 St. Elmo Avenue

Section 6.9 of the Guidelines states that parking areas should be in the rear of the house and there is access to the property from the rear. As I recall, there is an alley behind these houses in the 4700 block. The addition of a driveway on the front seems to be in conflict with the Guidelines. Backing out into St. Elmo Avenue seems to me to be a traffic hazard but that possibility is not within the purview of the HZ Commission.

The present windows look good to me. I have passed this house many, many times over the last 70-plus years and I am glad to see the windows preserved.

TIM MCDONALD
SUNNYSIDE AVENUE"

Discussion: The Commission began their discussion by questioning Staff about the existing windows and if they were damaged beyond repair, to which Staff responded that they were not. The Applicant confirmed that he wanted to remove the windows that were not historic and place windows that matched the rest of the first floor of the home. The Commission then discussed the bay windows and that they should remain since they are historic windows to the home. The Commission then discussed the request for the driveway to be in the front of the house instead of off the alley. They stated that the access to the alley should be prioritized over making a new curb cut and having the driveway off of St Elmo Ave. The Commission then discussed how they would need to see a rendering of the front porch for review and it was recommended that the Applicant defer another month to allow time for the Applicant to supply that.

Commission Motion and Vote:

- *Piper Stromatt* made a motion to **APPROVE** the window and driveway requests for case #: HZ-24-128: 4705 St. Elmo Ave., with the following conditions:
 - Bay window to remain as is.
 - 2/2 windows to be replaced with 1/1 sashes.
 - Front windows on the front facade and door to remain.
 - Windows to remain on site.
 - Replacement parts are to consist of sashes only.
 - Concrete pad off alley.

and **DEFER** the front porch request to the March 2025 meeting.

Matt McDonald seconded the motion.

All in favor.

The motion carries 7-0.

NEW BUSINESS

- HZ-24-13: 5410 St. Elmo Ave.: Correction Notice, Exterior Rehabilitation

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

Relevant Guidelines Covered:

6.6 Decks, Page 38
6.9 Driveways + Paving, Page 41
6.11 Fences, Page 43
6.13 Foundations, Page 45
6.33 Siding, Page 70
6.41 Windows, Page 74

Applicant Presentation: Applicant Daryl Smith presented to the Commission that they did do work that was outside of the scope of what was previously approved by the Commission. He stated that they did not know the extent of the deterioration of the home prior to submitting for their original Certificate of Appropriateness. The Applicant then spoke to all the work they completed on the back porch as well as the exterior of the home.

Community Response: The following was emailed comments that were presented to the Commission:

"To the Historic Zoning Committee:

My name is Alexandra Frank, and I am a Chattanooga and St. Elmo resident. I have personally seen our neighborhood transform over the last year because of the tireless and dedicated work of individuals committed to restoring our community.

5410 St. Elmo Avenue is one such example. Over the course of the renovation, 5410 St. Elmo Avenue transformed from a dilapidated eyesore (with zero seeming historical significance) to a charming and meticulous reminder that all things can be made new. Renovations such as the one that occurred on 5410 St. Elmo Avenue should be met with enthusiasm and pride... not correction notices. If the historic zoning committee is truly vested in maintaining historic districts, they should welcome and encourage renovation efforts, such as the one that occurred at 5410 St. Elmo. My reading of the current guidelines prioritizes preservation of historical value to improve the neighborhood. 5410 St. Elmo Avenue is a wonderful example of a renovation effort that uncovered historical value in a property that was not offering anything to improve the neighborhood. Through the careful efforts of the renovators, 5410 St. Elmo Avenue now exudes the historical value the committee seeks to maintain.

Correction notices, such as this one, discourage renovation and penalize individuals who seek to go through the appropriate channels. One need only walk through the neighborhood to see the dozens of properties that would benefit from the care and attention bestowed upon 5410 St. Elmo Avenue. Yet, the committee is actively discouraging those efforts through tenuous correction notices such as this one.

It is my sincere wish for this correction notice to be dismissed. The historic zoning committee should see renovations, such as the one completed at 5410 St. Elmo Avenue, as vital allies in their mission to preserve, maintain, and improve historic neighborhoods.

Thank you for your consideration.

Alexandra"

Discussion: The Commission began their discussion by stating that the only real issue is that they went outside of the approved scope of work and they applauded the Applicant for the work that they have done.

Commission Motion and Vote:

- *Nathan Bird* made a motion to **APPROVE** case #: HZ-24-13: 5410 St. Elmo Ave.

Todd Morgan seconded the motion.

All in favor.

The motion carries 7-0.

- HZ-25-4: 1614 W. 55th 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 James Currie presented to the Commission that the shed is prefabbed and will be on a block foundation. He then stated that the shed would be made out of metal.

Community Response: The following was emailed comments that were presented to the Commission:

"Cassie,

Thanks again for sending the agenda and case information out. I am working Early Voting and will have to be there Thursday and therefore can't make the HZ meeting. Comments on a couple of cases are below.

Thanks.

CASE HZ-25-4 1614 West 55th Street

I am usually concerned about the building of sheds in the Historic District of St Elmo, but this design seems to resemble the primary house on site and if not visible from a right-of-way, does not seem to be in conflict with the neighborhood. My property is several blocks away, however, and the immediate neighbors may have other comments.

TIM MCDONALD
SUNNYSIDE AVENUE"

Discussion: The Commission began the discussion by asking the Applicant if they plan to make the shed match the house and they stated that they do. Staff pointed out that in the historic guideline update, a request like this would be able to be staff approved.

Commission Motion and Vote:

- *Brandon Panganiban* made a motion to **APPROVE** case #: HZ-25-4: 1614 W. 55th St..
Nathan Bird seconded the motion.

All in favor.

The motion carries 7-0.

- HZ-25-6: 4415 Seneca Ave.: Addition + Fence

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

Relevant Guidelines Covered:

6.1 Additions, Page 33

6.11 Fences, Page 43

Applicant Presentation: Applicant Bradley Neuroth presented to the Commission that they are wanting to put an addition on the house across the back. The Applicant stated that they were unaware that a Certificate of Appropriateness was not received for the front fence and stated that they are willing to do whatever needs to be done to be considered in compliance with the requirements. The Applicant also stated that they plan to reuse all existing openings and will repurpose the windows and doors into the addition.

Community Response: No community comments.

Discussion: The Commission began their discussion by asking about the roofline of the addition and how it will line up with the rest of the roof, to which the Applicant stated that given the pitch that the roof for the addition needs to be; the new roof will be slightly higher than the existing roof to allow for proper drainage and head space. The Commission then asked the Applicant questions about the scope of the project including questions about the siding and the front door. The Commission then discussed the fence issue and its not being in compliance with the requirements and also about how it was noncompliant when the Applicant bought the property.

Commission Motion and Vote:

- *Piper Stromatt* made a motion to **APPROVE** case #: HZ-25-6: 4415 Seneca Ave., with the following conditions:
 - Aluminum siding to be removed and repaired.
 - Addition siding to be hardie lap siding with transition at addition transition.
 - Board and batten to remain on foundation.
 - Front facade approved as submitted in material list.
 - Windows to be reused on addition.
 - Fence on front to be modified by swagging or lowered by 1' 0" by owner discretion.

Nathan Bird seconded the motion.

All in favor.

The motion carries 7-0.

Other Business

Next Meeting Date: March 20, 2025 (Application Deadline, February 21, 2025 by 4 p.m.)

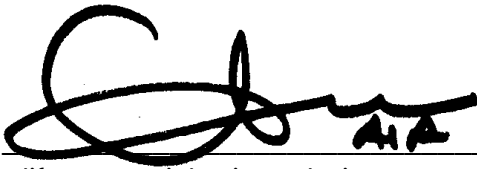
Historic Guidelines Update: Staff updated the Commission on the historic guidelines update and stated that they are currently out for public review and comment until March 4th. Staff then asked the Commission to tell their communities about using the Google Form for any comments. Staff also informed the Commission that there have been some districts that want to be historic conservation districts and that designation would only govern new construction, additions, and demolitions.

Nathan Bird motioned to adjourn the meeting.

Todd Morgan seconded the motion.

All in favor.

Meeting was adjourned at 10:57 a.m..



Clif McCormick, Vice-Chairman

3/21/2025

Date

Admin Assistant

Date